




LIGONIER BEACH PARK MASTER PLAN REPORT 2026



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DEDICATION & ACKNOWLEDGMENTS



Dedication & Acknowledgments

DEDICATION:

This study is dedicated to the residents of Ligonier Township – past, present, and future. May this property honor the historic Ligonier Beach legacy while serving as a lasting testament to community stewardship. We envision this land as a sanctuary for outdoor recreation and a vibrant space where the natural beauty of the Ligonier Valley is preserved for generations to come.

ACKNOWLEDGMENTS:

The completion of this study and the vision for this property were made possible through the collective effort, generosity, and commitment of our community partners and stakeholders. We extend our sincere gratitude to the following:

PROJECT FUNDING & SUPPORT:

Pennsylvania DCNR

This study was made possible, in part, by a grant from the Community Conservation Partnerships Program, administered by the Pennsylvania Department of Conservation and Natural Resources. We thank the DCNR for their vital financial support and their commitment to expanding public access to nature and recreation in our Commonwealth.

Friends of Ligonier Beach

Special recognition is due to the Friends of Ligonier Beach. This project would not have been possible without their tireless advocacy and success in mobilizing community support to secure the vital matching funds.

Our Community Donors

We extend a heartfelt thank you to the many local donors whose generous contributions provided the essential matching funds for this grant. Your direct investment in this study demonstrates the strength of our community spirit and our collective commitment to seeing this project succeed.

VISIONARY LEADERSHIP AND PHILANTHROPY

Linda Boxx, Chairman & CEO, McKenna Foundation

A heartfelt thank you to Linda Boxx and the McKenna Foundation. By making the purchase of this property possible, Linda and the McKenna Foundation have gifted our community more than just land; they have provided us a space to connect, play, and thrive— for families today and for generations to come.

PROJECT OVERSIGHT & GOVERNANCE

Ligonier Township Board of Supervisors

A special thank you to the Ligonier Township Board of Supervisors for their commitment to the future of our township. Their dedication to this project reflects a true investment in our community's well-being. We are grateful for their time, their guidance, and the trust they placed in us to see this initiative through to a successful conclusion.

STRATEGIC GUIDANCE & EXPERTISE

The Project Study Committee

We recognize the industry experts and key stakeholders who served on the Study Committee. We are grateful for your significant time commitment, your high-level strategic insights, and the perseverance you demonstrated in navigating the complexities of the study from inception to completion.

John Beaufort, Ligonier Township Supervisor
Rob Cronauer, District Manager/CEO, WCD
Richard K. Danforth, Community Member
Janell Emery, Friends of Ligonier Beach Board of Directors
Terrell Funk, Ligonier Township Recreation Board
Jamie Hilliard, Community Member
Susan Huba, Executive Director, Loyalhanna Watershed Association

Ann Nemanic, Executive Director, GO Laurel Highlands
Thomas Stickle, Community Member
Special thanks are due to Melissa Eller, President of the Friends of Ligonier Beach, and
Michael Strelac, Ligonier Township Manager, for their dedicated administrative and logistical support throughout the study.

EDUCATIONAL PARTNERSHIP & STUDENT VISION

Ligonier Valley School District

Our thanks to the district administration for their seamless collaboration in our outreach efforts. Their support allowed us to engage directly with the next generation of township residents.

The Students of Ligonier Valley Middle & High Schools

A special thank you to the students for their energy and their vision! Their creative and exciting ideas for the property provided an inspiring perspective that has enriched the future vision of this space.

Community Contributors

Finally, we thank the Key Person Interview Participants and all the community members who shared their time and expertise. Your candor and unique perspectives provided the necessary depth to ensure this project truly reflects the needs of our community.

EXECUTIVE SUMMARY



Executive Summary

The Ligonier Beach Park Master Plan presents a long-term vision for transforming the former Ligonier Beach pool property into a vibrant, multi-season community park that supports recreation, environmental stewardship, and community gathering. Developed through site analysis, feasibility studies, and public input, the plan outlines a strategy for repurposing the historic site into a modern park that serves residents of all ages while honoring the legacy of the original Ligonier Beach.

The proposed park design introduces a diverse mix of recreational, environmental, and social amenities. Key features include open lawn areas for community events, pedestrian walking trails, educational and pollinator gardens, recreational courts, and water access to Loyalhanna Creek. The former pool shell will be repurposed as a naturalistic pond that becomes a focal point of the park landscape. Additional signature elements include a recessed lawn amphitheater and performance stage, a splash pad and seasonal ice skating ribbon, and a community center designed to support year-round programming.

To make the project achievable, the master plan is organized into a phased implementation strategy. Early phases focus on essential site preparation, parking, circulation improvements, and open green space that can support informal recreation and community events. Later phases introduce additional amenities such as environmental restoration areas, recreational facilities, educational gardens, and major park features including the splash pad, skating ribbon, and community center. This phased approach allows improvements to be constructed gradually while ensuring each phase provides meaningful benefits to the community.

Cost estimates were prepared for the overall master plan as well as for each development phase to guide long-term planning and funding strategies. These estimates provide a framework for understanding potential investment needs and allow the township to pursue grants, partnerships, and fundraising opportunities as they arise.

Programming will play a critical role in activating the park and encouraging year-round use. Potential programs include farmers markets, concerts and movie nights, youth camps, educational programs, recreational tournaments, fitness classes, and seasonal winter activities. These programs will help establish Ligonier Beach Park as a dynamic community destination that encourages social interaction, healthy recreation, and environmental education.

The report also addresses long-term operations, maintenance, and safety considerations necessary to support the park's success. Recommended practices include routine facility maintenance, clear operational procedures, and established safety protocols to ensure that the park remains a safe, welcoming, and well-managed public space.

Through thoughtful planning, phased development, and strong community engagement, the Ligonier Beach Park Master Plan provides Ligonier Township with a practical roadmap for transforming the site into a lasting recreational and cultural asset for the community.



EXISTING SITE BEFORE BUILDING DEMOLITION

BACKGROUND INFORMATION



Site Context

LOCATION

The project site is located within Ligonier Township in Westmoreland County, Pennsylvania, a predominantly rural municipality situated in the eastern portion of the county. The site is generally bounded by State Route 30 along its northern edge and by a segment of Loyalhanna Creek to the south, providing both transportation access and proximity to a significant natural feature. State Route 30 serves as a major east–west corridor through the region, linking Ligonier Township to nearby communities such as Latrobe and Greensburg, as well as to the greater Pittsburgh metropolitan area.

The site falls within the Ligonier Quadrangle as defined by U.S. Geological Survey (USGS) topographic maps, which document the area’s terrain, hydrology, and elevation characteristics. Ligonier Township is the second-largest township in Westmoreland County by land area, contributing to its low population density and rural character. Within its boundaries, the Township encompasses several unincorporated villages and communities, including Darlington, Laughlintown, Oak Grove, Rector, Waterford, and Wilpen. These communities developed historically along transportation routes and waterways and continue to serve as local centers of residential and small-scale commercial activity.

SIZE AND SITE CHARACTERISTICS

Situated within Ligonier Township, which encompasses approximately 92.42 square miles of land area, makes it one of the largest municipalities in Westmoreland County. The Township’s expansive size allows for a diverse mix of land cover, including forested areas, agricultural land, residential development, recreational spaces, and preserved open space. This broad land base contributes to the Township’s rural character and supports a range of outdoor and natural resource–based activities.

The subject property is identified as Tax Parcel Number 51-24-05-0-020 and is recorded in Deed Book 3573, page 293. The site’s location near Loyalhanna Creek places it within an area shaped by natural drainage patterns and riparian landscapes, which have historically influenced land use and settlement in the Township. Proximity to surface water features may also affect site conditions such as soils, vegetation, and seasonal water levels, all of which are important considerations for future planning, recreation, and environmental management.

In addition, the site benefits from its setting within a largely undeveloped portion of the Township, where surrounding land uses are generally low intensity. This context supports preservation of scenic views, access to natural resources, and compatibility with recreational and community-oriented uses.

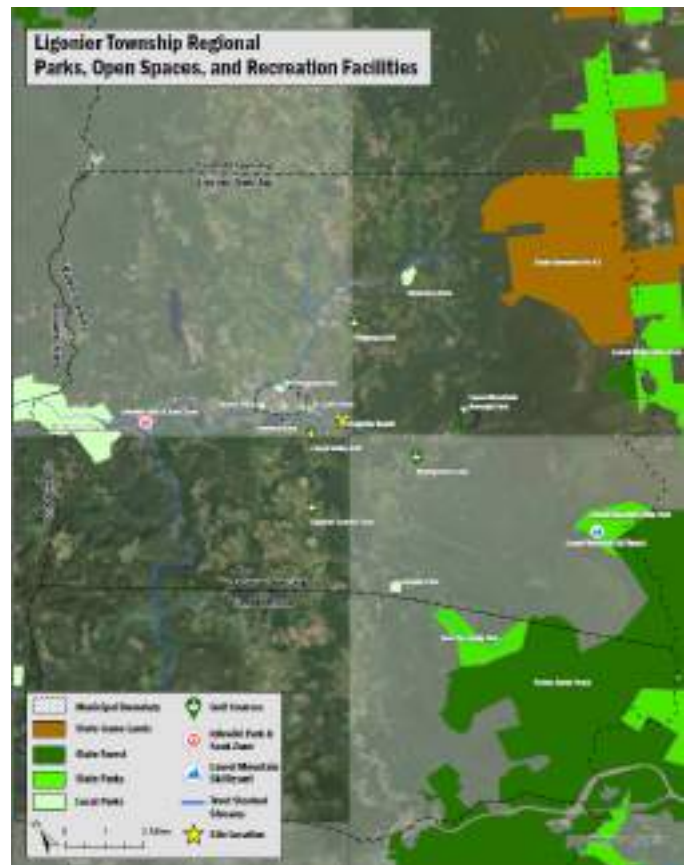


VIEW TO ROUTE 30 FROM PROJECT SITE

REGIONAL CONTEXT

Located within the Laurel Highlands region of southwestern Pennsylvania, a landscape exists defined by extensive forest cover, mountainous terrain, and a strong network of parks, trails, and protected open spaces. The site lies within the Ligonier Valley, positioned between Chestnut Ridge to the west and Laurel Mountain to the east—two prominent landforms that shape the Township’s topography, hydrology, and scenic character.

As illustrated on the Ligonier Township Regional Parks, Open Spaces, and Recreation Facilities map, the site is part of a broader regional system of public lands and recreational amenities. Ligonier Township is surrounded by and connected to numerous state and local resources, including state parks, state forest lands, state game lands, golf courses, and municipal parks. Major recreational destinations such as Laurel Mountain State Park, Linn Run State Park, and Forbes State Forest are located nearby, reinforcing the Township’s role as a gateway to outdoor recreation within the Laurel Highlands. The map also highlights Loyalhanna Creek and other stocked trout streams, underscoring the importance of waterways as both ecological assets and recreational corridors. The site’s proximity to these resources enhances its potential role within a regional open space and recreation network. The Ligonier Township Regional Trails map further



REGIONAL PARKS, OPEN SPACE, &

demonstrates the site’s strategic location relative to existing and planned trail systems. The map identifies a network of hiking and multi-use trails within and adjacent to the Township, including the Loyalhanna Water Trail, the Loyalhanna Nature Trail, and connections to larger regional trail systems extending into surrounding municipalities and public lands. The site’s location near these corridors suggests opportunities for trail connectivity, water-based recreation, and linkages between local facilities and the broader Laurel Highlands trail network.

From a physiographic standpoint, the site lies within the Appalachian Plateaus Province, specifically the Allegheny Mountain Section. This area is characterized by rugged, dissected plateaus, steep slopes, and narrow stream valleys formed through long-term erosion. These physical features influence drainage patterns, soil conditions, and land use suitability, and they contribute to the Township’s distinctive rural and scenic landscape. Together, the regional setting and mapped recreation and trail systems emphasize the site’s integration within a larger environmental and recreational framework extending well beyond Ligonier Township.



REGIONAL TRAILS

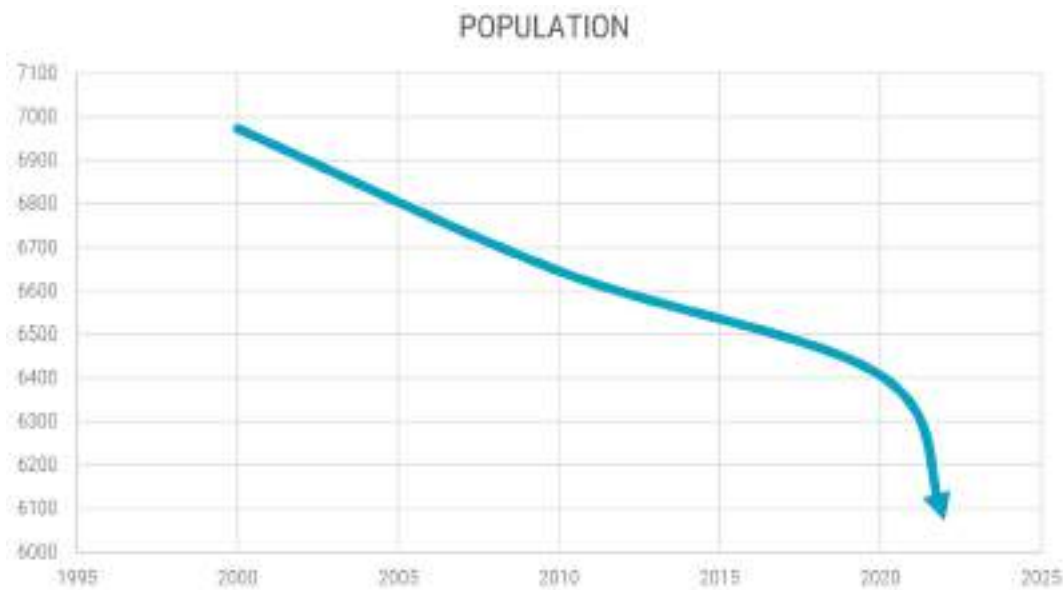
Demographics

The following demographic profile provides a detailed overview of Ligonier Township, Westmoreland County, Pennsylvania. All data presented in this section is derived from the U.S. Census Bureau, including the 2020 Decennial Census and the most recent American Community Survey (ACS) estimates. These data sources offer a reliable and comprehensive snapshot of population trends, social characteristics, housing conditions, and economic factors that are essential for long-range planning and policy decisions within the Township.

POPULATION

As of April 2020, Ligonier Township had a population of 6,056 residents, with a population density of approximately 65.5 persons per square mile. This relatively low density reflects the Township's rural character and significant amount of open land. Between April 1, 2020, and July 1, 2023, the population declined slightly to an estimated 5,974 residents, representing a decrease of about 1.5 percent. This gradual population decline is consistent with trends observed in many rural and semi-rural communities in western Pennsylvania.

The Township's population is fairly evenly split by gender, with 51.9 percent male and 48.1 percent female residents. Population trends suggest limited in-migration and a stable, long-established residential base, which has implications for housing demand, public services, and future growth planning.



POPULATION DEMOGRAPHICS

RACE & ETHNICITY

The population in Ligonier is not very diverse. 97.10% of the population is white alone, leaving the Hispanic population to be 1.90% and the percentage of people with two or more races at 2.4%. Most of the population in Ligonier comes from European descent. The largest percentage of people are German (33.40%), Irish (16.60%), and English (11.00%). The remaining population is Italian (5.90%), Scottish (2.80%), French (1.70%), and Norwegian (0.50%).

AGE DEMOGRAPHICS

AGE

The median age in Ligonier Township is 53.8 years, indicating an older population compared to both state and national medians. Nearly 29.5 percent of residents are age 65 or older, reflecting a substantial senior population. At the same time, approximately 16.3 percent of residents are under the age of 18, and just 2.8 percent are under the age of five. This age distribution suggests limited population replacement through younger age cohorts and highlights the importance of planning for senior services, healthcare access, and age-friendly community infrastructure, while also considering strategies to attract and retain younger households.

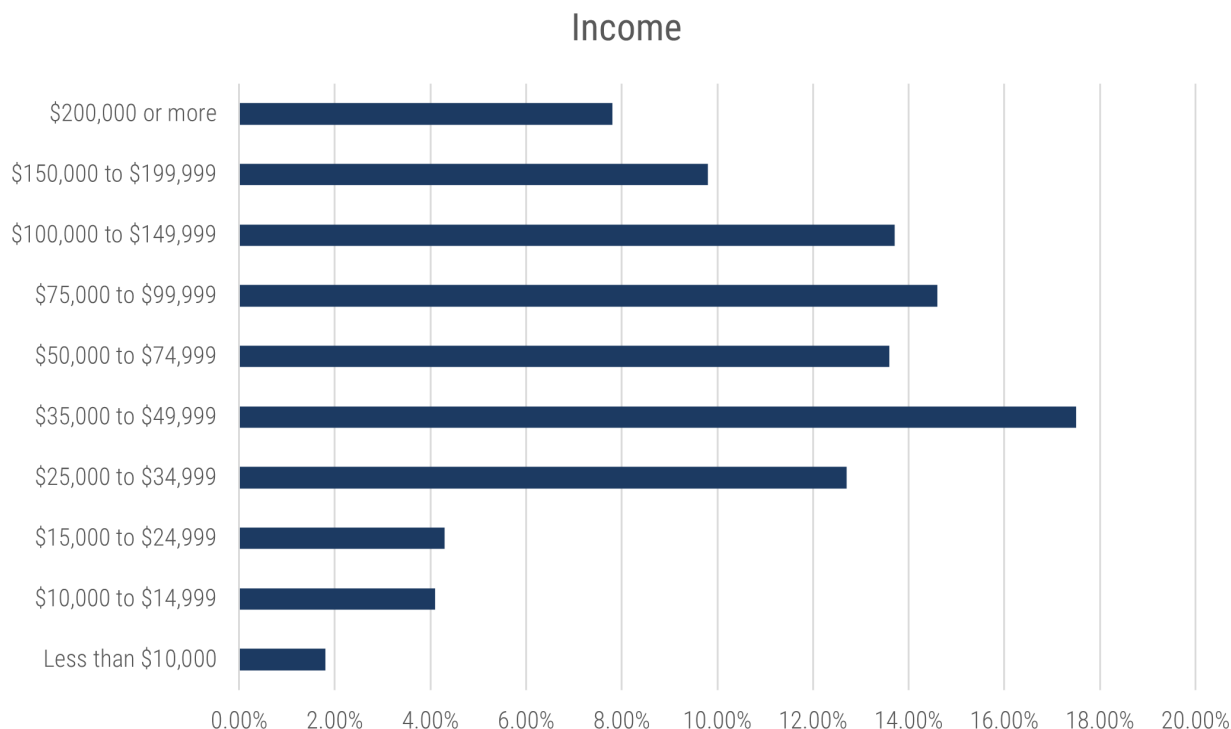
HOUSEHOLDS

Ligonier has a total of 2,782 households, 83.40% of which are owner occupied. The average value of a home in Ligonier is \$224,400 and the median gross rent is \$860/month. The median cost that a homeowner with a mortgage pays is \$1,486 and without a mortgage is \$529. On average, each household has 2.15 persons living under the same roof. 97% of residents live within the same household that they lived in 1 year prior. Additionally, 2.20% of these households speak a language other than English at home.

INCOME

The median household income in Ligonier Township is estimated at \$68,125, while per capita income is approximately \$47,458. Families have a higher average income of about \$86,250. Married-couple households report the highest average income at \$88,949, while non-family households have a substantially lower average income of \$41,402.

These income patterns reflect the Township's household composition and relatively high educational attainment, while also highlighting income disparities between family and non-family households.



INCOME DEMOGRAPHICS

EMPLOYMENT AND COMMUTING

Approximately 53.4 percent of Ligonier Township's population is employed. Of those who are employed, about 9.6 percent work from home, a figure that reflects both occupational characteristics and broader shifts toward remote work. For workers aged 16 and older, the average commute time is 29.2 minutes, indicating that many residents travel outside the Township for employment.

The vast majority of workers commute by driving alone, accounting for roughly 84.6 percent of commuters. Carpooling accounts for approximately 4.9 percent of commuters, while a very small share—about 0.9 percent—commute by bicycle. These commuting patterns emphasize the Township's reliance on automobile transportation and the regional nature of its employment base.

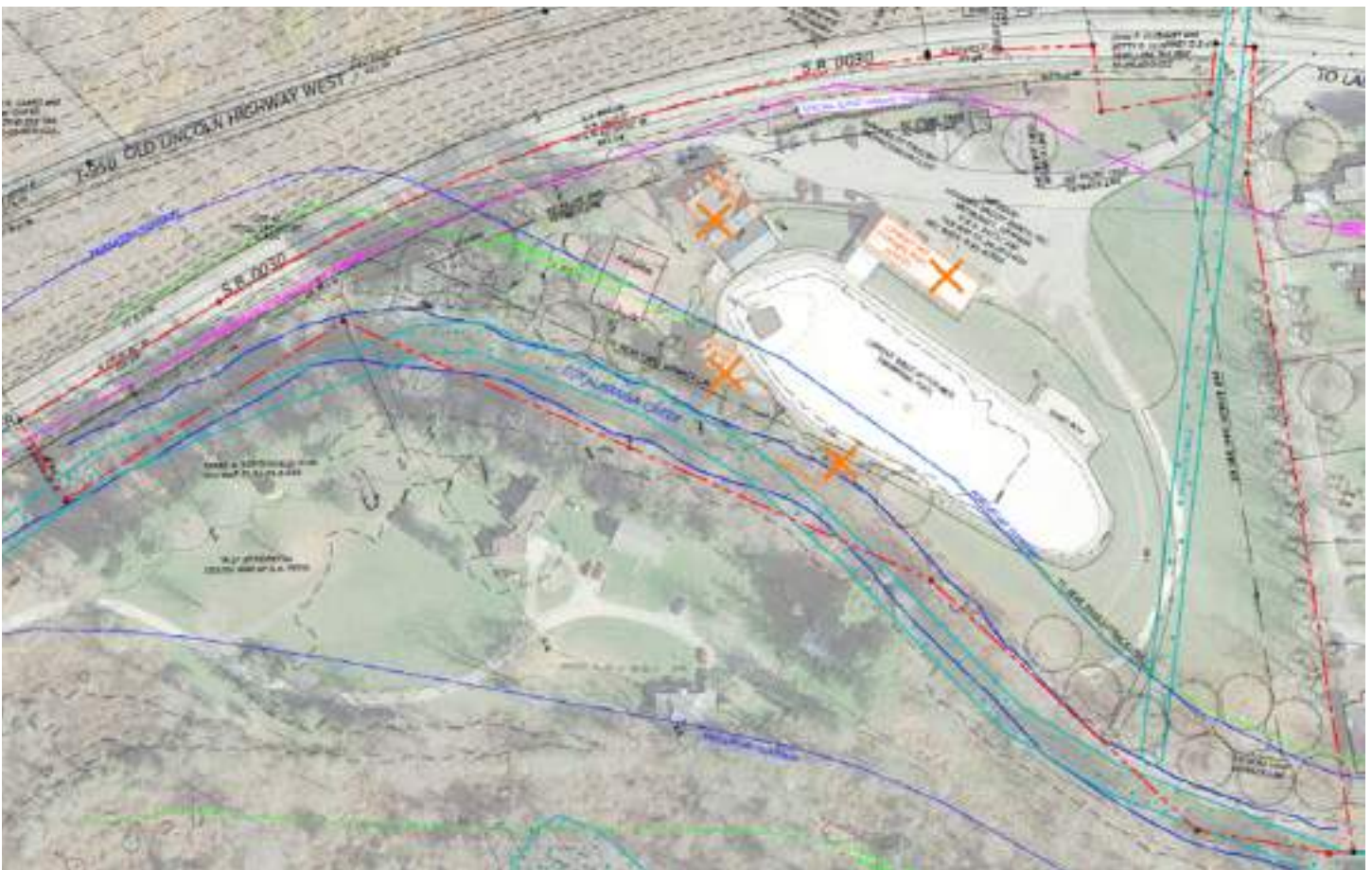
EXISTING CONDITIONS



Site Inventory & Analysis

The site inventory and analysis for the former Ligonier Beach property provides a comprehensive assessment of the existing conditions, features, and constraints at this historic 8.93-acre site located at 1752 Lincoln Highway (Route 30) in Ligonier Township, Pennsylvania. Once home to what was billed as America's largest swimming pool upon its opening in 1925—a massive 125-foot by 400-foot concrete structure holding approximately 1.3 million gallons of water—the property has since fallen into disrepair following closure and flooding events, leaving behind remnants such as the cracked and sloped pool basin, an overgrown sand pit, a largely intact pavilion, historic stone structures including a rest area arch and split restroom building, and the foundations of the former pool house and filter house. Situated adjacent to Loyalhanna Creek within the FEMA 100-year floodplain and regulatory floodway, the relatively flat site (elevations 1,160–1,175 feet) features specific soil types, wetland-like vegetation in portions of the old pool, surrounding forest and lawn areas, and existing utilities, easements, and access points. This detailed evaluation of structures, location, zoning (R-1 Residential District), surrounding land uses, circulation, environmental factors, hydrology, and cultural/historic elements—including the preserved iconic sign and no adverse PNDI or SHPO impacts—establishes the baseline parameters and opportunities to guide any proposed redevelopment or adaptive reuse of the site while respecting its environmental sensitivities, deed-related grant obligations, and community heritage.

EXISTING CONDITIONS PLAN



EXISTING CONDITIONS PLAN

SITE INVENTORY

The site inventory and analysis for the former Ligonier Beach property was conducted through a thorough on-site field assessment combined with review of available records, mapping data, regulatory documents, and environmental databases. This process involved detailed walkthroughs of the 8.93-acre parcel to document the current physical condition and features of remaining structures (such as the massive 125' x 400' concrete pool basin, pavilion, stone arch, restrooms, and foundations of the pool house and filter house), vegetation, topography, hydrology, access points, utilities, and any visible environmental constraints like floodplain designation and wetland-like areas within the old pool.

STRUCTURE	CONDITION
Swimming Pool	<ul style="list-style-type: none"> • 125' wide x 400 ft long • Holds approximately 1.3 million gallons of water • Approximately 44,000 SF of water surface area • Has sloped sides • Remnants of old diving structure • Remains of old fountain in center • Mostly cracked concrete with blue paint chipping off of it • Deepest part is 9' • Two sets of concrete stairs lead into pool with evidence of railings • Pool slope is mostly level; except for transition from shallow end to deep end (2-3% slope) • Old boats used in the Movie <i>Unsinkable</i> were still present adjacent to pool and where old pump house was located
Sand Pit	<ul style="list-style-type: none"> • Located adjacent to pool and next to a utility pole • Overgrown plants • Contains old toys
Pavilion	<ul style="list-style-type: none"> • Good condition • Concrete is barely cracked • There is a paved pathway that wraps entirely around the pavilion • Ceiling contains a few minor holes • Contains electrical outlets and lights, but some wires are loose and hanging

UTILITY	COMPANY	CONDITION
Gas	Peoples Gas Company	<ul style="list-style-type: none"> • No visible connection to gas line
Communication	Verizon Pennsylvania, LLC	
	Westmoreland County Municipal Authority	
Sewer	Ligonier Township Municipal Authority	<ul style="list-style-type: none"> • Sewer connection starts at bathroom and flows east off site
Water	Ligonier Township Municipal Authority	<ul style="list-style-type: none"> • 3 connections visible; one near road by arch, another by pool, and a third by the pool house
Communication	Laurel Highland Total Communication	
	Latrobe Municipal Authority	
Electric	Pennsylvania Electric Company	<ul style="list-style-type: none"> • Pavilion, stone bathrooms, and pool house all appear to have had electrical connections at one point
Plumbing		<ul style="list-style-type: none"> • Pool house has drains on ground that shows evidence of showers • Men's bathroom still contains a urinal
Mechanical Equipment		<ul style="list-style-type: none"> • One utility pole located by the pool area and sand pit

EXISTING CONDITIONS SITE INVENTORY

SITE SOILS

This summary applies the soil survey data specifically to the former Ligonier Beach site in Ligonier Township, Pennsylvania, focusing on the distribution of the four soil types across its 8.93 acres, their key physical properties, and implications for the site’s environmental conditions and potential reuse, such as in recreation or restoration projects.

The dominant soil, Philo loam (Ph, 0-3% slopes, occasionally flooded), covers about 59.8% of the site (roughly 5.1 acres), primarily in the flood plain areas near Loyahanna Creek. Formed from alluvium derived from sandstone and shale, it’s moderately well drained with a seasonal water table at 14-31 inches deep, offering good water transmission but prone to occasional flooding and negligible runoff. As prime farmland, it supports vegetation well, but on this site—already in the FEMA 100-year floodplain—it heightens risks of wetness and erosion, suggesting needs for flood-resistant designs or natural buffers in any redevelopment to manage water accumulation around remnants like the old pool and pavilion.

The remaining soils include Ernest silt loam (ErB, 3-8% slopes) at 15.5% (1.3 acres) on hillslopes, which is moderately well drained but restricted by a fragipan layer at 23-28 inches that limits root depth and water movement, with a water table at 15-22 inches; Tyler silt loam (TyA, 0-2% slopes) at 11.8% (1 acre) on terraces, somewhat poorly drained with a high water table (6-12 inches) and fragipan at 18-32 inches, leading to very high runoff potential; and Water (W) at 12.9% (1.1 acres) along the creek itself, with no soil profile as it’s fully aquatic. These types reinforce the site’s overall flat, wet nature, where drainage challenges and shallow water tables could complicate construction or paths, while supporting wetland-like areas in the old pool basin—opportunities for eco-friendly features but requiring careful planning to avoid instability or ponding.

Map Unit Symbol	Map Unit Name	Acres in AIC	Percent of AIC
ErB	Ernest silt loam, 3 to 8 percent slopes	1.3	15.5%
Ph	Philo loam, 0 to 3 percent slopes, occasionally flooded	5.1	59.8%
TyA	Tyler silt loam, 0 to 2 percent slopes	1.0	11.8%
W	Water	1.1	12.9%
Totals for Area of Interest		8.8	100.0%



SITE SOILS MAPPING

PA STATE HISTORIC PRESERVATION OFFICE (PA SHPO)

The project's compliance with the Pennsylvania State Historic Preservation Office (SHPO) is demonstrated through the completed environmental review process. The SHPO has determined that the proposed activities will have No Effect on archaeological resources, based on available information and site files, with no concerns identified for ground-disturbing impacts in that category.

Above Ground Resources
More Information Requested - New Resource

Please add Ligonier Beach as a Newly Identified Resource. Please submit the requested materials to the PA SHPO through PA-SHARE using the link under SHPO Requests More Information on the Response screen.

For questions concerning above ground resources, please contact John Gardosik at jgardosik@pa.gov.

Archaeological Resources
No Archaeological Concerns - Environmental Review - No Effect - Archaeological

Based on the information received and available in our files, in our opinion, the proposed project should have No Effect on archaeological resources. Should the scope of the project be amended to include additional ground-disturbing activity and/or should you be made aware of historic property concerns regarding archaeological resources, you will need to reinstate consultation with our office using PA-SHARE.

PA SHPO CLEARANCE

PNDI ENVIRONMENTAL SEARCH

The project's alignment with the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review requirements is fully supported by the results of the screening completed through the PA Conservation Explorer. All reviewing agencies—including the Pennsylvania Game Commission, Department of Conservation and Natural Resources, Fish and Boat Commission, and U.S. Fish and Wildlife Service—determined that the proposed work at the former Ligonier Beach site will have no anticipated impact on threatened, endangered, special concern species, or other protected natural resources.

This clear “no impact” finding from each agency means no additional consultation, permits, or protective measures are needed for biological resources under PNDI guidelines or related federal and state laws at this stage. It enables the project to move forward confidently while remaining sensitive to the site's location along Loyalhanna Creek and its wetland-like features.

PA Game Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

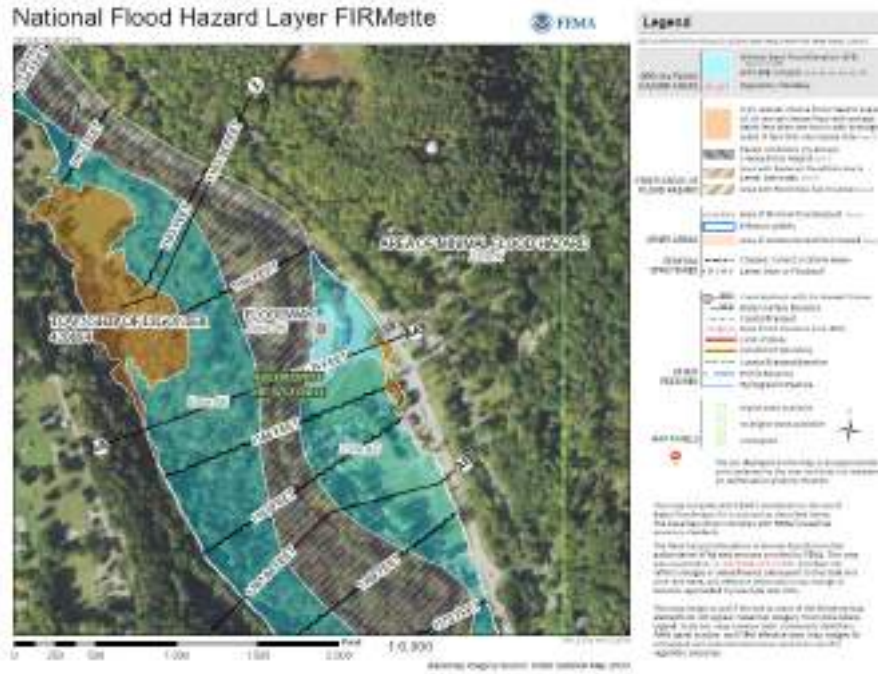
U.S. Fish and Wildlife Service
RESPONSE:
No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

PNDI CLEARANCE

Site Limitations

FLOODING HAZARDS

The former Ligonier Beach site sits in a high-risk flood-prone location along Loyalhanna Creek in Ligonier Township, Pennsylvania, as shown on the FEMA National Flood Hazard Layer (FIRMette). The majority of the property, including the large former swimming pool basin (approximately 25 feet from the creek edge), lies within Zone AE—a Special Flood Hazard Area with a 1% annual chance of flooding (the 100-year floodplain)—where Base Flood Elevations (BFEs) are established, ranging around 1,163 to 1,170 feet based on the map's contour labels and cross-sections. A portion of the site, particularly nearer to the creek, falls within the regulatory floodway (Zone AE with diagonal hatching), where water flows during floods and stricter development restrictions apply to prevent obstruction or increased upstream flooding. This floodway designation, combined with the site's low-lying topography and proximity to the creek, explains the history of repeated flooding events, notably the severe 2018 flood that damaged pumps and led to the permanent closure of the pool. The FEMA map, effective as of around 2011 with data viewed in 2024, underscores ongoing risks of inundation, emphasizing the need for flood-aware planning in any future site uses, such as elevated features, minimal fill, or nature-based approaches to avoid exacerbating hazards.

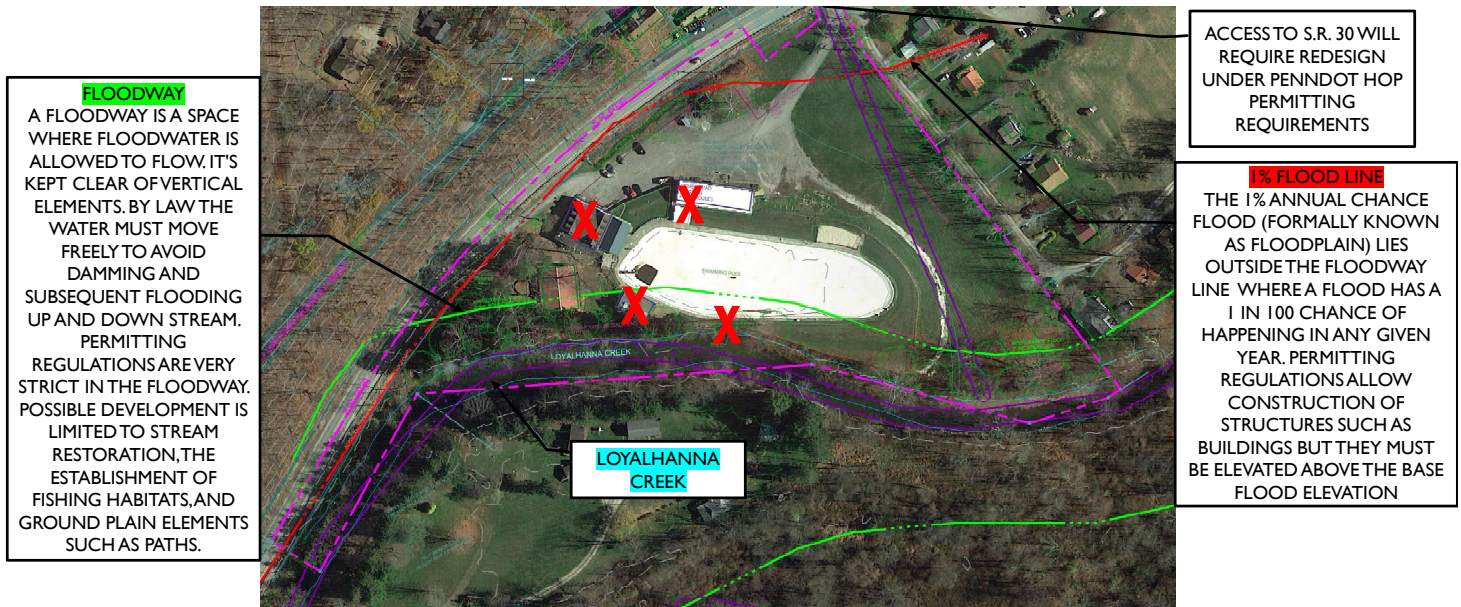


FEMA FLOOD MAPPING



2018 FLOODING EVENT

Flooding hazards have been demonstrated in the map shown below. Highlighted in purple is the regulatory floodway—a clear channel where floodwaters flow freely, subject to strict restrictions that prohibit damming, substantial flooding, or upstream/downstream impacts, with limited development allowed for elements like limited stream restoration, fishing habitats, and ground plain paths to avoid obstructing flow. The broader 1% annual chance flood area (commonly known as the 100-year floodplain), marked in green, encompasses most of the site including the old pool basin, requiring formal permits for any construction where buildings must be elevated above the base flood elevation (BFE) and prohibiting structures that could worsen flooding risks.



FLOODING INFOGRAPHIC

PERMITTING CHALLENGES & WESTMORELAND COUNTY CONSERVATION DISTRICT MEETING

During a meeting on September 16, 2024, with the Westmoreland County Conservation District (WCCD), stakeholders discussed technical strategies and regulatory hurdles for redeveloping the flood-prone Ligonier Beach site, integrating floodplain compliance with innovative site adaptations., focused on technical considerations for site redevelopment amid floodplain and floodway constraints. Discussions emphasized regulatory compliance under Ligonier Township’s Floodplain Management Ordinance, Pennsylvania DEP Chapter 105 General Permits for water obstructions and encroachments, and coordination with WCCD for floodway activities. Key permitting pathways addressed included stream bank stabilization (e.g., rip rap under General Permit 105), joint permits for buildings, and flood-resistant design mandates for all proposed structures, with silt protection on inlets and piping to minimize sediment transport. Emphasis was placed on avoiding alterations to Loyalhanna Creek’s course, current, or cross-section, categorizing fishing docks as “fishing enhancement projects” for streamlined approvals, while noting that filling the pool requires a permit but lining does not, and adding an inlet pipe from the stream qualifies under General Permit 4 (GP-4) without DEP submission.

Technical strategies for repurposing the existing pool basin explored conversions to a wildlife pond or stormwater control measure (SCM), incorporating extra freeboard for storage, 5:1 slopes, and thermal management to cool discharges back to the creek via reed pipes, underground outlet extensions, and shade tree plantings for potential non-structural BMP stormwater credits. Site preparation techniques included rendering gravel pervious with layered geotextile, #57 aggregate base, and #3 aggregate topping to maintain structural integrity and adequate depth. The meeting also identified the need to delineate and assess the wetland area on the site’s east end for protection, informing hydrologic and environmental analyses.

These insights align with broader permitting challenges at the former Ligonier Beach site, located within the FEMA-designated 100-year floodplain (Zone AE) and portions in the regulatory floodway along Loyalhanna Creek. Under FEMA regulations and National Flood Insurance Program (NFIP) standards, any new construction, fill, substantial improvements, or encroachments in the floodway are generally prohibited unless a certified “no-rise” hydrologic and hydraulic analysis by a registered professional engineer demonstrates no increase in base flood elevations. At the state level, DEP enforces Chapter 106 Floodplain Management regulations, requiring structures’ lowest floors to be elevated at least 1.5 feet above the 100-year flood elevation and floodway activities to obtain permits showing no adverse hydraulic impacts. The site’s inclusion in Ligonier Township’s ordinance, which may impose additional local restrictions, necessitates careful coordination, engineering studies, and possible variances, potentially adding review layers, delays, or modifications to master plan elements like recreational facilities or pathways.

Pool Feasibility

In fall 2024, Ligonier Township commissioned a pool feasibility study conducted by Wallover Architects to evaluate the practicality of renovating the existing pool facility or constructing a new pool on the site. A key component of the study was an early “GO / NO GO” determination, scheduled at approximately one-third of the project timeline. This milestone was intentionally built into the process to ensure that, if the pool was determined to be a “NO GO,” project funds and staff efforts could be redirected toward alternative recreational concepts or additional planning without unnecessary expenditure. This decision point was considered critical to advancing the project in a comprehensive, fiscally responsible, and strategic manner.

The study concluded that renovating the existing pool in its current location and configuration would present significant challenges. Bringing the facility into compliance with current building codes, accessibility standards, and health and safety regulations would be costly. In addition, the existing pool is substantially larger than what is typically considered appropriate by today’s standards for a community the size of Ligonier Township. Operating a pool of this scale would require a high level of staffing and ongoing maintenance, placing a disproportionate operational burden on the Township.

The current location and elevation of the pool were also identified as major concerns. The facility remains vulnerable to flooding events associated with Loyalhanna Creek, and this risk would persist even with renovations. Supporting infrastructure—such as the pool mechanical room, restrooms, changing facilities, and parking—would not meet modern permitting requirements if reconstructed within the floodway or floodplain. Furthermore, based on the pool consultant’s experience with similar communities, the study determined that revenue generated by a renovated pool would be highly unlikely to offset the cost of improvements or sustain long-term operations. See Appendix for more information.

WALLOVER
ARCHITECTS LLC



EXISTING POOL SHELL CONDITIONS



EXISTING POOL SHELL CONDITIONS

The feasibility study also evaluated the potential construction of a new pool on the site and reached similar conclusions. A new pool located within the floodplain would not be permitted under the Pennsylvania Department of Environmental Protection's Chapter 106 floodplain management regulations. To comply, a new facility would need to be constructed at least 1.5 feet above the existing floodplain elevation or relocated to a higher area of the site. Even with elevation adjustments, proposed structures would introduce vertical elements that could obstruct floodwater flow, increase flood risks upstream and downstream, and raise concerns about potential contamination of Loyalhanna Creek from pool operations.

Chapter 106 permitting would require extensive hydrological and hydraulic analysis by a qualified engineering firm. The study anticipated that such analysis would ultimately result in a determination of non-compliance due to unavoidable conflicts with floodplain behavior during storm events. Similar to the renovation scenario, the study concluded that the revenue potential of a newly constructed pool would be insufficient to offset construction costs and support long-term operations, based on comparable projects in similarly sized communities. As a result, the pool feasibility study identified significant regulatory, financial, and operational barriers to both renovating the existing pool and constructing a new one on the site.



EXISTING POOL SHELL CONDITIONS

PUBLIC INPUT PROCESS



Public Input Process

To develop a comprehensive master plan for the Ligonier Beach Park site that aligns with community needs and aspirations, Mackin Engineering Company implemented a robust public participation process, emphasizing inclusive engagement to gather diverse perspectives on the site's future. This approach ensured that the plan reflects the values, history, and priorities of Ligonier Township residents, fostering a sense of ownership and support for the proposed redevelopment. By involving key stakeholders and younger community members early in the process, Mackin aimed to balance preservation of the site's heritage with innovative recreational opportunities, while addressing environmental constraints like proximity to Loyalhanna Creek.

YOUTH MEETINGS & SURVEY

Gaining meaningful insight from the youth of Ligonier was a critical component of the project's planning and design process. To support this effort, two targeted outreach sessions were conducted at Ligonier Valley High School and Ligonier Valley Middle School. These sessions were structured to actively engage students and encourage thoughtful participation through a combination of informational presentation, open discussion, and a written survey. Students were first introduced to the project goals and context, followed by an opportunity to ask questions and share initial reactions. A curated slideshow featuring a broad range of inspirational images and programmatic concepts was presented to stimulate creative thinking and discussion. The imagery illustrated diverse recreational opportunities, spanning from passive uses such as walking trails and open green spaces to more active and high-energy amenities, including extreme sports features like a skate park. Through both verbal feedback and survey responses, students demonstrated a high level of curiosity and engagement, offering valuable insight into their interests, priorities, and desired experiences for the future of the park.



YOUTH OUTREACH SESSION

PUBLIC MEETINGS & SURVEY

Two public meetings were held throughout the planning process to provide opportunities for community engagement and to gather valuable feedback that helped shape the Ligonier Beach Park Master Site Development Plan. These meetings allowed residents, stakeholders, and local officials to learn about the project, ask questions, and offer input as the concepts evolved.

Public Meeting No. 1 was held to introduce the project and provide local residents with an overview of the planning process. During the meeting, the project team presented the overall project goals, schedule, and planning approach, along with a summary of existing site conditions, constraints, and opportunities. Key topics included site limitations related to flooding and permitting, the results of the pool feasibility study, and the importance of balancing the site's historical significance with environmental considerations and long-term sustainability. The presentation also introduced a range of conceptual ideas and inspirational examples illustrating potential future park amenities, including passive recreation spaces, active uses, event areas, and opportunities for interaction with Loyalhanna Creek. Following the presentation, attendees were invited to participate in discussions, speak directly with the project team, and share their feedback. In addition to the in-person meeting, a public survey was made available online so community members could submit ideas, comments, and concerns at their convenience.

Building on the ideas and feedback gathered during the first meeting, Public Meeting No. 2 focused on presenting the refined master plan and discussing how the project could be implemented over time. During this meeting, Mackin Engineering presented the six phases of the final master plan and provided separate cost estimates for each phase. The meeting generated a significant amount of constructive feedback and helpful suggestions from attendees. One recommendation from the public was to incorporate a permanent restroom facility in Phase 1 so that basic amenities would be available for visitors and events throughout all subsequent phases of development. Another concern raised by attendees involved how the project would prevent people from entering the proposed fishing pond. This will be addressed through appropriate signage clearly stating that the pond is intended for fishing only, that swimming is not permitted, and that no lifeguard will be present. These measures will help communicate the intended use of the space and promote safe use of the park as the project moves forward.



PUBLIC MEETING 2

KEY PERSON INTERVIEWS

Key person interviews provided deeper qualitative insight into community values, site identity, and long-term considerations. Participants included local officials, organizational leaders, and long-time residents with diverse perspectives on the park's future. The public input effort was a series of key person interviews conducted in January and February 2025, during which the design team met with 18 participants selected by the study committee. These interviews were structured to better understand community perspectives on health, recreation, and quality of life, including how residents currently engage in physical activity, social interaction, and wellness both indoors and within natural outdoor environments. Participants were also asked to reflect on their personal experiences and memories associated with the former Ligonier Beach swimming pool, how swimming and water recreation needs have been met since its closure, and the degree to which the site's history should be acknowledged in future park design. Discussions explored community preferences for active versus passive recreation, identification of underserved recreational activities and age groups, and ideas for programming such as events, gatherings, and seasonal uses. Interviewees consistently expressed deep pride in Ligonier as a vibrant town with much to offer and emphasized the importance of leveraging the site's strengths, including its excellent access and visibility along Route 30 and its close relationship to Loyalhanna Creek. Many respondents viewed the site as having strong potential to serve both local residents and visitors from outside the community, provided that development is thoughtful, inclusive, and reflective of local character. Additional feedback addressed long-term operational considerations, potential partnerships, public engagement strategies, and community willingness to support future maintenance and staffing needs, offering valuable guidance for shaping a resilient and community-supported master plan. For more information on the key person interviews please refer to the report appendix starting on page 110.



PUBLIC MEETING 1

Community Feedback

A comprehensive and multi-layered public engagement process was conducted to inform the future vision for Ligonier Beach Park. Feedback was gathered through youth-focused outreach, a broad public survey, and targeted key person interviews, ensuring input from a wide cross-section of the community. This approach allowed the planning team to capture perspectives across age groups, user types, and stakeholder roles, providing both quantitative data and qualitative insights. Together, these engagement methods revealed strong community interest in the site's future, while highlighting both shared priorities and differing expectations for how the park should evolve.

- **HISTORY MATTERS** – A large majority (over 80%) feel it is very or somewhat important that the history of the site is acknowledged in the new design.
- **DESTINATION POTENTIAL** – Most (about 56%) believe the park could draw visitors from outside the community, while others said it depends on design choices.
- **BALANCE OF USES** – The strongest preference (245 respondents) is for a combination of passive and active recreation, blending quiet spaces with play areas.
- **KEY PRIORITIES** – Top priorities include making the site a destination again, adding water features, offering new recreation, and addressing safety/flooding concerns.
- **VISITOR HABITS** – Most residents drive to parks, with many visiting weekly or twice a month. Those who rarely visit cite lack of appealing features, distance, or outdated facilities.
- **ESSENTIAL AMENITIES – RESTROOMS** (257 mentions) and **FOOD/WATER ACCESS** (140 mentions) were the top needs to encourage longer visits.

PUBLIC SURVEY RESULTS

PUBLIC SURVEY RESULTS

The broader public survey generated over 300 responses and provided valuable insight into community-wide preferences and priorities. Respondents expressed strong interest in a park that blends passive and active uses, with the majority favoring a hybrid approach rather than a singular recreation type. Many participants indicated that the site could once again become a regional destination depending on the final design, while others emphasized practical considerations such as cost, maintenance, and flooding constraints. Walking paths, picnic spaces, aquatic play features, and improved creek access ranked among the most desired amenities. Event programming was also a recurring theme, with concerts, seasonal festivals, and community gatherings frequently cited. In addition, respondents highlighted the importance of basic park infrastructure, including restrooms, food and water access, and covered gathering areas, as essential elements that would encourage longer visits and repeat use.

YOUTH SURVEY RESULTS

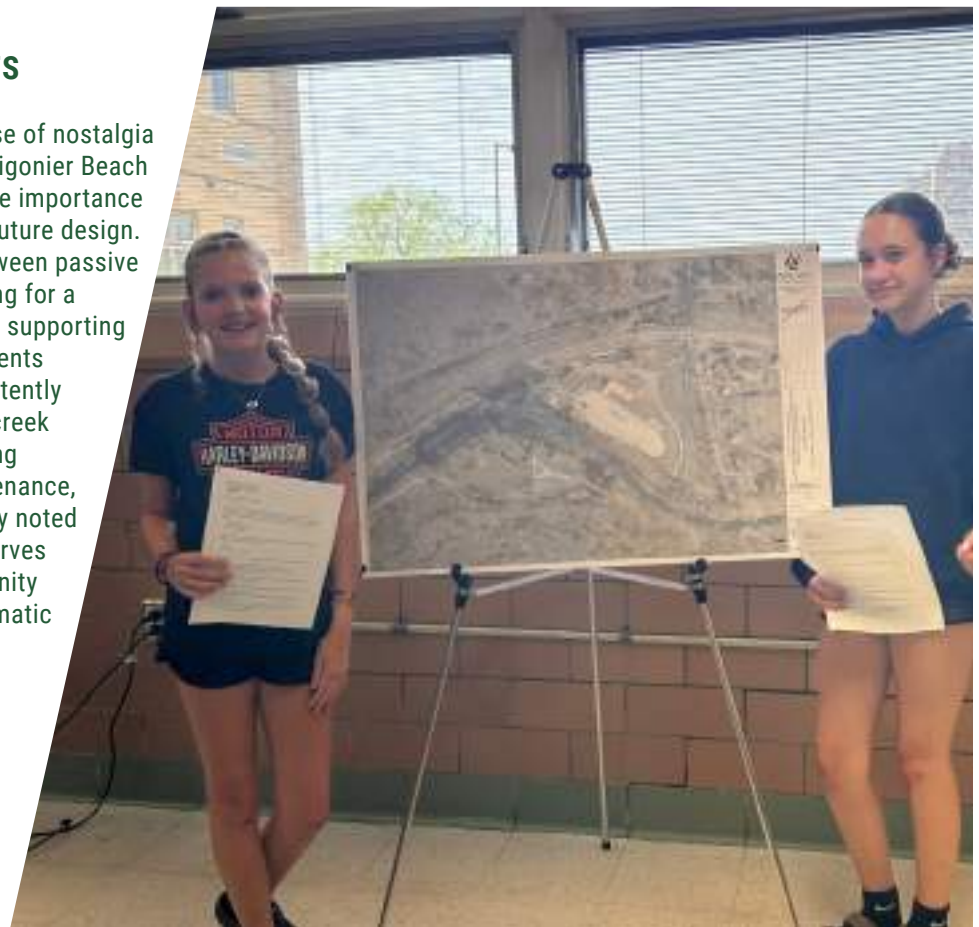
Youth engagement played a vital role in shaping the planning process, with over 200 responses collected from middle and high school students. Survey results indicate that younger participants strongly support creating an active and engaging destination, with many expressing interest in a balanced mix of passive and active amenities. A majority indicated that the site could serve as a destination for visitors beyond the local community, reflecting an aspirational outlook for the park's role in the region. Desired features frequently included athletic and recreational elements such as sport courts, open play turf, skate parks, and climbing structures, alongside unique attractions like ice skating features and aquatic play elements. Students also emphasized the importance of social gathering spaces and event-based programming, suggesting concerts, tournaments, and seasonal activities as ways to make the park a vibrant youth-oriented destination.

TOP TEN REQUESTED SITE AMENITIES – PUBLIC & YOUTH SURVEY COMBINED

1. Walking paths – 257 votes
2. Aquatic play elements – 225 votes
3. Picnic spaces – 222 votes
4. Ice skating rink / ribbon – 178 votes
5. Temporary spaces & shelters for events & festivals – 165 votes
6. Interactive water feature – 159 votes
7. Improved fishing access / creek interactions – 140 votes
8. Sport court recreation – 138 votes
9. Climbing structures – 105 votes
10. Community garden – 84 votes

KEY PERSON INTERVIEW RESULTS

Across interviews, there was a strong sense of nostalgia and emotional connection to the historic Ligonier Beach swimming pool, with many emphasizing the importance of acknowledging the site's legacy in any future design. Opinions varied regarding the balance between passive and active recreation, with some advocating for a nature-forward park experience and others supporting a more program-driven destination with events and unique amenities. Interviewees consistently identified the site's visibility, access, and creek frontage as key strengths, while also raising important considerations related to maintenance, funding, and long-term sustainability. Many noted the importance of creating a space that serves multiple generations and supports community gathering, regardless of the final programmatic direction.



YOUTH OUTREACH SESSION

COLLECTIVE RESULTS

When viewed collectively, feedback from youth, the general public, and key stakeholders reveals several clear themes. First, there is widespread agreement that the site holds strong community value and should remain a public asset that fosters gathering and recreation. Second, respondents across all groups expressed interest in a balanced mix of passive and active uses, with flexibility to support events and evolving programming over time. Third, the site's history and identity remain important to many residents, even as the community looks forward to new possibilities. Finally, practical considerations including long-term maintenance, environmental constraints, and financial sustainability emerged as critical factors that will shape the feasibility of future design decisions. Together, this collective input provides a strong foundation for developing a thoughtful, community-informed master plan that reflects both the legacy and future potential of Ligonier Beach Park.



PUBLIC MEETING 2

MASTER PLAN DEVELOPMENT



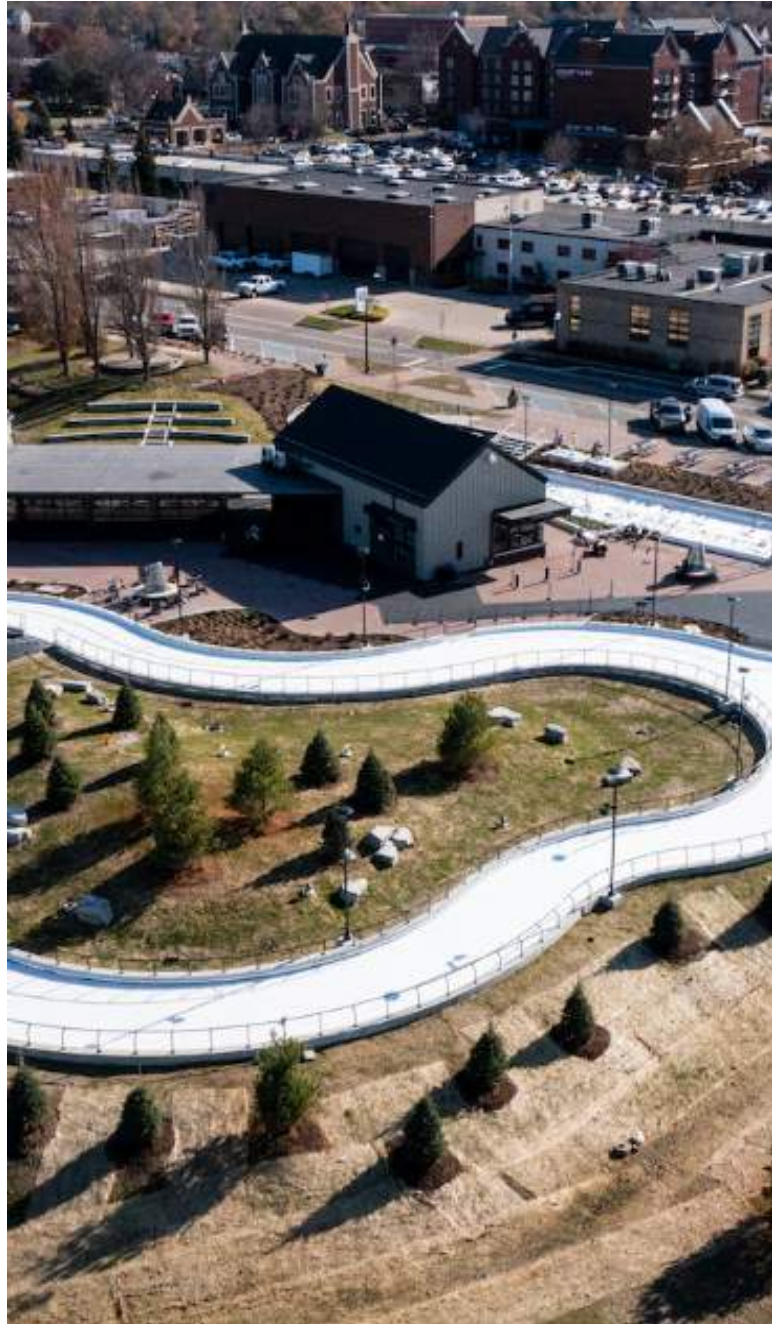
Introduction/Background

Building on public engagement and technical site analysis, the following design framework outlines the process and information that was used to develop two concepts for the future design of Ligonier Beach Park. These concepts integrated community priorities, environmental constraints, and long-term sustainability into cohesive strategies that balance preservation with innovation. The sections that follow summarize the core design principles, key site elements, and conceptual options explored, leading to the final master plan that will guide the next phase of planning and development.

DESIGN PRINCIPLES & INSPIRATION

The guiding design principles for the Ligonier Beach Park master plan were rooted in resilience, adaptability, and community-driven placemaking. A primary objective was to create a site that supports year-round activity while embracing the unique constraints and opportunities presented by its floodplain location. Rather than viewing environmental limitations as barriers, the design process treated them as catalysts for creative problem-solving and innovative programming. Emphasis was placed on developing a flexible landscape capable of accommodating seasonal change, environmental variability, and evolving community needs.

Another key principle was inclusivity. The design seeks to provide a diverse mix of experiences that appeal to users of all ages, abilities, and recreational interests. By integrating both active and passive amenities, the site is envisioned as a shared public space that fosters recreation, relaxation, and social connection. At the same time, the plan considers the park's broader regional role is considered by positioning it as a potential destination capable of attracting visitors to Ligonier and contributing to the local economy. The concepts also prioritize preservation and interpretation of the site's cultural legacy, utilizing existing structures and historic elements as inspiration for new design features that celebrate the story of Ligonier Beach.



FRANK KRAAI ICE POND

DESIGN ELEMENTS

Following a comprehensive review of feedback gathered through the multiple public engagement channels, a series of dynamic and adaptable site elements were identified for incorporation into the final master plan. One of the most consistent themes expressed by the community was support for a multi-seasonal park experience. This input guided the design team toward programming strategies that allow amenities to evolve throughout the year. For example, the proposed ice-skating rink is designed to function as a winter recreation feature that transitions into a spray ground during warmer months, maximizing usability across seasons.

In addition to seasonal flexibility, the designs introduce a broad spectrum of amenities that support both active and passive recreation. Curvilinear paved pathways, open green spaces, and sport courts are complemented by areas intended for relaxation and informal gathering. A major focus is the creative reinterpretation of the historic pool shell. Rather than removing this defining feature, the concepts reimagine it as a multifunctional space that continues to support aquatic activity while honoring the site's legacy. This adaptive reuse approach allows the project to preserve a tangible connection to the past while introducing a refreshed and contemporary user experience. Furthermore, the park is envisioned as a gateway to environmental education and nature-based exploration, encouraging visitors to engage with the Loyahanna Creek corridor and surrounding landscape in meaningful ways.



A PARK DESIGNED FOR PEOPLE OF ALL AGES

DESIGN OPTIONS

To better understand community preferences and evaluate potential development directions, the planning process included the creation of two distinct conceptual design options. Each concept represents a different interpretation of the site's potential, allowing stakeholders to compare priorities such as intensity of development, destination appeal, and financial feasibility. While both options share foundational elements and guiding principles, they are intentionally different to reflect varying levels of investment and programmatic ambition. This dual-concept approach also provided a framework for discussing funding realities. By presenting both higher- and lower-cost scenarios, the design team enabled stakeholders to consider how project scope could align with fundraising capacity and long-term operational sustainability. Ultimately, the two concepts offer complementary visions—one emphasizing a modest, community-focused park experience and the other proposing a more robust destination-oriented environment.

CONCEPT 1 DESIGN

Concept 1 presents a restrained and landscape-driven approach that emphasizes simplicity and environmental sensitivity. This design prioritizes minimal intervention, allowing the site's natural character and existing features to remain the primary focus. While it incorporates enhancements such as a lagoon within the former pool shell and a seasonal spray ground, the overall design leans toward a traditional park experience that primarily serves local residents.

This concept is intended to create a welcoming and functional community space without significantly increasing development intensity. Amenities are thoughtfully distributed to support everyday use while maintaining a strong connection to the natural setting. Notably, this concept does not include a community building, which is one of the items that distinguishes it from Concept 2. As a result, Concept 1 is likely to function more as a cherished local park rather than a regional destination.



CONCEPT 1 DESIGN

CONCEPT 2 DESIGN

Concept 2 introduces a more comprehensive and program-rich vision that positions Ligonier Beach Park as a unique regional destination. While it retains passive amenities that appeal to local users, the overall design is driven by the goal of attracting visitors through distinctive and memorable features. Central to this concept is a two-story community building elevated on stilts to respect floodplain constraints. This structure provides flexible indoor and covered outdoor space capable of supporting year-round programming, events, and gatherings.

The adaptive reuse of the pool shell is further expanded in this concept, transforming one portion into a lagoon-style aquatic feature while converting another section into a recessed performance stage with integrated seating. This dual-purpose approach reinforces the site's identity as both a recreational and cultural venue. Another defining feature is the proposed ice-skating ribbon encircling the pond, offering a distinctive amenity not currently available in the Ligonier region. Its scale and uniqueness have the potential to draw visitors from beyond the immediate community, reinforcing the park's destination appeal and economic impact.



CONCEPT 2 DESIGN

CHOSEN CONCEPT DESIGN

After evaluating both alternatives, Concept 2 was selected as the preferred direction by stakeholders and the study committee. The concept was favored for its ability to position the site as a vibrant, multi-functional destination while still supporting local recreation. A major factor in its selection was the elevated community building, which enables year-round programming and expanded event opportunities. Overall, the concept was viewed as the strongest balance between honoring the site's legacy and creating a flexible, future-oriented park that supports long-term community and economic vitality.

Master Plan Development

Plans for the site bring together a series of thoughtful site elements that enhance recreation, accessibility, and ecological function while preserving the character of the park. Improvements include revitalizing the pool area as a vibrant community gathering space, rehabilitating the historic band shell to support performances and events, and integrating naturalized features such as pollinator plantings, wetlands, and landscaped parking medians. Additional elements like a recessed lawn amphitheater, sensory and pollinator gardens, and improved circulation areas create layered experiences that support both passive and active recreation. Together, these components form a cohesive vision that balances heritage reservation, environmental stewardship, and modern community needs.

POOL SHELL REHABILITATION

The defining physical feature of the site is the expansive concrete pool shell, an iconic remnant of Ligonier Beach that carries deep historical and cultural significance. Rather than reconstructing a traditional swimming facility, the master plan proposes an adaptive reuse strategy that reinterprets the structure as a multifunctional aquatic and cultural centerpiece. This approach preserves the visual identity of the former pool while introducing a new type of immersive landscape experience that blends water, ecology, and programming within a single integrated space. Because the existing pool shell is located within the floodplain, the design must also incorporate special considerations to accommodate periodic flooding events and comply with applicable regulations. As a result, the proposed improvements are intentionally designed to be resilient and adaptable, allowing the space to function safely while working with the natural flood conditions of the site rather than attempting to resist them.

A portion of the existing shell will be rehabilitated and converted into a naturalistic pond environment. The process begins with structural cleaning and localized concrete repair to stabilize the basin and ensure long-term performance. The shell will then be retrofitted with waterproofing treatments and drainage controls as needed to manage water levels and prevent deterioration. An existing on-site well will serve as a sustainable water source, allowing the basin to be filled to an appropriate depth while minimizing reliance on municipal infrastructure.



LAGOON STYLE POND



POND SIGNAGE

Once filled, the pond will be designed to function as a living aquatic ecosystem. Native aquatic plant species such as emergent reeds, submerged oxygenators, and marginal wetland plants that will be introduced along the pond edges and shallow shelves. These plantings improve water quality through natural filtration, support habitat creation, and contribute to seasonal visual interest. The pond will also be stocked with compatible fish species suitable for recreational catch-and-release fishing, transforming the space into both an ecological asset and an inclusive recreational amenity. A centrally located fountain feature will provide water aeration, helping maintain oxygen levels while adding movement and sound that enhance the overall sensory experience.

Because the pond is not designed for swimming or boating activities, safety measures will focus on clear communication rather than physical barriers such as fencing or lifeguard supervision. Signage will be installed around the pond to clearly indicate that swimming and boating are not permitted. Signs will include messages such as “No Lifeguard on Duty – Enter Water at Your Own Risk” and “Keep Out of Pond – No Swimming or Boating.” These notices will help set expectations for park users while reinforcing that the pond is intended solely for fishing and passive enjoyment of the landscape. By relying on visible signage and thoughtful site design, the park can maintain an open and natural appearance while still communicating important safety information to visitors.

The remaining portion of the pool shell will be adapted into a recessed performance venue that takes advantage of the existing basin geometry. Due to the site's location within the floodplain, all new interventions must remain below the shell's rim elevation to avoid obstructing floodwater conveyance. As a result, the stage is designed as a fully integrated, below-grade feature that respects hydrologic constraints while maximizing functionality.

The stage platform will consist of a circular or semi-circular performance surface constructed from durable, flood-resistant decking materials such as composite lumber or treated hardwood. Surrounding the platform, a gently sloped lawn amphitheater will provide informal seating that supports clear sightlines while maintaining a natural aesthetic. A low concrete seating wall will offer structured seating opportunities, supplemented by designated ADA seating spaces to ensure inclusive access. An ADA-compliant ramp will provide barrier-free entry to the stage level, enabling performers and visitors of all abilities to engage with the space. This flexible performance environment is intended to support concerts, community events, and cultural programming while remaining visually integrated with the surrounding landscape.



POOL SHELL REHAB IN MASTER PLAN

Linking the pond and performance stage is a pedestrian bridge that serves both a functional and experiential role. The bridge will be designed to remain fully compliant with floodplain constraints, with railings that do not exceed the elevation of the pool shell rim. Constructed of weather-resistant materials such as galvanized steel framing with composite or hardwood decking, the structure will provide a durable yet lightweight crossing that can withstand periodic inundation.

Beyond its circulation function, the bridge creates a memorable moment within the park's spatial sequence. It offers elevated views across the pond, stage, and surrounding landscape, reinforcing the shell's transformation from a static relic into an interactive destination. The bridge also provides direct connectivity to an adjacent ADA-accessible fishing platform, ensuring that visitors of all abilities can engage with the pond and aquatic features.



PEDESTRIAN BRIDGE

Collectively, the adaptive reuse of the pool shell transforms a once-vacant structure into the experiential heart of the park. By integrating ecological restoration, performance space, and accessible circulation within a historically significant framework, the design honors the legacy of Ligonier Beach while establishing a new, resilient identity for the site. This layered approach balances preservation with innovation, ensuring the shell remains both a landmark and a dynamic community asset for generations to come.



RECESSED STAGE

PARKING, ACCESS & SITE CIRCULATION

The proposed parking layout for Ligonier Beach Park has been carefully developed to balance functional demand, safety, and regulatory compliance. The total parking count is informed by multiple factors, including local zoning requirements associated with the proposed community building, anticipated peak event usage, and accessibility standards. A total of 110 parking spaces are planned, including six ADA-designated spaces strategically located to provide convenient access to primary destinations such as the community center and pavilion. The distribution and quantity of accessible parking align with current ADA guidelines, ensuring inclusive access across the site.

Primary vehicular access will be provided from Route 30, one of the area's major transportation corridors. Given the visibility and traffic volumes associated with this frontage, long-term safety improvements are anticipated, including the potential installation of a signalized intersection to support safe ingress and egress during peak periods and special events. To further enhance operational control and security, the park will include a gated entrance that allows staff to regulate access during off-hours, seasonal closures, or emergency situations.



LANDSCAPED MEDIANS



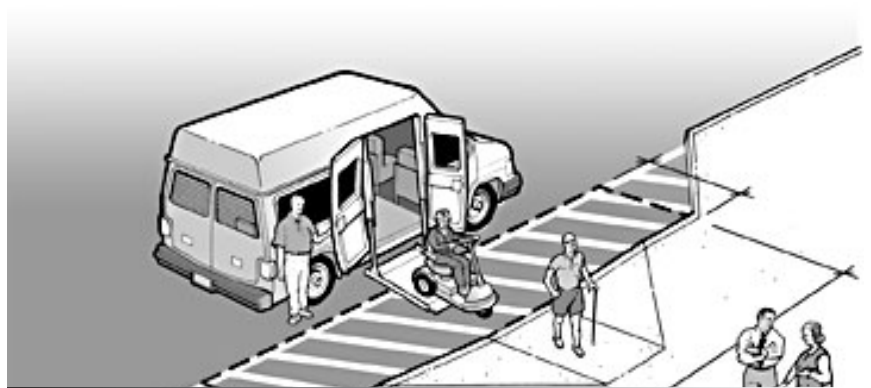
ADA PARKING WITH FLUSH CURBS

Internal circulation within the parking area is designed with both safety and user comfort in mind. Landscaped medians will be integrated throughout the lot, providing green breaks that reduce heat buildup, improve stormwater infiltration, and enhance overall aesthetics. These planted islands will be connected by clearly marked crosswalks, creating safe pedestrian routes between parking rows and key destinations. The inclusion of planted medians not only improves environmental performance but also helps organize circulation and calm vehicular movement.



PARKING LOT & VEHICULAR CIRCULATION ROUTES IN MASTER PLAN

A dedicated loading and drop-off zone will be located near the community building to support event operations and improve accessibility for visitors. This flexible space allows for convenient passenger drop-off, service deliveries, and event staging without disrupting general parking circulation. During programmed events, portions of the parking area will be adaptable for temporary uses, including designated zones for food trucks. This flexibility supports dynamic programming while maximizing the functionality of paved surfaces.



LOADING ZONE & PEDESTRIAN DROP OFF

Operational efficiency is further supported through a staff-only parking and service access area. This restricted zone will accommodate maintenance vehicles, park operations equipment, and emergency responders, ensuring that critical services can access the site quickly and safely without interfering with visitor circulation. Separating service access from public parking enhances both safety and operational clarity, particularly during high-traffic events.

Overall, the parking and access strategy is designed to provide a safe, efficient, and adaptable arrival experience. By combining regulatory compliance, clear circulation patterns, integrated landscaping, and flexible programming zones, the parking layout supports both daily park use and large-scale events. This balanced approach ensures that infrastructure to access the site enhances the overall park experience while remaining responsive to long-term operational and safety needs.

LANDSCAPING

The landscape strategy for Ligonier Beach Park is rooted in the use of native plant communities that unify the site visually while enhancing ecological performance. Plantings throughout the park will be thoughtfully coordinated with the garden areas to create a cohesive and recognizable landscape identity. By repeating key plant palettes across different zones, the design establishes continuity between formal gardens, naturalized areas, and circulation corridors, resulting in a layered landscape that feels both intentional and immersive.

A strong emphasis will be placed on utilizing regionally native species that are well-adapted to local soil, climate, and hydrologic conditions. Native plantings offer numerous environmental benefits, including reduced irrigation demand, improved soil health, and increased resilience to pests and seasonal fluctuations. In flood-prone areas, moisture-tolerant native species will help stabilize soils and recover more quickly after inundation, supporting the park's broader resilience goals. This planting approach also minimizes long-term maintenance requirements while contributing to a more sustainable and self-supporting landscape system.



LANDSCAPING USED TO DEFINE EDGES, PATHS, AND SPACES



EDUCATIONAL SIGNAGE

Beyond ecological performance, the native planting strategy serves an important aesthetic function by enhancing the park’s overall beauty and sense of place. Seasonal variation in color, texture, and bloom cycles will create a dynamic visual experience throughout the year, ensuring that the landscape remains engaging across all seasons. Carefully selected ornamental natives can provide focal points near gathering spaces, while more naturalized plantings will soften edges along pathways, water features, and ecological zones.

The landscape design also creates meaningful opportunities for education and interpretation. In select areas—particularly near gardens, wetlands, and the historic walk plantings, will be paired with interpretive signage that highlights native species, pollinator relationships, and regional ecology. These educational moments allow visitors to engage more deeply with the landscape while reinforcing the park’s role as a living learning environment. By connecting aesthetic beauty with ecological awareness, the landscape becomes both a functional and interpretive component of the overall park experience.

GARDENS

The final master plan for Ligonier Beach Park incorporates an array of specialized gardens strategically placed throughout the site to enhance the overall landscape design, promote biodiversity, and enrich the visitor experience by creating immersive, multi-faceted natural spaces. These gardens will predominantly feature Pennsylvania native plants—such as black-eyed susans, bee balm, coneflowers, and milkweed—selected for their adaptability to local soils and climate, low maintenance needs, and ability to support regional ecosystems, ensuring sustainable integration with the site’s floodplain and wetland features while minimizing invasive species risks and fostering environmental resilience.

The color garden will showcase a vibrant palette of blooming perennials and annuals, like the native purple coneflower (*Echinacea purpurea*) and cardinal flower (*Lobelia cardinalis*), designed to provide seasonal bursts of hues from spring through fall; its purpose is to create visual delight and photographic opportunities, enhancing the experience by offering serene spots for relaxation and inspiration amid the site’s historical and natural backdrop.

An educational garden will feature interpretive signage and themed plantings, including native ferns and wildflowers like Joe-Pye weed (*Eutrochium purpureum*), to teach visitors about local flora, ecology, and the site’s history as a former swimming pool area; this serves to promote environmental awareness and stewardship, enriching the experience through interactive learning that connects users to Pennsylvania’s natural heritage and encourages family-oriented educational outings.



COLOR GARDEN SITE LOCATION



COLOR GARDEN PALETTE GUIDE



EDUCATIONAL GARDEN SITE LOCATION



ELEMENTS OF SENSORY GARDEN



FUZZY TEXTURE OF LAMB'S EAR



COMMUNITY GARDEN SITE LOCATION



COMMUNITY GARDEN INSPIRATION



POLLINATOR GARDEN SITE LOCATION



SENSORY GARDEN SITE LOCATION

The sensory garden will engage all five senses with textured foliage (e.g., soft lamb’s ear, *Stachys byzantina*), fragrant herbs and blooms (such as wild bergamot, *Monarda fistulosa*), rustling grasses, and even edible elements like native berries; aimed at accessibility and therapeutic benefits, it enhances the park visit by providing inclusive, calming spaces for mindfulness, particularly beneficial for children, seniors, and those with sensory needs, while using Pennsylvania natives to ensure ecological harmony.

A community garden will provide dedicated, accessible plots for local residents to grow their own fruits, vegetables, herbs, and flowers in designated ground areas, fostering hands-on gardening and food production; its primary purpose is to promote food security, healthy eating, social interaction, and community building by allowing individuals, families, or groups to cultivate personal or shared spaces. This garden enhances the park experience by offering opportunities for active participation, intergenerational learning, and a sense of accomplishment through harvesting fresh produce, while also serving as a hub for workshops, events, and neighborly connections that strengthen ties within Ligonier Township. To align with the site’s ecological goals and floodplain sensitivities, the community garden will exclusively use Pennsylvania native and regionally adapted edible plants—such as serviceberries, pawpaws, ramps, Jerusalem artichokes, and native greens like purslane or wild strawberries—alongside compatible non-invasive vegetables, ensuring low water needs, soil health benefits, and support for local wildlife

Finally, the pollinator garden will prioritize nectar- and pollen-rich natives like goldenrod (*Solidago* spp.) and asters to attract bees, butterflies, and birds, supporting biodiversity and habitat restoration; its purpose is to bolster local pollinator populations crucial for food systems, thereby elevating the user experience with dynamic wildlife observation opportunities that foster a deeper connection to nature and underscore the site’s role in conservation efforts.

SEATING & GATHERING AREAS

The seating strategy for Ligonier Beach Park is intentionally diverse and adaptable, providing a range of experiences that support everyday use, community events, and seasonal programming. Rather than relying on a single seating type, the design incorporates multiple seating formats that accommodate both active gathering and quiet reflection. A key consideration throughout the design is the site's floodplain context; therefore, all loose and modular seating elements are designed to be removable. In advance of forecasted storm events, furnishings can be relocated to secure indoor storage areas, protecting park infrastructure while reducing maintenance costs and extending the lifespan of materials.

Picnic style seating will be distributed throughout the park to support family gatherings, small group activities, and informal dining. These tables are proposed to be constructed of durable, low maintenance materials such as powder coated steel frames paired with recycled plastic or composite lumber tops, offering resistance to moisture, UV exposure, and seasonal wear. Placement will prioritize shaded areas beneath existing tree canopies, pavilion structures, and garden edges, allowing visitors to comfortably enjoy the landscape while encouraging longer stays and passive park use. This type of seating reinforces the park's role as a social and intergenerational gathering space.

Near the community building, bistro-style seating will create a more flexible and social atmosphere suited to casual meetings, outdoor dining, and event overflow. Lightweight metal cafe tables and chairs, potentially fabricated from aluminum or galvanized steel, allow for easy reconfiguration depending on daily use or programmed events. This seating typology supports a more urban, plaza-like experience that complements the building's role as a year-round activity hub while maintaining adaptability during peak use periods.

Fire pit seating areas are also proposed as focal gathering zones that extend park usability into cooler seasons. These areas will feature circular or semi-circular seating arrangements using a combination of movable chairs and fixed seat walls constructed from materials such as natural stone or cast-in-place concrete. Fire features provide both functional warmth and a strong placemaking element, encouraging evening use, social interaction, and seasonal programming. Any fixed components will be carefully located outside the most vulnerable flood zones where feasible, while movable seating will remain fully relocatable during storm preparation.



PICNIC STYLE SEATING



BISTRO TABLE STYLE SEATING



FIRE PITS SEATING AREA



TERRACED LAWN STYLE SEATING FOR STAGE

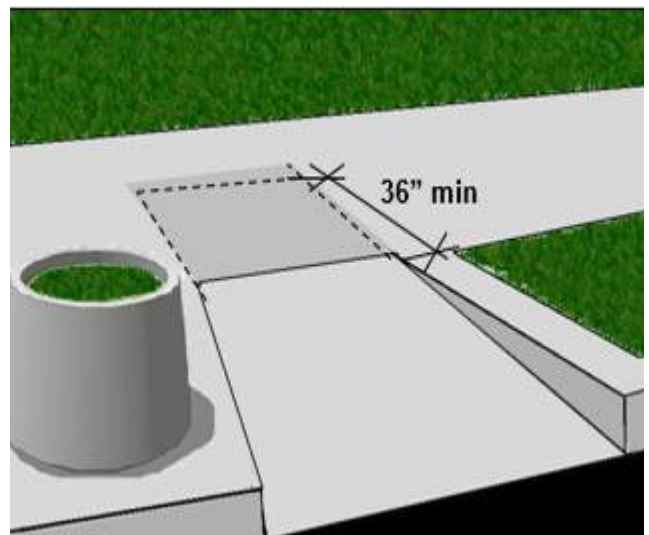
A signature seating environment is planned at the recessed performance stage, which is designed to accommodate concerts, community events, and informal performances. This area incorporates tiered decking platforms constructed of flood-resistant materials such as composite decking or rot-resistant hardwoods, providing structured seating while maintaining durability in a dynamic environment. Adjacent lawn seating terraces will offer a more relaxed viewing experience, allowing visitors to bring blankets or portable chairs. Integrated ADA seating spaces will be distributed throughout the viewing area to ensure equitable access and clear sightlines for all users.

In addition to structured seating, generous open lawn areas will provide flexible space for unprogrammed use, including picnicking, relaxation, and nature observation. This layered seating approach—combining fixed, modular, and informal options—supports a wide spectrum of user preferences while reinforcing the park’s identity as a welcoming, multi-functional public space. By prioritizing durable materials, modular furnishings, and flood-responsive management strategies, the seating design balances comfort and placemaking with long-term resilience and operational practicality.

ADA

A defining feature of the Ligonier Beach Park master plan is its commitment to universal accessibility and inclusive design. From the outset, the project prioritized creating a welcoming environment that supports users of all ages and abilities. Safe and intuitive circulation throughout the site is a primary design objective, with ADA-compliant pathways and accessible connections integrated across major program areas. These considerations ensure that all visitors can navigate the park comfortably and confidently, regardless of mobility level.

Accessibility planning begins with the proposed community building, which is elevated on stilts to accommodate floodplain constraints. To maintain full accessibility, the structure includes an integrated elevator system that provides vertical circulation between ground level and all usable floors. The building itself is designed to meet ADA standards through features such as compliant ramps, handrails, clear circulation zones, and fully accessible restrooms. ADA-designated parking is distributed strategically across the site, including spaces near the community building and adjacent to the pavilion, ensuring convenient access to key amenities.



ADA SIDEWALK ACCESS RAMP

Because the project is anticipated to be implemented in phases, accessibility has also been addressed through interim solutions. Temporary ADA-compliant restroom facilities will be provided until permanent infrastructure is constructed, ensuring that inclusive access is maintained throughout all stages of development. Beyond buildings and parking, accessible recreation is a central component of the design. The proposed ice-skating ribbon is intended to accommodate adaptive skating equipment, allowing individuals with mobility challenges to participate in seasonal activities. Nearby, an accessible fishing dock provides inclusive creek access, with removable railings designed to enhance both usability and flood resilience.

Additional accessible features are incorporated throughout the park to promote equitable participation in both active and passive experiences. An ADA-accessible ramp leads to the recessed performance stage, which includes seating accommodations designed for universal access. Pathway systems including the historic interpretive walk and connections to the pavilion are designed to provide smooth, barrier-free movement between destinations. Collectively, these elements reflect a comprehensive approach to accessibility that goes beyond compliance, reinforcing the project's broader goal of creating a park that is inclusive, adaptable, and welcoming to all members of the community.

PAVILION REHABILITATION & ADAPTIVE REUSE

The existing pavilion will be retained and thoughtfully integrated into the new master plan as a key legacy structure within Ligonier Beach Park. As one of the few remaining built elements on the site, the pavilion provides both functional utility and a tangible connection to the park's historic character. Preliminary assessments indicate that the structure remains in relatively good condition, allowing the design approach to focus primarily on rehabilitation and adaptive reuse rather than full reconstruction.

Proposed improvements will focus on targeted surface-level rehabilitation to extend the pavilion's lifespan and improve user experience. Planned work includes thorough power washing to remove accumulated debris and biological growth, repainting structural components with weather-resistant coatings, and repairing minor concrete deterioration such as surface cracking or spalling. Where necessary, patching compounds and sealants will be used to protect the slab and prevent long-term water infiltration. These upgrades are intended to enhance durability while maintaining the pavilion's original form and visual character.



ADA FISHING DOCK



INCLUSIVE PICNIC TABLE STYLE SEATING



EXISTING PAVILION TO BE REHABILITATED



EXISTING PAVILION TO BE REHABILITATED

Accessibility improvements are a critical component of the pavilion's reintegration into the park. A new ADA-compliant pathway will provide a safe and direct connection between the pavilion and designated accessible parking areas. This pathway will be designed with appropriate slopes, stable surfacing, and clear circulation widths to ensure inclusive access for all users. By improving connectivity, the pavilion can function as a fully integrated destination within the broader park circulation network.

The pavilion's location also offers unique experiential value within the site. Positioned with views toward the historic stone archway, the structure helps frame a memorable spatial relationship between past and present design elements. This visual connection reinforces interpretive opportunities and enhances the overall sense of place. The pavilion is envisioned as a flexible gathering node that can support picnicking, small events, and informal social use throughout the year.

To support a variety of programming needs, the pavilion will be furnished with removable seating that aligns with the park's broader flood-resilient design strategy. Lightweight, durable seating—such as powder-coated steel or recycled plastic benches and tables—can be deployed during normal use and relocated during storm preparation. This approach ensures the pavilion remains both functional and adaptable, allowing it to serve as a reliable community asset while responding appropriately to the site's environmental conditions.

ELEVATED COMMUNITY CENTER & FLOOD-RESPONSIVE DESIGN

A signature feature of the master plan is the proposed elevated community center, designed to function as a year-round hub for park activity while responding thoughtfully to the constraints of the floodplain. To accommodate periodic flooding and maintain hydrologic flow across the site, the structure will be elevated on stilts or piers, allowing water to pass beneath the building during high-water events. This approach minimizes obstruction within the floodplain while protecting the building's occupied spaces and critical systems. By combining resilient structural design with flexible programming, the community center establishes a functional anchor that supports both daily use and long-term sustainability.

Accessibility is a foundational component of the building's design. The structure will be fully ADA-compliant, incorporating accessible routes from adjacent parking areas and pathways. Vertical circulation will be provided through an integrated elevator system, ensuring that all users can comfortably access upper-level spaces regardless of mobility level. Additional accessibility features should include compliant restrooms, wide circulation corridors, and flexible interior layouts that support inclusive programming and equitable use.



ELEVATOR FOR COMMUNITY CENTER ADA ACCESS



Programmatically, the community center is envisioned as a multi-purpose space capable of adapting to a wide range of community needs. Core functions will include permanent restroom facilities serving the broader park, indoor gathering areas for meetings or small events, and covered outdoor zones that can support seasonal programming. The building may also accommodate concessions or light food service, creating opportunities for revenue generation and enhancing the visitor experience during events or peak park use. Flexible interior layouts allow the structure to support workshops, educational programming, youth activities, and community gatherings throughout the year.

ELEVATED COMMUNITY CENTER

is providing secure storage and maintenance infrastructure for park operations. Dedicated storage areas will house equipment such as maintenance tools, seasonal furnishings, and removable site elements. In particular, the building will serve as a staging location for flood-resilient infrastructure, including modular components like pickleball nets, fencing, event furnishings, and other vertical elements that must be removed in advance of storm events. By centralizing storage within an elevated and protected structure, the design simplifies park operations and reduces the risk of damage during flooding.

Beyond its functional roles, the elevated community center serves as a visual landmark and organizing element within the park. Its raised profile provides opportunities for elevated views across the site, reinforcing its identity as both a gathering space and orientation point. At the same time, the open area beneath the structure can be designed as a shaded, flexible-use zone that supports informal seating, pop-up programming, or sheltered circulation during inclement weather.

Overall, the elevated community center represents a solution that balances architectural presence with environmental responsiveness. By integrating accessibility, flexible programming, operational efficiency, and flood-resilient design, the structure supports the park's long-term viability while enhancing its role as a dynamic, community-centered destination.

WETLAND RESTORATION

An existing drainage swale on the site presents a valuable opportunity to transform a purely functional stormwater feature into a restorative ecological asset. Rather than simply conveying runoff away from the site, the master plan proposes capturing and redirecting a portion of this surface flow to establish a constructed wetland designed to improve water quality and enhance ecological diversity. This approach allows the project to convert an underutilized drainage element into a multi-functional landscape feature that combines stormwater management, habitat creation, and environmental education.



COMMUNITY CENTER SITE LOCATION



COMMUNITY CENTER INSPIRATION

WETLAND RESTORATION



WETLAND RESTORATION INFOGRAPHIC

stagnation, allowing the wetland to function as a dynamic, living system. The hydrologic network will be carefully designed to balance ecological performance with floodplain considerations, ensuring that water movement remains responsive to changing conditions while avoiding unintended impacts on creek flow patterns.

A key experiential component of the wetland is the inclusion of an elevated educational boardwalk that allows visitors to traverse and observe the habitat without disturbing sensitive plant communities. Constructed from flood-resistant materials such as composite decking or rot-resistant hardwood, the boardwalk will provide a safe and accessible route through the wetland landscape. Interpretive signage along the pathway will highlight topics such as stormwater management, native ecology, and watershed health, reinforcing the park's role as both a recreational and educational resource.



RESTORATIVE WETLAND BOARDWALK

Overall, the restorative wetland transforms an existing drainage challenge into a defining environmental feature of the park. By combining stormwater filtration, habitat creation, and immersive education within a single system, the design delivers both functional and experiential value. This approach not only enhances water quality and ecological health but also deepens visitors' understanding of natural processes, supporting a park environment that is both resilient and environmentally meaningful.

The proposed wetland will be engineered to receive runoff from the existing swale, where water will slow, spread, and filter through a series of planted basins. These shallow wetland cells will be planted with a diverse palette of native wetland vegetation, such as sedges, rushes, and moisture-tolerant flowering species. Native plant communities play a critical role in improving water quality by naturally filtering sediments, nutrients, and pollutants before water is reintroduced into the broader watershed. In addition to improving stormwater performance, the wetland will provide valuable habitat for amphibians, pollinators, and bird species, contributing to the park's overall biodiversity and ecological resilience.

To support long-term hydrologic function and seasonal variability, a controlled water source will also be introduced from Loyalhanna Creek. This supplemental circulation will help maintain consistent water levels during dry periods and prevent

The wetland system will also be hydrologically connected to the rehabilitated pond within the former pool shell, creating a cohesive water narrative across the site. This linkage allows stormwater, wetland filtration, and pond ecology to function as an integrated system rather than isolated features. By visually and functionally connecting these water elements, the design strengthens the park's identity as a landscape shaped by water while reinforcing sustainable water stewardship principles.



RESTORATIVE WETLAND SITE LOCATION

HISTORIC ELEMENTS

A central goal of the master plan is to preserve and celebrate the rich history of Ligonier Beach through a series of integrated interpretive elements distributed throughout the site. Public engagement efforts consistently highlighted the importance of honoring the site's past, particularly its legacy as a beloved regional destination. In response, the design approach emphasizes preservation where possible and thoughtful reinterpretation where adaptive reuse is required. Rather than isolating history into a single monument, the plan weaves cultural storytelling into the broader park experience, creating opportunities for visitors to encounter layers of history as they move through the landscape.

The most prominent historic element is the adaptive reuse of the existing pool shell, which serves as both a physical artifact and a narrative centerpiece. By transforming the shell into a multi-layered aquatic and event space, the design preserves the recognizable form of the former pool while introducing new uses that extend its relevance. Interpretive signage placed around the shell will provide historical context, sharing stories of Ligonier Beach's evolution, its cultural significance, and the memories associated with the site. These interpretive components may include archival imagery, oral history excerpts, and timelines that help visitors connect emotionally with the site's legacy.

Another key feature is the proposed Historic Walk, a curated pathway that guides visitors through a sequence of interpretive moments across the park. At each terminus of the walk, gateway elements will draw inspiration from the existing historic stone archway near the pavilion, reinforcing a strong visual and thematic connection to the original site architecture. These gateways will reinterpret the form and material language of the arch potentially through stone cladding or textured concrete creating a cohesive identity that anchors the interpretive experience.



HISTORIC SITE VIEWING STATION



HISTORIC ARTIFACTS

Given the site's location within the floodplain, interpretive elements along the Historic Walk will be designed with resilience in mind. Low-profile, at-grade signage will be used in place of tall vertical markers to minimize flood risk while maintaining accessibility. Durable materials such as etched metal panels, high-pressure laminate, or engraved stone will ensure long-term legibility and resistance to environmental wear. Select locations may also incorporate preserved artifacts or sculptural references that evoke historic features, providing tactile and visual points of interest along the route.



EDUCATIONAL SIGNAGE TO TEACH HISTORY

The Historic Walk transitions seamlessly into an adjacent educational garden walk, where the narrative shifts from cultural history to ecological learning. This area will highlight native plant species and traditional landscape relationships, reinforcing the connection between human history and the natural environment. Interpretive signage within the garden will introduce visitors to regional flora, pollinator relationships, and historical land use patterns, creating a layered educational experience that bridges past and present.

Together, these historic interpretation strategies create a cohesive storytelling framework that enriches the park's identity. By embedding history into circulation routes, landscape features, and adaptive reuse elements, the design fosters a deeper sense of place and meaning. This approach ensures that the legacy of Ligonier Beach remains visible and relevant, allowing future generations to engage with the site not only as a recreational destination but also as a living cultural landscape.



EXISTING HISTORIC STONE ARCHWAY

LOW-IMPACT KAYAK LAUNCH & CREEK ACCESS

To enhance recreational interaction with Loyalhanna Creek, a small prefabricated kayak launch is proposed along a deeper and more stable section of the stream corridor. This feature is designed as a low-impact water access point that allows visitors to safely launch and retrieve kayaks, canoes, and paddleboards without introducing extensive structural disturbance to the creek bank. The launch will follow a modular system similar to commercially available YakPort-style kayak launches, which are widely used in parks and waterfront settings for their durability and user-friendly design.

The launch will consist of a prefabricated molded platform constructed from UV-stabilized polyethylene or similar marine-grade materials. These systems are engineered to create a stable cradle that supports small paddlecraft and allows users to enter and exit the water at near-water level, significantly improving safety compared to traditional steep banks or informal launches. The wide, gently contoured platform provides a secure surface for loading and unloading equipment, making it accessible to a broad range of users, including beginners and families.



KAYAK LAUNCH

One of the primary advantages of this launch type is its minimal environmental footprint. Because the system is modular and lightweight, it can be installed with limited bank disturbance and without extensive excavation or permanent in-stream construction. The floating or semi-floating design allows the structure to accommodate minor water level fluctuations while maintaining usability across seasons. Additionally, prefabricated launches can be anchored using flexible mounting systems that reduce stress on the shoreline and allow for easier seasonal removal or adjustment if required.

From an accessibility standpoint, the launch provides a more inclusive way for visitors to engage with the creek. The stable platform reduces slipping hazards and creates a predictable boarding surface, which is especially beneficial for novice paddlers or individuals with limited mobility. When paired with accessible pathways and viewing areas, the kayak launch helps broaden the range of water-based recreation available within the park, reinforcing the project's broader commitment to universal access.

Beyond recreational benefits, the launch also supports educational and ecological engagement. By providing controlled access to the water, the design helps discourage the formation of informal trails and bank erosion that can occur when users create their own entry points. Concentrating access in a single, well-designed location protects riparian vegetation and promotes long-term creek health. At the same time, it creates opportunities for environmental programming such as guided paddling, nature interpretation, and watershed education.

Overall, the proposed prefabricated kayak launch offers a balanced solution that combines recreational value with environmental sensitivity. Its modular construction, low-impact installation, and user-friendly design make it an ideal addition to the park's creekside amenities, allowing visitors to experience Loyalhanna Creek in a safe, sustainable, and memorable way.



KAYAK LAUNCH

FISHING DOCK & RIPARIAN HABITAT ENHANCEMENT

A small fishing dock is proposed along the perimeter of the park, carefully positioned near the pollinator garden along the banks of Loyalhanna Creek. This location was selected to provide a quiet, nature-oriented experience while minimizing conflicts with more active areas of the park. By situating the dock in a more secluded edge condition, the design creates an intimate destination for fishing, wildlife observation, and passive recreation while reinforcing the park's connection to the creek corridor.



SMALL FISHING DOCK

The dock will be constructed using durable, low-maintenance materials suited for a flood-prone environment. A structural frame of galvanized steel or aluminum will support a composite decking surface designed to resist moisture, rot, and UV degradation. Composite decking is particularly well-suited for waterfront applications, as it offers slip resistance, minimal maintenance requirements, and long-term durability compared to traditional wood construction. The dock will be designed with accessible clearances and edge conditions that support inclusive use, allowing anglers of varying abilities to comfortably engage with the water.

In addition to recreational function, the dock will serve as a focal point for ecological enhancement. Surrounding the structure, a series of wildlife habitat features will be incorporated to support riparian biodiversity and promote environmental education. These may include submerged fish habitat structures, woody debris placements, and bank stabilization elements that create shelter for aquatic species while improving overall stream health. Native riparian plantings adjacent to the dock will further stabilize the bank, provide shade for temperature regulation, and attract pollinators and bird species, complementing the nearby pollinator garden.

The integration of fishing access with habitat restoration reflects a broader design strategy that pairs recreation with stewardship. By providing a dedicated and thoughtfully designed fishing location, the project reduces the likelihood of informal bank access that can lead to erosion or vegetation loss. At the same time, the dock offers opportunities for environmental interpretation, youth fishing programs, and community engagement centered around creek ecology.

The fishing dock represents a small but meaningful intervention that enhances both recreational opportunity and ecological function. Through the use of resilient materials, accessible design, and habitat-focused enhancements, the feature supports a balanced approach to creekside development—one that encourages enjoyment of the natural environment while actively contributing to its long-term health.

SPORT COURTS

A centralized multi-use sport court area is proposed to support active recreation and provide flexible programming opportunities within the park. Concentrating these amenities in a single location creates a cohesive recreation zone while minimizing spatial conflicts with passive uses. This strategy allows the courts to function as a vibrant activity hub that encourages intergenerational participation and promotes healthy, active lifestyles within an accessible and well-organized setting. The primary features of this zone include two dedicated pickleball courts designed to accommodate both casual and organized



PICKLEBALL COURTS



FISH HABITATS



CREEK INTERACTION

play. Court surfaces are proposed to consist of a durable asphalt or post-tensioned concrete base with an acrylic sport coating system, providing a resilient, low-maintenance surface that supports consistent ball response and long-term performance. Pickleball was selected due to its broad appeal across age groups and its growing popularity, making it an ideal amenity for both local residents and visitors. Nets and perimeter fencing will be modular and removable, allowing them to be temporarily disassembled and stored in advance of forecasted flooding events, thereby protecting infrastructure and reducing maintenance costs associated with the floodplain setting.

Adjacent to the pickleball courts, a flexible volleyball area will be integrated using a lawn-based configuration. Rather than constructing a permanent hard court, the volleyball space will be defined through reinforced grass areas and painted striping that can support informal recreation while maintaining visual openness. This approach preserves green space while enabling adaptable use for volleyball, lawn games, and community events. Removable net systems and lightweight fencing will mirror the flood-resilient strategy used for the pickleball courts, ensuring that all vertical elements can be quickly removed or secured during storm preparation.

Accessibility is a key consideration in the layout and placement of the sport courts. The recreation zone will be located adjacent to ADA-designated parking areas and connected via accessible pathways to ensure barrier-free entry. Clear circulation routes and level playing surfaces allow individuals of varying mobility levels to comfortably access and enjoy the courts. By integrating inclusive design principles, the sport courts support equitable participation while reinforcing the park's broader commitment to universal accessibility.

In addition to their recreational value, the sport courts contribute to the park's overall programming diversity and year-round vitality. They provide opportunities for informal play, youth programming, and community tournaments, helping activate the site during peak seasons while remaining adaptable to changing recreational trends. The combination of durable materials, modular infrastructure, and thoughtful placement ensures that the sport courts deliver long-term recreational benefits while remaining responsive to the environmental realities of the floodplain context.



REMOVABLE NETS



TURF VOLLEYBALL COURT

ICE SKATING RIBBON

One of the most prominent and destination-oriented features of the master plan is the proposed synthetic ice skating ribbon. Designed as a signature attraction, the ribbon introduces a recreational amenity that is both visually distinctive and programmatically flexible. Unlike traditional rectangular rinks, a skating ribbon follows a winding, landscape-integrated alignment that encourages continuous movement and creates a more immersive experience. This type of feature remains relatively rare in small communities, making it a uniquely compelling addition to the Ligonier area. As a result, this amenity has strong potential to position the park as a regional draw while reinforcing its identity as a destination within Westmoreland County.



SYNTHETIC ICE INFOGRAPHIC

The ribbon is envisioned as a synthetic ice system, constructed using high-density polyethylene (HDPE) skating panels installed over a stable base such as a concrete or asphalt slab. These interlocking panels create a smooth, durable skating surface that simulates the glide of traditional ice without the need for refrigeration systems or water freezing. In an outdoor setting, this construction approach offers significant advantages, including resilience to temperature fluctuations, elimination of energy-intensive cooling infrastructure, and reduced operational complexity. The ribbon can remain installed year-round, allowing the space to function as both a skating surface in colder months and a multi-use promenade during warmer seasons.

From an accessibility standpoint, the skating ribbon supports inclusive recreation. Synthetic ice surfaces are designed to be usable not only with skates but also with standard footwear, allowing individuals to walk or roll across the ribbon safely during non-skating periods. This dual-use capability enhances ADA accessibility by creating a barrier-free circulation path that can be enjoyed by users of varying mobility levels. Additionally, adaptive skating equipment—such as sled supports or balance aids—can be accommodated on synthetic ice, enabling individuals with disabilities to participate in skating experiences. This inclusive design aligns with the broader goal of ensuring that signature park features remain welcoming and usable for all visitors.

Another key advantage of synthetic ice is its significantly reduced maintenance burden compared to traditional refrigerated rinks. Because the system does not rely on mechanical cooling or water management, it eliminates many of the operational challenges associated with real ice, such as resurfacing, refrigeration upkeep, and seasonal installation. Routine maintenance typically consists of surface cleaning and occasional panel inspection, resulting in lower long-term operational costs and reduced staffing requirements. This simplified maintenance model makes the skating ribbon a more practical and sustainable investment for a community-scale park while still delivering a high-impact recreational experience.



SKATING RIBBON SITE LOCATION

Beyond its functional benefits, the skating ribbon contributes to the park's identity as a vibrant, year-round destination. In winter, it offers a festive, highly visible activity that supports seasonal programming and tourism. During warmer months, the ribbon transforms into a sculptural circulation feature that encourages walking, social gathering, and event activation. This level of seasonal adaptability ensures that the ribbon remains an active and defining element of the park throughout the year.

The synthetic ice skating ribbon represents a forward-thinking recreation feature that blends innovation, accessibility, and operational efficiency. Its rarity within the region, combined with its multi-season functionality and low maintenance requirements, positions it as a landmark attraction capable of elevating the park's regional profile while providing a memorable and inclusive experience for the Ligonier community.



SKATING RIBBON INSPIRATION

SPRAY GROUND & SEASONAL ICE RINK

A key multi-seasonal feature of the park is the proposed convertible water plaza that functions as both an interactive spray ground in warmer months and a traditional ice rink in winter. This dual-purpose space is designed to maximize year-round activation while making efficient use of a single, flexible footprint. By combining two highly desirable amenities within one adaptable area, the design supports continuous community use and reinforces the park's identity as a dynamic, all-season destination.

During the summer, the space operates as a spray ground—an interactive, zero-depth water feature that provides safe and accessible recreation for visitors of all ages. Unlike traditional aquatic facilities, spray grounds do not require standing water, which significantly improves safety and reduces supervision demands. Interactive spray jets, misting features, and programmable water elements create a lively and engaging environment that is especially appealing to families and young children. In addition to providing a cooling feature during hot weather, spray grounds tend to function as social anchors within parks, drawing repeat visitation and encouraging longer stays. The surrounding plaza can support shaded seating, informal gathering, and seasonal programming, helping establish the area as a central activity hub.

The spray ground is intentionally designed with a durable, level hardscape surface that allows it to serve additional functions beyond summer use. This same plaza provides the foundation for a seasonal winter transformation into a traditional ice skating rink using a modular system such as the NiceRink product. The NiceRink system utilizes temporary perimeter boards and a flexible liner installed over the prepared surface, allowing water to be introduced and frozen naturally during colder temperatures. Because the system is modular and does not require permanent refrigeration infrastructure, it offers a cost-effective way to deliver authentic ice skating while maintaining operational flexibility.



SPRAY GROUND & SKATING RINK SITE LOCATION

In winter, the conversion of the spray ground into an ice rink introduces a nostalgic and community-oriented recreational experience that complements the more contemporary skating ribbon elsewhere in the park. This dual offering creates variety within the park's winter programming, allowing visitors to choose between traditional rink skating and the continuous movement of the ribbon. The temporary rink can support public skating, small events, and seasonal gatherings, further enhancing the park's role as a year-round destination.

From an operational standpoint, the modular nature of the rink system allows for efficient seasonal changeover. At the end of winter, rink components such as boards and liners can be disassembled and stored within the elevated community center, where secure, weather-protected storage is available. This centralized storage approach streamlines seasonal transitions while protecting equipment and reducing long-term maintenance costs.

Together, the spray ground and seasonal ice rink create a highly adaptable recreation space that evolves with the seasons. The spray ground delivers strong summer activation and family appeal, while the winter rink introduces a timeless cold-weather experience that encourages continued park use. By layering these complementary functions into a single plaza, the design maximizes recreational value, operational efficiency, and year-round vibrancy within the park.



SPRAY GROUND WITH LIGHTING



NICE RINK PRODUCT



EXISTING POOL SHELL

PHASED MASTER PLAN



Phase 1

The master plan for Ligonier Beach Park is organized into phases to make implementation more practical and achievable over time. Phasing allows the Township to pursue fundraising and grant opportunities over a longer period, making construction more financially feasible while still allowing steady progress on the site. It also provides flexibility during the permitting process, allowing individual phases to be reviewed and approved as they are ready rather than requiring the entire project to move forward at once. This approach helps the Township adapt to funding availability and regulatory timelines while continuing to move toward the overall vision for the park. In the Phase 1 master plan shown below, the improvements associated with this phase are identified with blue numbered markers, allowing readers to easily locate and understand the specific elements included in the initial stage of development.

Phase 1 represents the foundational step in transforming the park into a revitalized and resilient community space. This phase focuses on essential site preparation and infrastructure improvements that will support future development. Work includes grading, drainage improvements, circulation layout, and utility installation, all of which are carefully sequenced to minimize future disturbance and reduce long-term costs. Addressing these elements early also allows the project team to manage floodplain considerations and existing site constraints before later amenities and recreational features are constructed.



PHASE 1

PHASE 1 DESIGN SUMMARY

Infrastructure and circulation improvements also play a central role in this phase. Vehicular access and parking will be established through new paved areas that define arrival and use patterns. Disturbance will be intentionally limited to pavement associated with parking and circulation, helping preserve open space while still meeting access needs. The amount of parking provided will support regular daily use as well as small events, offering flexibility without overbuilding the site. To reinforce security and manage after hours use, the main entrance will include a gate that allows the park to be closed when needed while maintaining a welcoming daytime presence.

Utilities installed during this phase are designed to support both current needs and future expansion. A key constraint influencing the layout is the existing water line that runs through the property and carries a 20 foot easement where permanent structures cannot be placed. Recognizing this limitation early allows the design to place buildings and long term features outside of the easement while reserving that corridor for compatible uses such as lawn or circulation. Additional underground utilities, lighting infrastructure, and drainage improvements will be installed so that future phases can connect seamlessly without the need for repeated excavation.

While this phase is largely focused on groundwork, it also includes targeted improvements that activate the park. The pavilion area will be revitalized to create an immediate gathering space that supports events and day to day use. Renovating this structure early allows the community to benefit from a functional covered space while the rest of the park evolves. Supporting features such as temporary restrooms will be provided in the form of portable facilities, ensuring that the park remains usable during early stages without committing to permanent buildings before the broader master plan is complete.

Collectively, these efforts position Phase 1 as both a preparatory and enabling stage. By completing demolition, grading, utilities, circulation, and key renovations first, the project establishes a strong operational baseline. Much of the work in this phase is not highly visible once complete, but it is critical to the long term success of the park.

PHASE 2 DESIGN SUMMARY

A major component of this phase is the introduction of pedestrian focused features that encourage movement and lingering. A half mile walking loop will be established around the site, creating a dedicated route for exercise, strolling, and informal gathering. This loop helps define the overall structure of the park while providing a continuous and accessible path that supports wellness and recreation. Along these routes, new seating opportunities will be added in the form of benches, picnic tables, and small gathering areas. These elements create places to rest, socialize, and observe activity, reinforcing the park's role as a community destination rather than simply an open field.

Phase 2 also introduces several programmatic elements that bring identity and activity to the site. One of the most significant transformations is the rehabilitation of the existing pool shell into a functioning pond feature. This adaptive reuse approach allows an underutilized structure to become a central landscape element that contributes visual interest, ecological value, and long term sustainability. The pond helps anchor the park spatially and provides a focal point that complements both passive recreation and environmental education opportunities.

Additional recreational features will be layered into the open lawn areas created in Phase 1. A grass volleyball court will be incorporated, using subtle striping that allows the area to function flexibly when not in active use. This approach maintains the openness of the landscape while introducing a clear recreational amenity that supports casual play and community events. The flexibility of the lawn remains a priority, ensuring that the park continues to function as a multi use space rather than becoming overly segmented.

Community oriented programming is further supported through the introduction of a community garden. This feature adds a hands on and educational component to the park, encouraging local participation and stewardship. The garden creates opportunities for intergenerational engagement, food education, and seasonal programming while reinforcing the park's role as a shared civic space. Plantings, seating, and small scale gathering areas around the garden will help integrate it into the broader pedestrian network.

Overall, Phase 2 enhances and activates the blank canvas established in the first phase. By layering in accessible pathways, seating, recreation features, and adaptive reuse elements, the park begins to take on a more defined identity. The improvements outlined in the Phase 2 scope, including pedestrian infrastructure, seating, garden space, the pond conversion, and recreational amenities, reflect a shift from preparation to activation while still maintaining flexibility for future growth

Phase 3

Phase 3 represents the next step in the park's evolution, building upon the accessibility and programmatic elements introduced in Phase 2 by expanding infrastructure, strengthening amenities, and further defining the park's identity. At this stage, the site has already transitioned from a prepared landscape into an active public space. Phase 3 focuses on refining and expanding that experience by enhancing circulation, supporting larger gatherings, and introducing additional recreational and environmental features. The goal is to build upon what is already working while strategically adding improvements that increase capacity, usability, and long-term resilience. In the Phase 3 master plan shown below, the improvements associated with this stage are identified with orange numbered markers, allowing readers to easily locate and understand the features included in this phase of development.

This phase emphasizes expansion rather than introduction. Many of the core features already exist in earlier phases, but Phase 3 enhances them in ways that improve function and flexibility. Concrete walkways and hardscape areas will be expanded throughout the site to strengthen pedestrian circulation and create a more cohesive network of accessible routes. These additions reinforce the structure established in Phase 2, ensuring that key destinations are fully connected and easier to navigate as park usage grows. Expanding these surfaces later in the implementation sequence also allows the design to respond to real patterns of use observed during earlier phases.



PHASE 3

PHASE 3 DESIGN SUMMARY

Parking and access improvements are a major focus of this phase. The parking lot will be expanded to accommodate increased visitation and larger events, ensuring the park can support a wider range of programming without creating congestion. A dedicated loading area will also be constructed to support event setup, maintenance access, and operational needs. Incorporating this feature at this stage allows the park to host more complex activities while preserving pedestrian safety. In addition, a portion of the parking area will be designed to accommodate food trucks during events. This flexible space supports temporary vendors without requiring permanent structures, reinforcing the park's adaptability and ability to support community gatherings.

Water based recreation and pond related amenities are also introduced in this phase, building upon the pond implementation completed earlier. A kayak launch will provide direct and safe access to the water, encouraging active recreation and expanding the park's connection to its aquatic features. Complementing this addition, a fishing dock will be installed to provide a dedicated and accessible location for anglers. These elements create new ways for visitors to engage with the landscape while supporting a broader range of users and recreational interests.

To further strengthen circulation and visual connectivity, a pedestrian bridge will be constructed near the pond area. This feature improves movement across the site while also serving as a visual landmark that enhances the park's identity. The bridge allows visitors to experience the water feature from a new perspective and helps tie together different zones of the park. Introducing this element in Phase 3 ensures that it connects seamlessly with the expanded trail and hardscape network.

Ecological and landscape enhancements also continue in this phase. A pollinator garden will be introduced and positioned along the pedestrian trail to maximize visibility and accessibility. Locating this garden near established walking routes encourages passive education and interaction while supporting habitat creation and seasonal interest. This addition builds upon the environmental themes introduced in earlier phases, reinforcing the park's commitment to ecological value alongside recreation.

Landscaping throughout the site will be expanded to unify the park visually and functionally. Additional trees, shrubs, and perennial plantings will help define spaces, provide shade, and soften the expanded hardscape areas. These plantings contribute to long term sustainability by improving stormwater absorption, enhancing microclimates, and supporting biodiversity. By implementing broader landscape improvements after major circulation and infrastructure are established, the plantings can be placed more strategically and have a greater long term impact.

Phase 3 represents a period of expansion and refinement. The improvements outlined in the Phase 3 scope, including parking expansion, hardscape additions, water access amenities, the pollinator garden, and expanded landscaping, reflect a continued progression toward a fully realized and adaptable public space

Phase 3 builds on the momentum of the earlier phases by expanding capacity, deepening amenities, and enhancing the overall park experience. With improved access, new recreational features, and expanded ecological elements, the park continues to mature into a more complete and dynamic destination. These improvements strengthen both functionality and identity while preserving the flexibility that has guided the project from the beginning. By focusing on thoughtful expansion and integration, Phase 3 moves the park closer to its long term vision while ensuring it remains adaptable, resilient, and welcoming for future generations.

Phase 4

Phase 4 represents the culmination of the park's development, bringing together the infrastructure, programming, and ecological layers established in earlier phases into a fully realized and cohesive public space. By this stage, the park has already transitioned from a prepared landscape into an active destination with defined circulation, gathering spaces, and recreational amenities. This phase focuses on completion and refinement, introducing the final elements that shape the park's long-term identity while strengthening environmental performance and visitor experience. The improvements implemented here are intentionally timed to follow earlier construction so that final features can respond to established patterns of use and integrate seamlessly into the park's overall structure. In the Phase 4 master plan shown below, the improvements associated with this phase are identified with red numbered markers, allowing readers to easily locate and understand the features included in this final stage of development.

One of the primary components of this phase is the completion of the parking lot in its final configuration. Building upon earlier expansions, the lot will be fully developed to support long-term operations and larger community events. Green medians will be incorporated throughout the parking area, introducing planted islands with trees and understory vegetation. These medians help break up expanses of pavement, provide shade, and contribute to stormwater infiltration while improving the overall aesthetic quality of arrival spaces. Constructing these features during this phase ensures they align with fully established circulation patterns and reduces the need for future adjustments.



PHASE 4

PHASE 4 DESIGN SUMMARY

Interpretive and experiential elements are also introduced during this phase, beginning with the addition of the historic walk. This feature creates a narrative layer within the park by highlighting local history through signage, materials, and spatial sequencing. The walk will likely follow a primary pedestrian route and include interpretive markers or viewing nodes that encourage exploration and reflection. Installing this feature later in the process allows the interpretive story to reflect the completed park and connect meaningfully with its final layout.

A series of themed gardens will further enhance the park's experiential diversity. The educational garden will support learning and programming opportunities, featuring plantings and layouts that demonstrate ecological relationships or regional species. The sensory garden will offer an immersive environment designed to engage multiple senses through texture, fragrance, and seasonal variation, supporting inclusive and therapeutic experiences. The color garden will introduce coordinated seasonal plant palettes that create strong visual interest and reinforce the park's identity as a welcoming and vibrant space. Implementing these gardens in the final phase allows them to be carefully integrated into established pedestrian routes and surrounding amenities.

Environmental performance is strengthened through the addition of stormwater best management practices. These may include rain gardens, infiltration areas, and planted drainage features designed to capture and filter runoff from surrounding hardscape. Installing these systems after final grading and paving are complete allows them to function more effectively and ensures they respond to the site's true drainage patterns. These improvements support long term sustainability while reinforcing the park's ecological character.

Wetland restoration is another defining element of this phase. Restoring wetland areas enhances habitat quality, improves water management, and introduces a strong natural identity to the park. A boardwalk will be constructed through portions of the restored wetland, allowing visitors to experience these environments without disturbing sensitive habitats. The boardwalk will likely consist of elevated decking supported by piers, providing durability while minimizing ground disturbance. This feature supports both passive recreation and environmental education while creating a memorable destination within the park.

Temporary restrooms will remain in use during this phase, as permanent facilities are planned to be incorporated into a future community center. Continuing with temporary facilities allows the park to remain functional without constructing standalone buildings that may be replaced later. This approach maintains flexibility while ensuring visitor needs are met in the interim.

A key infrastructure improvement in this phase is the installation of a traffic signal at the intersection of the park entrance and Route 30. As park visitation increases and the site becomes a more prominent destination, formalizing access at this intersection improves both safety and visibility. The signal will help manage turning movements, improve pedestrian crossings, and create a clearer gateway into the park. Introducing this feature aligns with increased usage and reinforces the park's integration into the surrounding transportation network.

This phase brings the park vision into full focus by completing the elements that define both character and experience. With finished parking areas, interpretive features, themed gardens, ecological restoration, and improved access infrastructure, the park transitions from a developing landscape into a mature and cohesive destination. These additions reinforce both identity and environmental performance while building upon the strong framework established in earlier phases. By thoughtfully layering these improvements onto the existing foundation, Phase 4 ensures the park remains adaptable, meaningful, and enduring as a long term asset for the community.

Phase 5

This phase is intentionally timed to occur after the landscape and infrastructure have matured. By implementing these major amenities later in the development sequence, the design can respond to how the park is already being used and where activity naturally concentrates. This approach ensures that new features are placed strategically, connected efficiently to existing utilities and pathways, and integrated seamlessly into the broader site. It also reduces the need for rework, since grading, drainage systems, and access routes are already established and functioning. In the Phase 5 master plan shown below, the improvements associated with this phase are identified with yellow numbered markers, allowing readers to easily locate and understand the elements included in this stage of development.

Another key objective of Phase 5 is expanding the park's seasonal versatility. While earlier phases established strong foundations for recreation and environmental performance, this phase introduces elements that actively transform the park across seasons. The goal is to create a space that feels dynamic throughout the year, offering different experiences in winter, summer, and transitional months. By introducing flexible, multi-use features that can evolve with seasonal conditions, the park becomes more than a static landscape and instead functions as an adaptable civic destination.



PHASE 5

PHASE 5 DESIGN SUMMARY

One of the most significant additions in this phase is the ice skating ribbon. Unlike a traditional rink, the ribbon introduces a more immersive skating experience by guiding users along a continuous looping path that moves through the landscape. This feature builds naturally on the circulation framework developed in earlier phases, allowing it to integrate seamlessly with existing trails and gathering spaces. Constructing the ribbon at this stage ensures that grading, drainage, and utility infrastructure are already in place to support the refrigeration systems and lighting required for safe winter use. The installation typically involves constructing a stable structural base, embedding cooling infrastructure beneath the skating surface, and integrating surrounding hardscape and seating areas to support spectators and seasonal programming.

Complementing the ribbon is the addition of a splash pad that converts into a winter ice rink. This multi functional feature reinforces the park's commitment to flexible, year round use. During warmer months, the splash pad will operate as an interactive water feature with spray elements designed for families and children. In colder conditions, the same footprint can transition into a traditional skating surface, allowing the space to remain active even as seasons change. Installing this feature in a later phase is practical because it relies on completed utility networks, including water supply, drainage, and electrical connections. The system is typically constructed with a reinforced base slab, integrated spray infrastructure, and adaptable surface treatments that allow seasonal conversion without major structural modifications.

Another defining feature of this phase is the addition of the recessed stage. This element introduces a dedicated performance venue that supports concerts, community events, and cultural programming. While earlier phases established flexible gathering areas, the recessed stage provides a more formal focal point for organized activities. The stage will likely be constructed using durable decking materials supported by a structural base, with surrounding grading used to create natural lawn seating. This approach allows the stage to feel integrated into the landscape while still functioning as a defined destination. Installing the stage at this point in the implementation sequence ensures that its orientation, access routes, and supporting utilities can be aligned with the fully developed park layout.

In addition to these major attractions, Phase 5 includes supporting infrastructure and landscape enhancements that allow the new features to function cohesively within the broader park. Expanded walkways and accessible routes will connect the skating and performance areas to the established trail network, ensuring inclusive and intuitive movement throughout the site. Utility upgrades, including sanitary connections, drainage systems, and lighting, will support increased visitor capacity and extended seasonal use. Landscape improvements will also continue around these new amenities, helping soften built elements, provide shade, and maintain visual continuity across the park.

Together, the improvements introduced in this phase represent the transition from a completed park to a destination experience. By layering signature recreational features onto the established ecological and infrastructural framework, Phase 5 introduces new opportunities for seasonal programming and community engagement. The additions outlined in this phase, including the skating ribbon, multi use splash pad and rink, recessed performance stage, and supporting infrastructure, define the park's long term identity as a vibrant, year round public space.

Final Phase 6

The final phase represents the culmination of the park's long-term vision, introducing the last major structural element that completes both the physical framework and the community identity of the site. By this point, the landscape has matured through earlier phases, with circulation systems, ecological features, gathering spaces, and recreational amenities firmly established. Trails, open lawns, water features, and destination attractions are already functioning as a cohesive network. This final phase shifts the focus from landscape activation to civic permanence, introducing the architectural anchor that supports long-term programming, operations, and year-round community use. In the Phase 6 master plan shown below, the improvements associated with this phase are identified with green numbered markers, allowing readers to easily locate and understand the elements included in this final stage of development.

Unlike earlier phases that emphasized environmental systems or outdoor recreation, this phase centers on built infrastructure that allows the park to operate as a fully supported civic destination. The addition of a permanent indoor facility provides a new layer of functionality that expands how the park can be used across seasons and weather conditions. It also represents a symbolic milestone in the project's evolution, marking the transition from a phased landscape initiative into a fully realized public campus with both indoor and outdoor capabilities.



PHASE 6

PHASE 6 DESIGN SUMMARY

The defining feature of this phase is the construction of a community center elevated on stilts. This design approach responds directly to the site's environmental context, particularly its flood prone conditions. By elevating the primary occupied floor above potential flood elevations, the building reduces long term risk while allowing the surrounding landscape to continue functioning naturally. Rather than resisting the site's hydrology, the elevated structure works with it, ensuring resilience while maintaining the openness and ecological performance established in earlier phases.

Structurally, the building will likely be supported by a system of deep foundations or piers that transfer loads below flood sensitive soils. These vertical supports elevate the occupied levels while minimizing ground disturbance. The space beneath the structure can remain open or lightly programmed, allowing floodwaters to pass through without damaging the building envelope. This strategy not only improves resilience but also preserves visual continuity across the park by maintaining open sightlines at ground level.

Accessibility and usability are central to the building's design. The inclusion of an elevator ensures the elevated structure remains fully accessible to all users, allowing seamless movement between ground level and the main floor. Exterior walkways, plazas, and accessible routes will connect the building to the existing trail network, ensuring it integrates naturally into the park's circulation system. Supporting utilities, including water, sanitary connections, electrical service, and communications infrastructure, will be extended to the structure as part of this phase, allowing it to function as a fully operational community hub

Beyond its structural strategy, the community center serves as a social anchor for the entire park. The building creates opportunities for indoor programming, community events, educational activities, and seasonal operations that were not previously possible in an outdoor only environment. It can support restrooms, gathering spaces, classrooms, event rentals, and operational facilities, all of which strengthen the park's long term sustainability. By consolidating these functions into a single resilient structure, the park reduces reliance on temporary facilities while improving visitor comfort and operational efficiency.

Equally important is the building's role in reinforcing identity. Positioned as a prominent architectural element within the park, the elevated community center becomes a visual landmark that signals arrival and permanence. Its design can reflect local character through materials, form, and views that connect interior spaces to the surrounding landscape. This integration ensures that even as the project introduces a significant built component, it remains grounded in the environmental and community values that shaped earlier phases.



LIGONIER BEACH PARK SITE VIEW FROM ROUTE 30

COST ESTIMATES



Master Plan Cost Estimate

The master plan cost estimate provides a comprehensive financial framework for understanding the long term investment required to fully realize the Ligonier Beach vision. Rather than representing a single construction project, the estimate captures the cumulative cost of transforming the site through a series of coordinated phases that build upon one another over time. When viewed holistically, the full buildout is projected at approximately \$15.6 million, reflecting both the complexity of the site and the ambitious scope of the master plan.

This total reflects the layered nature of the redevelopment effort. A significant portion of the overall investment is directed toward foundational infrastructure such as grading, drainage systems, utilities, and circulation networks. These elements are essential in addressing the site's floodplain conditions and aging infrastructure while establishing the groundwork necessary for long term resilience. Though these improvements may not always be highly visible, they form the backbone of the entire master plan and ensure that future investments can be implemented efficiently and sustainably. Equally important are the experiential components captured within the estimate. The master plan envisions Ligonier Beach as more than a traditional park; it proposes a dynamic civic landscape that integrates recreation, ecology, education, and community gathering. Investments in gardens, water features, trails, performance spaces, and seasonal attractions all contribute to the total cost while defining the park's identity. Signature elements such as the skating ribbon and elevated community center represent major milestones in the transformation, reflecting a commitment to creating a destination that serves both local residents and the broader region.

Item	Unit	Quantity	Unit Cost	Item Total Cost
Site Demolition				
Clearing and Grubbing	AC	6	\$5,500.00	\$33,000
Strip and Stockpile Topsoil	CY	6000	\$15.00	\$75,000
Excavation, Class I	CY	18000	\$20.00	\$360,000
Drainage & Sedimentation Control				
Risc, Erosion and Sedimentation Control- Includes PCE, Rock Rack, Inlet Protection, Sedimentation Trap Boxes, Culverts, Washout, etc.	LS	1	\$42,800.00	\$42,800
12" Composite Filter Sack	LF	4000	\$5.00	\$20,000
Temporary Matting	SF	38000	\$2.00	\$76,000
Site Work				
Earthwork	CY	20000	\$20.00	\$400,000
Topsoil Strip	CY	8000	\$25.00	\$200,000
Material Hauled off-site	CY	6000	\$30.00	\$180,000
Pavement				
standard duty concrete	Sq Ft	49000	\$10.00	\$490,000
heavy duty concrete	Sq Ft	900	\$25.00	\$22,500
standard duty bituminous pavement	Sq Yd	2220	\$60.00	\$133,200
heavy duty bituminous pavement	Sq Yd	3800	\$75.00	\$285,000
pervious pavers	Sq Ft	20000	\$35.00	\$700,000
concrete curb	Linear Ft	2200	\$90.00	\$198,000
bituminous wedge curb	Linear Ft	2500	\$5.00	\$12,500
pavement striping/markings/crosswalks	EA	5	\$3,500.00	\$17,500
ADA ramp with railing	Linear Ft	250	\$225.00	\$56,250
crushed stone pavement	Sq Yd	790	\$20.00	\$15,800
Plantings				
trees	2" caliper B&B	25	\$700.00	\$17,500
shrubs	5 gallon	900	\$100.00	\$90,000
perennials	12"	1000	\$35.00	\$35,000
lawn seeding	Sq Ft	83000	\$0.75	\$62,250
mulch	Cubic Yards	300	\$125.00	\$37,500
Educational Garden				
trees	2" caliper B&B	8	\$700.00	\$5,600
shrubs	5 gallon	50	\$100.00	\$5,000
perennials	12"	125	\$35.00	\$4,375
mulch	Cubic Yards	10	\$125.00	\$1,250
Scenary Garden				
trees	2" caliper B&B	8	\$700.00	\$5,600
shrubs	5 gallon	20	\$100.00	\$2,000
perennials	12"	80	\$35.00	\$2,800
mulch	Cubic Yards	6	\$125.00	\$750

MASTER COST ESTIMATE PART 1

tree	2" caliper B&B	6	\$790.00	\$4,740.00
shrub	5 gallon	20	\$190.00	\$3,800.00
perennials	12"	80	\$35.00	\$2,800.00
mulch	Dubak Yards	5	\$125.00	\$625.00
Pollinator Garden				
tree	2" caliper B&B	3	\$790.00	\$2,370.00
shrub	5 gallon	40	\$190.00	\$7,600.00
perennials	12"	80	\$35.00	\$2,800.00
mulch	Dubak Yards	6	\$125.00	\$750.00
Community Garden				
Vegetable plants & herbs	12"	80	\$35.00	\$2,800.00
shrub	5 gallon	20	\$190.00	\$3,800.00
perennials	12"	40	\$35.00	\$1,400.00
mulch	Dubak Yards	4	\$80.00	\$320.00
soil	Dubak Yards	2	\$125.00	\$250.00
Dark Furniture				
bench seating	Each	20	\$3,500.00	\$70,000.00
picnic table seating	Each	20	\$5,500.00	\$110,000.00
barrio table seating	Each	25	\$5,000.00	\$125,000.00
Utilities				
water line, 6"	LF	800	\$150.00	\$120,000.00
sanitary HERS pipe, 12"	LF	1500	\$100.00	\$150,000.00
storm HERS pipe, 12"	LF	1000	\$85.00	\$85,000.00
sanitary manhole	EA	6	\$6,500.00	\$39,000.00
sanitary cleanout	EA	10	\$3,500.00	\$35,000.00
traffic intersection light	EA	1	\$200,000.00	\$200,000.00
overhead electric pole/location	EA	1	\$25,000.00	\$25,000.00
rain garden, type 1 (Small)	EA	1	\$25,000.00	\$25,000.00
rain garden, type 2 (Large)	EA	1	\$50,000.00	\$50,000.00
Headcut in front of plants	EA	12	\$7,500.00	\$90,000.00
Re-Rip Areas	EA	12	\$2,500.00	\$30,000.00
pipe in hole	EA	21	\$5,000.00	\$105,000.00
irrigation	EA	25	\$2,500.00	\$62,500.00
400 Electric (2) 5' Conduit (CONDUIT ONLY NO WIRE)	LF	900	\$50.00	\$45,000.00
400 Communications (2) 5' Conduit (CONDUIT ONLY NO WIRE)	LF	500	\$50.00	\$25,000.00
Gas line (2" line)	LF	900	\$50.00	\$45,000.00
park light fixtures	EA	80	\$5,000.00	\$400,000.00
parking lights	EA	20	\$7,500.00	\$150,000.00
Other				
fire pit	Each	3	\$7,500.00	\$22,500.00
historic viewing station	Each	1	\$3,500.00	\$3,500.00
splash pad/Water ice rink	Each	1	\$600,000.00	\$600,000.00
stream habitat restoration	Sq Ft.	1500	\$50.00	\$75,000.00

MASTER COST ESTIMATE PART 2



EDUCATIONAL GARDEN

weaving ribbon	Sq Ft	12000	\$125.00	\$1,500,000
wetland restoration	Sq Ft	10000	\$15.00	\$170,000
temporary restrooms	Each	5	\$2,200.00	\$11,000
Structures				
existing restrooms rehab entrance & narrow display	Sq Ft	500	\$350.00	\$175,000
recreation facility building	Sq Ft	500	\$400.00	\$200,000
pool shell rehabilitation into pond	Sq Ft	20000	\$50.00	\$1,000,000
existing position renovation	Sq Ft	2500	\$150.00	\$375,000
ADA fishing dock on artificial pond	Sq Ft	1000	\$200.00	\$200,000
pond fountain	Each	1	\$35,000.00	\$35,000
fishing platform on creek	Sq Ft	600	\$250.00	\$150,000
kayak launch	Sq Ft	200	\$250.00	\$50,000
stage out of decking material	Sq Ft	600	\$350.00	\$210,000
2 story building in units with elevator shaft	Sq Ft	3000	\$450.00	\$1,350,000
wetland boardwalk	Sq Ft	2000	\$250.00	\$500,000
walkway made of decking	Sq Ft	1000	\$250.00	\$450,000
bollards	EA	30	\$1,500.00	\$45,000
if privacy fencing	LF	2000	\$100.00	\$200,000
Entrance gate	EA	1	\$5,000.00	\$5,000
Sport Courts				
pickleball court	Each	2	\$75,000.00	\$150,000
tennis volleyball court	Each	1	\$12,000.00	\$12,000
Signage				
park entrance signage	Each	1	\$5,500.00	\$5,500
historic signage	Each	10	\$3,500.00	\$35,000
historic viewing structure	Each	1	\$3,500.00	\$3,500
parking signage	Each	15	\$1,500.00	\$22,500
SUBTOTAL				\$14,111,076
5% General Conditions				\$705,554
Field Superintendents				
Mobilization				
Construction Strike-out				
7% Design Fees				\$987,821
50% Contingency				\$1,411,187
GRAND TOTAL				\$16,806,294

MASTER COST ESTIMATE PART 3



PARK LIGHTING



PARKING LOT SIGNAGE



CRUSHED STONE PATHWAY



RAIN GARDEN

Phase 1 Cost Estimate

The first phase of implementation focuses on preparing the Ligonier Beach site for transformation, and its cost reflects the importance of investing in foundational infrastructure at the outset. With an estimated value of just over \$1.5 million, Phase 1 represents a strategic investment in site readiness, ensuring that future development can proceed efficiently and without unnecessary redundancy.

A substantial portion of this phase is dedicated to earthwork and grading. These improvements address long standing drainage challenges while reshaping the site to better accommodate flood conditions. By stabilizing soils and improving water management early in the process, Phase 1 reduces long term risk and creates a resilient base for future amenities. Erosion control measures further reinforce this effort, ensuring that construction activities protect surrounding environmental resources.

Infrastructure installation is another defining component of this phase. Early investments in stormwater systems, lighting, and utility corridors establish the operational framework that supports later development. These systems are intentionally sized and located to accommodate future expansion, demonstrating the forward thinking nature of the phased strategy. While these improvements may remain largely invisible to park visitors, they are critical to the long term success of the master plan.

By prioritizing readiness and resilience, Phase 1 lays the groundwork for all subsequent phases. The investments made here establish both physical stability and community momentum, setting the stage for the more visible transformations introduced in Phase 2.



SITE CLEARING & GRUBBING



LAWN SEEDING

Item	Unit	Quantity	Unit Cost	Item Total Cost
Site Demolition				
Clearing and Grubbing	AC	3	\$6,500.00	\$19,500
Strip and Stockpile Topsoil	CY	2000	\$15.00	\$30,000
Excavates, Class I	CY	4500	\$20.00	\$90,000
Erosion & Sedimentation Control				
Misc. Erosion and Sedimentation Control- Includes PDE, Wash Truck, Inlet Protection, Sedimentation Trap Floor, Gabions, Washout, etc.	LS	1	\$7,500.00	\$7,500
12" Coirpost Fiber Sock	LF	400	\$5.00	\$2,000
Temporary Matting	SF	4000	\$2.00	\$8,000
Earthwork				
Earthwork	CY	5000	\$20.00	\$100,000
Topsoil Strip	CY	5000	\$15.00	\$75,000
Material Hauled off-site	CY	1250	\$30.00	\$37,500
Pavement				
standard duty bituminous pavement	Sq Yd	650	\$60.00	\$39,000
curbed stone pavement	Sq Yd	190	\$20.00	\$3,800
Plantings				
lawn seeding	Sq Ft	18000	\$0.75	\$13,500
Utilities				
stake HDPE pipe, 12"	LF	300	\$56.00	\$17,000
Headwalls and Endwalls	EA	3	\$7,500.00	\$22,500
Rip Rap Aprons	EA	3	\$2,500.00	\$7,500
pond drain	EA	8	\$2,500.00	\$20,000
U/G Electric (12 5" Conduit) (CONDUIT ONLY NO WPE)	LF	100	\$50.00	\$5,000
park light fixtures	EA	5	\$5,000.00	\$25,000
parking lot lights	EA	2	\$7,500.00	\$15,000
Other				
temporary restrooms	Each	2	\$1,200.00	\$2,400
Structures				
existing pavilion renovation	Sq Ft	3500	\$100.00	\$350,000
restroom facility building	Sq Ft	500	\$400.00	\$200,000
trading platform on creek	Sq Ft	650	\$250.00	\$162,500
uspek launch	Sq Ft	300	\$250.00	\$75,000
pond fountain	Each	1	\$35,000.00	\$35,000
Entrance gate	EA	1	\$5,000.00	\$5,000
SUBTOTAL				\$1,342,850
5% General Conditions				\$67,143
Field Superintendent				
Mechanician				
Construction Stake-out				
7% Design Fees				\$94,800
10% Contingency				\$134,285
GRAND TOTAL				\$1,584,938

PHASE 1 COST ESTIMATE

Phase 2 Cost Estimate

Phase 2 marks the transition from foundational work to visible activation, representing an estimated investment of approximately \$2.53 million. With the site prepared and infrastructure in place, this phase introduces the first substantial improvements that directly shape how visitors experience Ligonier Beach.

One of the most significant aspects of this phase is the expansion of pedestrian infrastructure. Accessible pathways, gathering spaces, and seating areas create a more welcoming and inclusive environment while establishing a clear circulation hierarchy across the site. These improvements are essential in transforming the park from a construction zone into a functioning public space, allowing residents to begin reconnecting with the landscape.

A defining investment during this phase is the adaptive reuse of the former pool shell into a pond feature. This transformation represents both a symbolic and practical shift in the park's evolution. Rather than removing a legacy structure entirely, the project reimagines it as a central landscape element that supports aesthetics, ecology, and recreation. This adaptive approach reflects the broader sustainability goals of the master plan while preserving a sense of continuity with the site's history.

Item	Unit	Quantity	Unit Cost	Item Total Cost
Site Demolition				
Clearing and Grubbing	AC	1	\$6,500.00	\$6,500
Strip and Stockpile Topsoil	CY	1000	\$15.00	\$15,000
Excavation, Class 1	CY	4500	\$20.00	\$90,000
Erosion & Sedimentation Control				
Misc. Erosion and Sedimentation Control- Includes RCE, Wash Rack, Inlet Protection, Sedimentation Trap Riser, Gabions, Washout, etc.	LS	1	\$7,500.00	\$7,500
12" Compost Filter Sock	LF	450	\$5.00	\$2,250
Temporary Matting	SF	4500	\$2.00	\$9,000
Earthwork				
Earthwork	CY	5000	\$20.00	\$100,000
Topsoil Strip	CY	1000	\$15.00	\$15,000
Material Hauled off-site	CY	1250	\$30.00	\$37,500
Pavement				
standard duty concrete	Sq Ft	3600	\$18.00	\$64,800
heavy duty concrete	Sq Ft	0	\$25.00	\$0
standard duty bituminous pavement	Sq Yd	1570	\$60.00	\$94,200
heavy duty bituminous pavement	Sq Yd	0	\$75.00	\$0
pervious pavers	Sq Ft	0	\$35.00	\$0
concrete curb	Linear Ft	150	\$90.00	\$13,500
bituminous wedge curb	Linear Ft	0	\$5.00	\$0
pavement striping/markings/crosswalks	EA	1	\$3,500.00	\$3,500
ADA ramp with railing	Linear Ft	0	\$225.00	\$0
Plantings				
trees	2" caliper B&B	9	\$700.00	\$6,300
shrubs	5 gallon	150	\$100.00	\$15,000
perennials	12"	150	\$35.00	\$5,250
lawn seeding	Sq Ft	15000	\$0.75	\$11,250
mulch	Cubic Yards	50	\$125.00	\$6,250
Community Garden				
Vegetable plants & herbs	12"	60	\$25.00	\$1,500
shrubs	5 gallon	20	\$100.00	\$2,000
perennials	12"	40	\$35.00	\$1,400
mulch	Cubic Yards	4	\$80.00	\$320
soil	Cubic Yards	2	\$125.00	\$250
park furniture				
bench seating	Each	50	\$3,500.00	\$175,000
picnic table seating	Each	30	\$6,500.00	\$195,000
bistro table seating	Each	25	\$5,000.00	\$125,000
Utilities				
water line, 6"	LF	200	\$150.00	\$30,000
storm HDPE pipe, 12"	LF	200	\$85.00	\$17,000
Headwalls and Endwalls	EA	3	\$7,500.00	\$22,500

Rip Rap Aprons	EA	3	\$2,500.00	\$7,500
yard drain	EA	5	\$2,500.00	\$12,500
U/G Electric ((2) 5" Conduit) (CONDUIT ONLY NO WIRE)	LF	100	\$50.00	\$5,000
Gas line (2" line)	LF	700	\$50.00	\$35,000
park light fixtures	EA	10	\$5,000.00	\$50,000
Other				
fire pits	Each	8	\$7,500.00	\$60,000
temporary restrooms	Each	1	\$1,200.00	\$1,200
Structures				
pool shell rehabilitation into pond	Sq Ft	20000	\$50.00	\$1,000,000
Sport Courts				
Grass volleyball court	Each	1	\$12,000.00	\$12,000
Signage				
parking signage	Each	1	\$1,500.00	\$1,500
SUBTOTAL				\$2,257,470
5% General Conditions				\$112,874
Field Superintendent				
Mobilization				
Construction Stake-out				
7% Design Fees				\$158,023
10% Contingency				\$225,747
GRAND TOTAL				\$2,528,366

PHASE 2 COST ESTIMATE PART 2 A DEFINING INVESTMENT



PERVIOUS PAVERS

Phase 3 Cost Estimate

Phase 3 represents a period of expansion and growth, with an estimated investment of \$2.74 million. At this stage, the park begins to scale in both infrastructure and experience, reflecting its evolving role as a regional destination.

Infrastructure expansion plays a central role in this phase. Parking improvements, enhanced circulation systems, and expanded hardscape areas ensure that the park can accommodate increased visitation. These investments respond directly to the success of earlier phases, demonstrating how infrastructure must evolve alongside usage. By proactively expanding capacity, the project avoids future congestion while maintaining a high quality visitor experience.

In addition to infrastructure, Phase 3 introduces new experiential layers that deepen engagement with the landscape. Water access features, enhanced trail connections, and expanded gathering areas reinforce the park's identity as a water oriented destination. These elements encourage longer visits and broader participation, supporting both passive recreation and organized activities.

Landscape enhancements also contribute significantly to this phase. Expanded plantings and lawn areas help define space, improve environmental performance, and create a more cohesive visual identity. These improvements demonstrate how infrastructure and ecology can evolve together, reinforcing the master plan's integrated design philosophy.

Item	Unit	Quantity	Unit Cost	Item Total Cost
Site Demolition				
Clearing and Grubbing	AC	1.0	\$6,500.00	\$6,500
Strip and Stockpile Topsoil	CY	1000	\$15.00	\$15,000
Excavation, Class 1	CY	4500	\$20.00	\$90,000
Erosion & Sedimentation Control				
Misc. Erosion and Sedimentation Control- Includes RCE, Wash Rack, Inlet Protection, Sedimentation Trap Riser, Gabions, Washout, etc.	LS	1	\$7,500.00	\$7,500
12" Compost Filter Sock	LF	1000	\$5.00	\$5,000
Temporary Matting	SF	4500	\$2.00	\$9,000
Earthwork				
Earthwork	CY	5000	\$20.00	\$100,000
Topsoil Strip	CY	1000	\$15.00	\$15,000
Material Hauled off-site	CY	1250	\$30.00	\$37,500
Pavement				
standard duty concrete	Sq Ft	30000	\$18.00	\$540,000
heavy duty concrete	Sq Ft	500	\$25.00	\$12,500
standard duty bituminous pavement	Sq Yd	0	\$60.00	\$0
heavy duty bituminous pavement	Sq Yd	2200	\$75.00	\$165,000
pervious pavers	Sq Ft	9000	\$35.00	\$315,000
concrete curb	Linear Ft	850	\$90.00	\$76,500
bituminous wedge curb	Linear Ft	1100	\$5.00	\$5,500
pavement striping/markings/crosswalks	EA	1	\$3,500.00	\$3,500
ADA ramp with railing	Linear Ft	0	\$225.00	\$0
Plantings				
trees	2" caliper B&B	12	\$700.00	\$8,400
shrubs	5 gallon	250	\$100.00	\$25,000
perennials	12"	250	\$35.00	\$8,750
lawn seeding	Sq Ft	15000	\$0.75	\$11,250
mulch	Cubic Yards	75	\$125.00	\$9,375
Pollinator Garden				
trees	2" caliper B&B	3	\$700.00	\$2,100
shrubs	5 gallon	40	\$100.00	\$4,000
perennials	12"	80	\$35.00	\$2,800
mulch	Cubic Yards	6	\$125.00	\$750
Utilities				
water line, 6"	LF	100	\$150.00	\$15,000
storm HDPE pipe, 12"	LF	200	\$85.00	\$17,000
Headwalls and Endwalls	EA	3	\$7,500.00	\$22,500
Rip Rap Aprons	EA	3	\$2,500.00	\$7,500
type m inlet	EA	11	\$5,000.00	\$55,000
yard drain	EA	3	\$2,500.00	\$7,500
U/G Electric ((2) 5" Conduit) (CONDUIT ONLY NO WIRE)	LF	200	\$50.00	\$10,000
park light fixtures	EA	10	\$5,000.00	\$50,000
parking lot lights	EA	10	\$7,500.00	\$75,000

PHASE 3 COST ESTIMATE PART 1

Structures				
ADA fishing deck on artificial pond	Sq Ft	1000	\$250.00	\$250,000
walkway made of decking	Sq Ft	1800	\$250.00	\$450,000
Signage				
parking signage	Each	5	\$1,500.00	7500
SUBTOTAL				\$2,442,925
5% General Conditions				
Field Superintendent				\$122,146
Mobilization				
Construction Stake-out				
7% Design Fees				\$171,005
10% Contingency				\$244,293
GRAND TOTAL				\$2,736,076

PHASE 3 COST ESTIMATE PART 2



PEDESTRIAN POND WALKWAY

Phase 4 Cost Estimate

Phase 4 represents a shift toward refinement and identity, with an estimated investment of \$3.91 million. At this stage, the foundational systems are largely complete, allowing the project to focus on experiential quality and environmental performance.

One of the defining aspects of this phase is the introduction of themed gardens and interpretive landscapes. These elements add depth and diversity to the visitor experience while reinforcing the park's educational and ecological mission. By creating spaces that engage multiple senses and learning styles, the project expands its appeal across generations and user groups.

Environmental restoration efforts also play a prominent role. Wetland enhancements, stormwater infrastructure, and habitat improvements contribute to long term sustainability while strengthening the park's ecological identity. These investments demonstrate a commitment to stewardship that extends beyond recreation, positioning Ligonier Beach as both a community asset and an environmental resource.

Additional infrastructure improvements such as lighting, boardwalks, and access enhancements further elevate the park's character. These elements create memorable experiences while improving safety and usability. By layering these improvements onto an established framework, Phase 4 transforms the park into a place with a strong and recognizable sense of identity.

Item	Unit	Quantity	Unit Cost	Item Total Cost
Site Demolition				
Clearing and Grubbing	AC	1	\$6,500.00	\$6,500
Strip and Stockpile Topsoil	CY	1000	\$15.00	\$15,000
Excavation, Class 1	CY	4500	\$20.00	\$90,000
Erosion & Sedimentation Control				
Misc. Erosion and Sedimentation Control- Includes RCE, Wash Rack, Inlet Protection, Sedimentation Trap Riser, Gabions, Washout, etc.	LS	1	\$7,500.00	\$7,500
12" Compost Filter Sock	LF	1000	\$5.00	\$5,000
Temporary Matting	SF	5000	\$2.00	\$10,000
Earthwork				
Earthwork	CY	5000	\$20.00	\$100,000
Topsoil Strip	CY	1000	\$15.00	\$15,000
Material Hauled off-site	CY	1250	\$30.00	\$37,500
Pavement				
standard duty concrete	Sq Ft	7000	\$18.00	\$126,000
heavy duty concrete	Sq Ft	0	\$25.00	\$0
standard duty bituminous pavement	Sq Yd	0	\$60.00	\$0
heavy duty bituminous pavement	Sq Yd	1600	\$75.00	\$120,000
pervious pavers	Sq Ft	13000	\$35.00	\$455,000
concrete curb	Linear Ft	1200	\$90.00	\$108,000
bituminous wedge curb	Linear Ft	1400	\$5.00	\$7,000
pavement striping/markings/crosswalks	EA	3	\$3,500.00	\$10,500
ADA ramp with railing	Linear Ft	0	\$225.00	\$0
Plantings				
trees	2" caliper B&B	44	\$700.00	\$30,800
shrubs	5 gallon	350	\$100.00	\$35,000
perennials	12"	450	\$35.00	\$15,750
lawn seeding	Sq Ft	15000	\$0.75	\$11,250
mulch	Cubic Yards	100	\$125.00	\$12,500
Educational Garden				
trees	2" caliper B&B	8	\$700.00	\$5,600
shrubs	5 gallon	50	\$100.00	\$5,000
perennials	12"	125	\$35.00	\$4,375
mulch	Cubic Yards	10	\$125.00	\$1,250
Sensory Garden				
trees	2" caliper B&B	8	\$700.00	\$5,600
shrubs	5 gallon	20	\$100.00	\$2,000
perennials	12"	60	\$35.00	\$2,100
mulch	Cubic Yards	6	\$125.00	\$750
Color Garden				
trees	2" caliper B&B	6	\$700.00	\$4,200
shrubs	5 gallon	30	\$100.00	\$3,000

PHASE 4 COST ESTIMATE PART 1

perennials		12"	90	\$35.00	\$3,150
mulch		Cubic Yards	5	\$125.00	\$625
Utilities					
water line, 6"	LF		200	\$150.00	30000
storm HDPE pipe, 12"	LF		200	\$85.00	17000
overhead electric pole relocation	EA		1	\$35,000.00	35000
rain garden bmp 1 (Small)	EA		1	\$35,000.00	35000
rain garden bmp 2 (Large)	EA		1	\$50,000.00	50000
Headwalls and Endwalls	EA		3	\$7,500.00	22500
Rip Rap Aprons	EA		3	\$2,500.00	7500
type m inlet	EA		20	\$5,000.00	100000
yard drain	EA		3	\$2,500.00	\$7,500
U/G Electric ((2) 5" Conduit) (CONDUIT ONLY NO WIRE)	LF		300	\$50.00	\$15,000
park light fixtures	EA		15	\$5,000.00	\$75,000
parking lot lights	EA		18	\$7,500.00	\$135,000
traffic intersection light	EA		1	\$300,000.00	\$300,000
Other					
historic viewing station	Each		1	\$3,500.00	\$3,500
steam habitat restoration	Sq Ft		1500	\$50.00	\$75,000
wetland restoration	Sq Ft		18000	\$15.00	\$270,000
Structures					
existing restroom rehab into art & history display	Sq Ft		500	\$350.00	\$175,000
wetland boardwalk	Sq Ft		2000	\$250.00	\$500,000
bollards	EA		30	\$1,500.00	\$45,000
6' privacy fencing	LF		2800	\$100.00	\$280,000
Signage					
park entrance signage	Each		1	\$5,500.00	\$5,500
historic signage	Each		10	\$3,500.00	\$35,000
historic viewing structure	Each		1	\$3,500.00	\$3,500
parking signage	Each		9	\$1,500.00	\$13,500
SUBTOTAL					\$3,491,450
5% General Conditions					\$174,573
Field Superintendent					
Mobilization					
Construction Stake-out					
7% Design Fees					\$244,402
10% Contingency					\$349,145
GRAND TOTAL					\$3,910,424

PHASE 4 COST ESTIMATE PART 2

Phase 5 Cost Estimate

Phase 5 introduces some of the most visible and transformative features of the entire master plan, representing an investment of approximately \$3.33 million. This phase focuses on signature amenities that elevate the park's regional appeal and expand its functionality across seasons.

The addition of multi season recreational features represents a defining milestone. Attractions such as the skating ribbon and convertible splash pad transform Ligonier Beach into a year round destination, ensuring that activity continues beyond the traditional summer season. These technically complex features require specialized infrastructure, contributing to higher costs but delivering substantial long term value. Supporting infrastructure investments ensure these amenities function seamlessly within the broader park. Circulation improvements, lighting systems, and landscape integration reinforce the cohesive nature of the phased approach. These elements demonstrate how experiential features rely on underlying infrastructure to succeed.

Item	Unit	Quantity	Unit Cost	Item Total Cost
Erosion & Sedimentation Control				
Misc. Erosion and Sedimentation Control- Includes RCE, Wash Rack, Inlet Protection, Sedimentation Trap Riser, Gabions, Washout, etc.	LS	1	\$12,000.00	\$12,000
12" Compost Filter Sock	LF	800	\$5.00	\$4,000
Temporary Matting	SF	10000	\$2.00	\$20,000
Pavement				
standard duty concrete	Sq Ft	6400	\$18.00	\$115,200
ADA ramp with railing	Linear Ft	250	\$225.00	\$56,250
Plantings				
trees	2" caliper B&B	20	\$700.00	\$14,000
shrubs	5 gallon	150	\$100.00	\$15,000
perennials	12"	150	\$35.00	\$5,250
mulch	Cubic Yards	75	\$125.00	\$9,375
lawn seeding	Sq Ft	30000	\$0.75	\$22,500
Utilities				
storm HDPE pipe, 12"	LF	100	\$85.00	\$8,500
water line, 6"	LF	200	\$150.00	\$30,000
sanitary HDPE pipe, 12"	LF	1000	\$100.00	\$100,000
sanitary manhole	EA	3	\$6,500.00	\$19,500
sanitary cleanout	EA	5	\$3,500.00	\$17,500
park light fixtures	EA	10	\$5,000.00	\$50,000
U/G Electric (2) 5" Conduit) (CONDUIT ONLY NO WIRE)	LF	100	\$50.00	\$5,000
yard drain	EA	3	\$2,500.00	\$7,500
Other				
splash pad/winter ice rink	Each	1	\$600,000.00	\$600,000
ice skating ribbon	Sq Ft	12000	\$125.00	\$1,500,000
Structures				
stage out of decking material	Sq Ft	600	\$350.00	\$210,000
Sport Courts				
pickleball court	Each	2	\$75,000.00	\$150,000
SUBTOTAL				\$2,971,575
5% General Conditions				\$148,579
Field Superintendent				
Mobilization				
Construction Stake-out				
7% Design Fees				\$208,010
10% Contingency				\$297,158
GRAND TOTAL				\$3,328,164

PHASE 5 COST ESTIMATE



SPLASH PAD



PICKLEBALL COURTS

Phase 6 Cost Estimate

The final phase of the Ligonier Beach master plan represents the culmination of the entire redevelopment effort, introducing the permanent architectural anchor that completes the park's transformation into a fully realized civic destination. With a total investment of approximately \$1.8 million, this phase focuses on the construction of the elevated community center and the supporting infrastructure required to integrate it into the broader park system.

At the heart of this phase is the construction of a two story community building elevated on structural supports. This design responds directly to the environmental realities of the site, particularly its location within a flood prone landscape. By elevating the primary occupied floors above potential flood elevations, the structure ensures long term resilience while preserving the open character of the park at ground level. The building's elevated form allows water to move beneath it during flood events, reducing risk while aligning with the broader environmental strategies established throughout earlier phases.

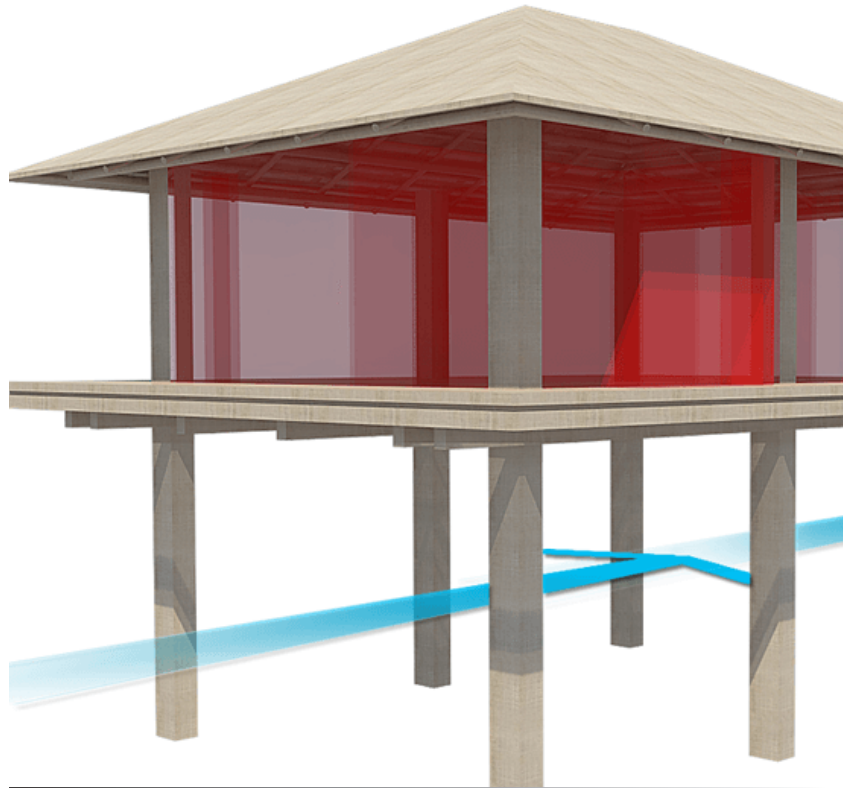
The cost of this phase is driven primarily by the building itself, including structural framing, deep foundations, and the inclusion of an elevator shaft to ensure full accessibility. However, the estimate also reflects the significant infrastructure required to support a permanent civic facility. Utility extensions play a major role, including new water service, sanitary connections, stormwater infrastructure, gas service, and underground electrical and communications systems. These investments are essential to transitioning the park from a landscape driven project into a fully operational civic campus capable of supporting year round programming.

Site integration also contributes to the overall cost of this phase. Hardscape improvements, lighting, and drainage systems ensure that the building connects seamlessly to the existing circulation network and surrounding park amenities. These elements reinforce the importance of placing this phase at the end of the implementation timeline, as the building relies on the infrastructure, grading, and circulation systems established in earlier phases. By sequencing construction in this way, the project avoids redundancy while maximizing long term efficiency.

Beyond its physical components, the community center represents a major shift in how Ligonier Beach functions. Earlier phases focused primarily on outdoor recreation and environmental restoration, but this final investment introduces the indoor infrastructure necessary to support year round activity. The building creates opportunities for community events, educational programming, seasonal gatherings, and operational support spaces that enhance the park's overall functionality. It also allows for the eventual replacement of temporary amenities introduced in earlier phases, creating a more permanent and comfortable experience for visitors.

Equally important is the symbolic role of this phase. The elevated community center serves as a visual and functional landmark that signals the completion of the master plan. While previous phases layered infrastructure, landscape, and recreation over time, this final addition provides a sense of permanence and identity that anchors the entire park. Its architectural presence reinforces the transformation of Ligonier Beach from a single purpose recreational site into a resilient, multi season civic destination.

With the completion of this phase, the long term vision for Ligonier Beach comes fully into focus. The layered investments made throughout each phase converge in a cohesive and enduring public landscape supported by permanent civic infrastructure. This final step not only completes the physical redevelopment of the site but also ensures that the park remains adaptable, resilient, and community centered for generations to come.



COMMUNITY CENTER IN FLOOD PLAIN

Item	Unit	Quantity	Unit Cost	Item Total Cost
Erosion & Sedimentation Control				
Misc. Erosion and Sedimentation Control- Includes RCE, Wash Rack, Inlet Protection, Sedimentation Trap Riser, Gabions, Washout, etc.	LS	1	\$8,000.00	\$8,000
12" Compost Filter Sock	LF	300	\$5.00	\$1,500
Temporary Matting	SF	10000	\$2.00	\$20,000
Pavement				
standard duty concrete	Sq Ft	1000	\$18.00	\$18,000
Utilities				
water line, 6"	LF	100	\$150.00	\$15,000
sanitary HDPE pipe, 12"	LF	500	\$100.00	\$50,000
storm HDPE pipe, 12"	LF	100	\$85.00	\$8,500
sanitary manhole	EA	3	\$6,500.00	\$19,500
sanitary cleanout	EA	5	\$3,500.00	\$17,500
yard drain	EA	3	\$2,500.00	\$7,500
U/G Electric ((2) 5" Conduit) (CONDUIT ONLY NO WIRE)	LF	100	\$50.00	\$5,000
U/G Communications ((2) 5" Conduit) (CONDUIT ONLY NO WIRE)	LF	500	\$50.00	\$25,000
Gas line (2" line)	LF	200	\$50.00	\$10,000
park light fixtures	EA	10	\$5,000.00	\$50,000
Structures				
2 story building on stilts with elevator shaft	Sq Ft	3000	\$450.00	\$1,350,000
SUBTOTAL				\$1,605,500
5% General Conditions				\$80,275
Field Superintendent				
Mobilization				
Construction Stake-out				
7% Design Fees				\$112,385
10% Contingency				\$160,550
GRAND TOTAL				\$1,798,160

FINAL PHASE 6 COST ESTIMATE



COMMUNITY CENTER INSPIRATION

MAINTENANCE & OPERATION



The long term success of Ligonier Beach Park will depend not only on thoughtful design and capital investment, but on a well structured and adaptable maintenance and operational framework. As the park develops through its phased implementation, operational demands will increase in scale, complexity, and cost. A proactive approach to staffing, equipment management, contracted services, programming oversight, and financial planning is essential to ensure the park remains safe, functional, and financially sustainable. This chapter outlines the operational structure necessary to support the park as it transitions from initial development to full build out.

ORGANIZATIONAL STRUCTURE AND STAFFING

Ligonier Township currently maintains a stable administrative and Public Works structure capable of supporting early phase park operations. Existing administrative staff provide oversight in budgeting, scheduling, finance, and regulatory compliance, while Public Works personnel perform grounds maintenance, facility upkeep, and infrastructure repairs. In the initial phases of the project, this structure provides a solid foundation for park management.

As the park expands, however, additional staffing becomes necessary to maintain service levels. The projected addition of a seasonal park laborer provides direct on site support for trash removal, garden maintenance, event setup and breakdown, minor repairs, and routine inspections. This role becomes increasingly important as the park grows in acreage and programming intensity. A seasonal model allows flexibility during peak months while controlling long term personnel costs.

The introduction of a part time clerical or program director position is equally critical. As programming expands, administrative coordination becomes more complex. Responsibilities will include event scheduling, instructor coordination, registration management, revenue tracking, marketing, sponsorship communication, and volunteer oversight. Without centralized program management, operational inefficiencies and communication gaps could emerge.



PARK STAFF

Partnership based programming will also reduce staffing strain. Revenue generating classes and clinics may operate under a 60/40 or 70/30 revenue split model, with instructors receiving the larger share. Partnerships with the Pennsylvania Fish and Boat Commission, Pennsylvania Game Commission, and Penn State Extension create opportunities to deliver high quality educational programming with limited direct staffing cost. Volunteer engagement, including sports organizations and high school service groups, provides additional support while building long term community stewardship.



PARK MAINTENANCE

Current Personnel					
Department	Position	Number	Salary/Wage	Benefits	Total
Administration	Manager	1	\$90,000	\$54,000	\$144,000
Administration	Building, Zoning	1	\$42,995	\$25,797	\$68,792
Administration	Clerical, Finance, etc.	1	\$46,553	\$27,932	\$74,485
Public Works	Foreman	1	\$74,080	\$44,448	\$118,528
Public Works	Skilled Operators	5	\$251,992	\$151,119	\$403,187
Public Works	Laborer	1	\$40,830	\$24,498	\$65,328
Volunteers	Recreation Board	7	-	-	-

Potential Future Personnel					
Department	Position	Number	Wage	Benefits	Total
Public Works	Park Laborer	1	\$12,600	\$1,260	\$13,860
Administration	Parttime Clerical/Program Director	1	\$18,000	\$1,800	\$19,800
Instructors	Various Programs	Depending on Number of Programs	60/40 or 70/30 Split	-	-
Instructors	PA Fish & Boat Commission				
Instructors	PA Game Commission				
Instructors	Penn State Extension				
Volunteers	Sports Organizations		-	-	-
Volunteers	High School Students		-	-	-
Volunteers	Social Organizations		-	-	-
Volunteers	Interested Citizens		-	-	-



GROUNDSKEEPING

EQUIPMENT & ASSET MANAGEMENT

Effective maintenance operations require reliable equipment, proper storage, and a structured asset management plan. The equipment inventory identified for park use includes chainsaws, pole saws, blowers, trimmers, power washers, and hand tools. While the Public Works Department can initially share equipment, long term efficiency requires designation of equipment specifically for park operations to prevent scheduling conflicts and service delays.

The addition of a utility vehicle significantly enhances operational efficiency. This vehicle will support trash collection, mulch distribution, landscape maintenance, transport of tools, and event logistics. Because the park currently lacks a dedicated maintenance building, a trailer is necessary for transporting the utility vehicle and equipment to and from storage. As development progresses, consideration should be given to constructing a small maintenance storage facility within the park to reduce transport time and improve operational responsiveness. Routine replacement of hand tools and minor equipment must also be factored into the annual operating budget. Capital purchases may be required periodically as facilities expand, particularly when community center operations begin.



GROUNDSKEEPING

MAINTENANCE EQUIPMENT

Equipment	Quantity	Cost
Chainsaw	1	\$540
Battery Pole Chainsaw	1	\$250
Backpack Blower	1	\$550
Power Washer	1	\$560
Weed Trimmer	1	\$380
Utility Vehicle	1	\$15,000
Pickup Truck	1	\$45,000
Trailer	1	\$3,000

GROUNDS AND LANDSCAPE MAINTENANCE

Landscape maintenance will represent one of the most consistent operational tasks throughout the life of the park. Weekly mowing and trimming, whether performed in house or through contracted services, will increase as acreage expands through later phases. Garden beds will require annual mulch replenishment at a two inch coverage rate to maintain plant health and suppress weeds.

As specialized gardens are introduced, including pollinator, sensory, educational, and wetland areas, maintenance requirements become more technical. These areas require selective pruning, invasive species management, seasonal planting, and soil management. Partnerships with local volunteer organizations may offset some labor demands while improving horticultural quality. Trash management and litter control will increase as attendance rises. Placement of receptacles, routine collection schedules, and recycling strategies should be evaluated regularly to maintain a clean and welcoming environment.



PARK MAINTENANCE

UTILITIES AND WATER SYSTEM OPERATIONS

Utility demands increase significantly in later phases of the master plan. Electricity consumption grows with the addition of lighting, stage equipment, and building operations. Water and sewer usage expand substantially with the introduction of the splash pad and community center facilities.

If a recycled splash pad system is selected, a Certified Pool Operator must oversee chemical management, requiring staff certification and hourly monitoring. Alternatively, a flow through system eliminates chemical oversight but may require substantial seasonal water consumption. These decisions will significantly impact annual operating costs and staffing requirements.

The community center introduces additional utility demands, including electricity, water, sewer, and heating. Designing restroom access with both interior and exterior entry options allows public use while securing the building when closed.

CONTRACTED SERVICES

Certain services are most efficiently delivered through contractual agreements. Mowing contracts scale with park growth. Portable restroom services, including ADA compliant units, will be required during early phases and special events. As permanent facilities become available, reliance on portable units may decrease.

Specialized services such as aquatic system management may be outsourced when staff availability is limited. Contracted services provide flexibility, allowing the township to scale operations without permanent staffing increases.



WATER QUALITY CONTROL



RESTROOMS SERVICES

BUDGET PROJECTIONS & FINANCIAL SUSTAINABILITY

Projected annual maintenance and operational expenditures increase progressively through each phase. Insurance costs, based on current provider estimates, are expected to increase annually. Participant recreation expenditures and park maintenance costs reflect the growth of amenities and programming.

Revenue projections also increase through programming fees, event revenues, shelter rentals, and eventually community center rentals. Licensing fees for movies and music must be maintained for compliance.

Balancing expenditures with revenue generation will be critical to maintaining fiscal sustainability. Strategic programming growth, volunteer engagement, and phased staffing expansion ensure operational capacity aligns with park development.

Maintenance and operations planning for Ligonier Beach Park is structured to evolve alongside phased development. Through strategic staffing, equipment management, contracted services, and responsible budgeting, the township can ensure long term functionality and financial stability. A proactive operational framework protects the capital investment while maintaining the quality and reliability expected of a regional destination park. For more information on maintenance & operation please refer to the report appendix on starting on page 168.

PARK SAFETY & SECURITY



Public safety and security are foundational to the long term success of Ligonier Beach Park. As the park evolves into a year round destination with expanded programming, water features, large community gatherings, and a permanent community center, the responsibility to provide a safe and secure environment becomes even more critical. Safety planning is not simply a procedural requirement; it is a core component of park design, operations, and public trust. A well structured safety and security framework protects visitors, staff, volunteers, and the township while ensuring that the park remains welcoming and accessible to all users.

As attendance increases and programming expands across seasons, risk exposure naturally grows. Structured safety procedures, preventative maintenance standards, emergency response protocols, documentation systems, and liability protections ensure that growth is matched with preparedness. The measures outlined in this chapter are not only necessary for compliance and risk management, but they also reinforce community confidence in the park's management.

PREVENTATIVE SAFETY MANAGEMENT & DAILY OVERSIGHT

The most effective safety strategy begins with prevention. Routine inspection and proactive maintenance significantly reduce the likelihood of accidents and liability claims. Staff responsibility for daily checks of equipment and facilities ensures that hazards are identified and corrected before they escalate. This includes reviewing walking paths, seating areas, stage structures, water features, and garden spaces for wear, damage, or unsafe conditions.

Preventative oversight is particularly important as the park introduces diverse amenities such as skating surfaces, splash pads, elevated structures, and large event spaces. These features attract higher levels of use and require consistent monitoring. By institutionalizing daily inspections and clear reporting procedures, the Township establishes a culture of accountability and safety awareness.

Clear communication of safety expectations to participants is equally important. Posted rules, visible signage, and pre program safety briefings help establish behavioral standards and reduce misuse of facilities. When users understand expectations, risks decrease and staff intervention becomes less reactive. This proactive communication strategy supports a welcoming atmosphere while maintaining order.

Preventative safety management also reinforces the Township's financial stewardship. Avoiding injuries and property damage reduces insurance claims, protects municipal resources, and preserves the park's reputation as a well managed public asset.



GATED ACCESS

EMERGENCY PREPAREDNESS AND RAPID RESPONSE PROTOCOLS

Despite preventative measures, emergencies can occur. A structured and practiced emergency response protocol ensures that staff act quickly, confidently, and consistently. The established procedures outline clear steps in the event of an accident, including alerting staff, administering first aid, and contacting emergency services.

Immediate access to first aid kits and cold packs allows staff to respond to minor injuries without delay. Training staff in CPR, AED usage, and basic first aid enhances preparedness and can be life saving in critical situations. This level of preparedness is particularly important as the park hosts events with large attendance and activities involving water or athletic participation. Clear communication protocols strengthen emergency response effectiveness. When contacting 911, staff must provide detailed and structured information, including name, location, description of the incident, and actions taken. Remaining on the line until directed otherwise prevents miscommunication and ensures responders receive accurate updates. Assigning staff to guide emergency responders to the incident site further reduces response time. These procedures demonstrate a commitment to professionalism and preparedness. They also reassure the public that safety is taken seriously. When visitors see trained staff responding calmly and efficiently, confidence in the park's management increases.

INCIDENT DOCUMENTATION AND RISK ACCOUNTABILITY

Comprehensive documentation is a critical component of modern park administration. The use of standardized accident report forms ensures that every incident is recorded thoroughly and consistently. Documentation includes details such as injury description, witness information, weather conditions, medical response, and follow up actions.

Accurate reporting serves several important purposes. It protects the Township legally by maintaining detailed records should claims arise. It also supports operational improvement by identifying patterns or recurring issues that may require design adjustments or policy changes. For example, repeated incidents in a specific area may indicate the need for improved lighting, signage, or surface repair. This follow up demonstrates care and responsibility while also ensuring that recovery progress and any additional medical actions are tracked.

A strong documentation system signals transparency and professionalism. It shows that safety is not reactive, but actively managed and continuously evaluated. As programming expands, formal liability protections become increasingly important. The release of claims agreement requires participants to acknowledge inherent risks associated with recreational activities and formally waive certain legal claims. For minors, parental or guardian signatures bind all responsible parties. These agreements are essential in a park environment that includes physical activity, water features, skating surfaces, and athletic programming. While no waiver eliminates all legal exposure, they significantly reduce risk and clarify participant responsibility.

Implementing structured waiver procedures also reflects best practices in municipal recreation management. Secure record keeping and consistent application of these forms protect both participants and the Township. When paired with insurance coverage and documented safety procedures, liability management forms a comprehensive risk mitigation strategy.



ENVIRONMENTAL DESIGN & SECURITY PLANNING

Safety and security extend beyond emergency response to include thoughtful environmental design. Lighting, open sightlines, and active use areas contribute to natural surveillance, which is one of the most effective deterrents to unsafe behavior. As the park develops, adequate lighting near parking areas, pathways, stage areas, and entrances enhances both safety perception and actual security.

The introduction of a community center presents additional considerations. Designing restrooms with exterior access options allows public use without compromising interior building security when closed. This dual access strategy maintains accessibility while protecting municipal assets.

Coordination with local law enforcement and emergency services further strengthens security. Establishing clear communication channels and sharing site maps with first responders improves preparedness. Posting emergency contact information throughout the park reinforces transparency and responsiveness.

As attendance grows, additional measures such as surveillance cameras in high traffic areas may be considered. These tools can assist in monitoring activity and resolving disputes while serving as a deterrent to vandalism or misconduct. Environmental design strategies not only improve safety but also enhance visitor comfort. A well lit, well maintained, and visibly managed park encourages positive use and reinforces community ownership.

EVENT MANAGEMENT & CROWD CONTROL

Large community events introduce additional safety considerations. Structured event management planning should include designated entry and exit points, vendor placement strategies, emergency vehicle access routes, and staff assignment plans. Maintaining clear circulation patterns prevents congestion and allows for rapid evacuation if necessary.

Training staff in crowd awareness and communication strategies improves event management effectiveness. Clear public address systems and signage ensure visitors can receive instructions quickly during emergencies. These measures support the park's vision as a regional destination capable of hosting festivals, concerts, and seasonal celebrations. By planning for crowd management proactively, the Township protects both participants and its investment in signature amenities.

A comprehensive safety and security framework is essential to the long term viability of Ligonier Beach Park. Preventative maintenance, structured emergency response procedures, detailed documentation, liability protections, and thoughtful environmental design collectively create a safe and welcoming environment. These measures are not merely administrative requirements; they are fundamental to protecting visitors, staff, and municipal resources.

As the park evolves into a year round community destination with expanded programming and facilities, safety planning must evolve alongside it. By investing in training, procedures, and proactive oversight, Ligonier Township ensures that growth is matched by preparedness. In doing so, the Township reinforces public trust, protects its investment, and creates a park environment where families, residents, and visitors can gather with confidence for generations to come.



PARK EVENT CROWD CONTROL

PROGRAMMING



Programming will play a central role in activating Ligonier Beach Park will ensure that the investment in new facilities and amenities results in a vibrant and regularly used community destination. While the physical improvements proposed in the master plan provide the framework for recreation and gathering, it is the activities, events, and educational programs offered within those spaces that will bring the park to life. A well structured programming strategy allows the park to serve a wide range of users while creating opportunities for both social interaction and personal recreation.

The proposed programming structure is designed to grow alongside the phased development of the park. Early phases introduce smaller community events and passive activities that require minimal infrastructure, while later phases incorporate more specialized recreational programs as new facilities such as courts, water access, skating features, and the community center become available. This phased approach ensures that programming evolves naturally as the park expands and that each new amenity contributes directly to community use and engagement.



EVENTS FEATURING LOCAL VENDORS

Many of the programs identified represent only a sample of what may be possible at Ligonier Beach Park. Participation levels, program fees, and scheduling may vary over time depending on community interest and staffing capacity. Instructors who lead programs may operate under a revenue sharing structure, typically receiving a majority percentage of program fees, which allows the township to offer diverse programming without significantly increasing operating costs. This flexible structure helps ensure that programming can continue to grow as community interest develops.



FALL FESTIVAL

EARLY PHASE COMMUNITY EVENTS & GATHERINGS

During the early phases of park development, programming will focus on simple community-oriented events that can be hosted within open lawn areas and flexible gathering spaces. As the park evolves, the proposed community center will play an important role in expanding these opportunities by providing a dedicated indoor space that can support events throughout the year. The combination of outdoor gathering areas and an indoor facility will allow the park to accommodate a wider range of programs, making it a more versatile destination for residents and visitors.

One of the most visible early programs could be the introduction of a farmers market. The market could accommodate approximately twelve vendor spaces and would provide local farmers and small businesses an opportunity to connect with residents while supporting the local economy. In the future, the community center could provide additional support for this type of programming by offering indoor vendor space during colder months, storage for equipment, or space for related workshops and demonstrations. Careful scheduling would ensure that the farmers market complements rather than competes with the existing Ligonier Borough farmers market.

Outdoor entertainment programs will also remain an important part of park programming. Events such as Movies in the Park and Concerts in the Park can attract between fifty and one hundred participants at a time and create relaxed social gatherings for families and community members. The community center would expand these possibilities by providing indoor event space for smaller performances, community meetings, classes, and seasonal events when outdoor conditions are less favorable.

Larger community celebrations, such as Community Day, could further strengthen the park's role as a gathering place. These events may attract hundreds of participants and include vendor booths, food, entertainment, and family activities throughout the park. The community center would support these larger events by providing restroom access, indoor gathering areas, and logistical support spaces, allowing the park to host a wider variety of events and making it a central hub for community activity year-round.



HOLIDAY LIGHT UP NIGHTS



COMMUNITY WALKING GROUP

WATER RECREATION & SEASONAL OUTDOOR PROGRAMMING

As additional recreational features are introduced in later phases, programming expands to incorporate more specialized outdoor activities. The addition of water access and recreational facilities opens the door for instructional programs such as paddleboard lessons, paddleboard yoga, and kayak instruction. These activities provide structured opportunities for residents to learn new skills while enjoying the park's connection to the water.

Athletic programming can also develop alongside these recreational opportunities. A volleyball tournament provides a simple but engaging competitive event that can attract teams and spectators while activating the park's open spaces. Such tournaments encourage repeat visitation and can become recurring community events.

Seasonal winter programming helps ensure that the park remains active throughout the year. Programs such as snow sculpting contests, snowshoeing demonstrations, and cross country skiing lessons take advantage of winter weather while providing residents with opportunities to remain active outdoors. Evening bonfires with food and entertainment can further enhance winter use by creating warm and inviting gathering opportunities during colder months. These types of programs help transform the park into a year round destination rather than a space that is only used during the summer season.

OUTDOOR EDUCATION AND YOUTH PROGRAMMING

The park's natural features and open spaces provide an ideal setting for educational programming and youth focused activities. Fishing contests and fly tying instruction programs introduce participants to outdoor recreation skills while promoting appreciation for local waterways. These activities can be supported through partnerships with state agencies and local environmental organizations.

Walking and jogging programs offer opportunities for community fitness and wellness while requiring minimal infrastructure. Programs such as stroller walking groups create inclusive opportunities for parents with young children to remain active while socializing with other families.

Youth summer camps represent one of the most impactful programming opportunities within the park. Camps focused on fitness, sports, nature crafts, and science based STEM learning provide structured educational experiences that encourage creativity, teamwork, and physical activity. These programs can operate as week long sessions during the summer months and provide both recreational and educational benefits for children in the community.

Educational programming can also expand as ecological restoration features are completed. Interpretive historical walks, wetland education programs, and sensory garden programs provide opportunities for environmental learning and inclusive participation. These programs highlight the park's natural and historical resources while supporting broader educational goals.



SCAVENGER HUNTS



PARK MAINTENANCE VOLUNTEER GROUPS



EVENTS THAT PARTNER WITH LOCAL SCHOOLS SUCH AS CORN HOLE TOURNAMENTS

RECREATIONAL SPORTS & FAMILY PROGRAMMING

As the park reaches later phases of development and additional recreational infrastructure becomes available, programming can expand to include more organized sports and family centered activities. Pickleball clinics and tournaments offer accessible recreational opportunities that appeal to a wide age range and are particularly popular among adult participants. Family oriented programming such as evening events at the splash pad or spray ground encourages multi generational participation. Activities may include music, small entertainment programs, and traditional campfire foods such as hot dogs and s'mores. These gatherings create memorable experiences for families while encouraging extended park visits.

Instructional programs associated with skating features also expand recreational opportunities. Learn to ice skate and roller blade clinics allow participants to safely develop new skills while making use of the park's seasonal facilities. These programs support the park's goal of offering recreation opportunities throughout the year.



EDUCATIONAL WORKSHOPS

COMMUNITY CENTER PROGRAMMING & FITNESS ACTIVITIES

When the community center is constructed in the final phase of the project, programming opportunities will expand significantly. Indoor space allows activities to continue regardless of weather conditions while also introducing programs that require structured indoor environments.

Dance programs such as line dancing and square dancing can become recurring social events that attract consistent participation. These activities provide both physical exercise and social interaction, strengthening community connections.

A variety of fitness classes can also be offered throughout the year. Programs such as boot camp workouts, tai chi, Zumba, and Pilates provide accessible options for individuals with different fitness goals and abilities. Because these programs operate in repeated sessions throughout the year, they can become a reliable source of recreation programming as well as revenue for park operations. The addition of indoor programming significantly enhances the park's ability to serve residents during colder months, reinforcing the goal of creating a year round recreational destination.



SCAVENGER HUNTS

Program / Activity	Revenue
PHASE 1	
Farmers Market - 12 spaces	\$180
Movies in the Park	Donation
Concerts in the Park	Donation
Community Day	\$400
PHASE 2	
Volleyball Tournament	\$216
Paddleboard Lessons	\$200
Paddleboard Yoga	\$448
Kayak Instruction	\$200
Snow Sculpting Contest	Donation
Snow Shoeing Demonstration	Donation
Cross Country Skiing Lessons	\$250
Bonfires - entertainment & food	Donation
PHASE 3	
Fishing Contest	\$300
Fly Tying Instruction	\$300
Walking / jogging Program	Free
Mommy & Me Stroller Walk	Free
Youth Summer Camps (Fitness, Sports, Nature Craft, STEM)	\$6,925
PHASE 4	
Interpretive Historical Walk	Free
Wetlands Educational Program	Free
Sensory Garden Program	Free
PHASE 5	
Rickleball Clinic	\$500
Rickleball Tournament	\$300
Family Evening @ Spray Ground	\$300
Learn to Ice Skate Clinic	\$200
Learn to Roller Blade Clinic	\$200
Movies in the Park	Donation
Concerts in the Park	Donation
PHASE 6	
Line Dancing	\$2,700
Square Dancing	\$600
Boot Camp Fitness	\$2,400
Tai Chi	\$3,600
Zumba	\$4,800
Pilates	\$2,880

Programming is essential to transforming Ligonier Beach Park from a physical landscape into an active community destination. The programs identified within this chapter demonstrate how the park can support a wide range of activities including community celebrations, outdoor recreation, educational programs, youth camps, sports tournaments, and fitness classes. By aligning programming opportunities with the phased development of park facilities, the township can ensure that each new amenity contributes directly to public use and engagement.

Equally important, the programming structure allows flexibility as community interests evolve. While the programs described represent only a sample of potential activities, they illustrate how Ligonier Beach Park can become a year round hub for recreation, education, and social connection. Through thoughtful programming and community partnerships, the park has the potential to serve not only as a recreational space but also as a central gathering place that strengthens the identity and vitality of the Ligonier Township community.

POTENTIAL PARK PROGRAMMING COST ESTIMATE

FUNDING SOURCES & FUNDRAISING



Realizing the vision for Ligonier Beach Park will require not only thoughtful design and phased implementation, but also a strategic and diversified funding approach. As with many transformational community projects, the most effective path forward blends public investment, private philanthropy, and locally driven fundraising efforts. By leveraging multiple funding sources, Ligonier Township can advance the master plan in manageable phases while building partnerships that support both construction and long-term stewardship.

The funding strategy for Ligonier Beach is intentionally layered to reflect the phased nature of the project. Rather than relying on a single source, the plan identifies a mix of capital campaigns, grant programs, sponsorship opportunities, and community fundraising initiatives. This diversified approach reduces financial risk and allows progress to continue even as funding conditions evolve. Just as the park itself will develop over time, the funding model is designed to grow alongside it.



FUNDRAISING PARK FESTIVALS



FUNDRAISING DINNERS

FUNDRAISING EVENTS & CAMPAIGN LAUNCHES

Milestone-driven fundraising events can play an important role in building momentum and visibility for the project. Leadership donor dinners, design unveilings, and groundbreaking celebrations provide opportunities to bring together civic leaders, foundations, and major contributors. These events help introduce the project vision, generate early investment, and establish a sense of shared ownership in the park's future.

As development progresses, larger community-facing events such as festivals, galas, and public celebrations can continue to build engagement while reinforcing the park's identity as a regional destination. These gatherings not only raise funds but also strengthen the connection between the community and the evolving park.

COMMUNITY-BASED FUNDRAISING INITIATIVES

Community-centered fundraising programs can help sustain long-term momentum while allowing residents to contribute directly to the park's development. Initiatives such as "Adopt-a-Brick" or "Adopt-a-Feature" campaigns allow individuals and families to leave a lasting mark on the landscape while strengthening their connection to the site. These programs can recognize donors through engraved bricks, plaques, or sponsorship signage tied to specific amenities.

Corporate sponsorship and naming opportunities further expand this model by inviting local businesses to support park features such as event spaces, trails, or gardens. These partnerships create mutually beneficial relationships that can accelerate implementation while giving local organizations an opportunity to visibly support a meaningful community project.

DIGITAL & ONLINE FUNDRAISING

Digital fundraising tools provide another avenue for broadening participation. Online capital campaigns, crowdfunding initiatives, and matching gift challenges can reach younger donors and regional supporters who may not be able to attend in-person events. These efforts are especially effective when paired with milestone announcements such as construction launches, new amenity installations, or major grant awards.

Over time, digital fundraising campaigns can help build a culture of giving that supports both capital improvements and ongoing programming within the park.



PUBLIC GRANTS & GOVERNMENT FUNDING

Public funding will remain a cornerstone of the overall financial strategy. A wide range of state, federal, and county programs align closely with the goals of the Ligonier Beach master plan. Recreation and conservation grants, such as the DCNR Community Conservation Partnerships Program (C2P2) and Greenways, Trails, and Recreation funding, can support park development and trail systems. Transportation-oriented programs may assist with access improvements, pedestrian infrastructure, and connectivity enhancements that extend beyond the park itself.

Environmental and watershed funding sources are also well suited to many of the ecological components of the project. Programs such as Growing Greener grants, watershed restoration funding, and flood mitigation initiatives align directly with the site's stormwater management and habitat restoration goals. These programs recognize the broader environmental benefits of projects such as wetland restoration and water quality improvements, positioning Ligonier Beach as both a recreational and ecological asset.





PA NATIVE PLANT SOCIETY GRANT PROGRAM

HISTORIC PRESERVATION OPPORTUNITIES

Historic preservation funding may also play a role in supporting elements of the project that honor the legacy of Ligonier Beach. Grants administered through preservation agencies can assist with interpretive features, historic storytelling, or rehabilitation of legacy structures that connect the park's future with its past. By integrating preservation funding into the broader strategy, the township can ensure that the history of the site remains an important part of its continued evolution.



PHILANTHROPIC NETWORKS

PRIVATE AND PHILANTHROPIC PARTNERSHIPS

In addition to public funding, private and philanthropic investment will be essential to advancing the master plan. Regional foundations with strong ties to western Pennsylvania represent significant opportunities for partnership. Organizations such as the Richard King Mellon Foundation, Hillman Family Foundations, and other regional philanthropic entities have a history of supporting projects that combine community development, conservation, and public space investment.

Engaging these partners early in the process can help secure transformative funding while elevating the project's regional visibility. Partnerships with community foundations and grantmaking networks can further align the Ligonier Beach project with broader priorities such as health, sustainability, and community resilience.

A COLLABORATIVE INVESTMENT IN THE COMMUNITY

Ultimately, the funding strategy for Ligonier Beach Park reflects the same principles that guide the master plan itself: flexibility, partnership, and long-term vision. By combining grassroots fundraising, corporate sponsorships, philanthropic investment, and public funding, the township can create a resilient financial framework that supports phased implementation.

Through thoughtful fundraising and strategic partnerships, Ligonier Beach has the potential to become more than a capital project. It can serve as a shared community investment that reflects the priorities and aspirations of residents while strengthening the park as a lasting asset for the region. For more information on fundraising please refer to the report appendix starting on page 178.



FUNDRAISING RUN

APPENDIX



Key Person Interviews

Master Site Development Plan

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
[REDACTED] **is not a resident of Ligonier Township, a resident of Ligonier Borough**
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside) [REDACTED] **enjoys skiing, hunting, fishing, and gardening.**
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc? [REDACTED] **thinks being in a natural environment is the best way to go.**
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share? [REDACTED] **enjoyed the long sloping nature of pool. The water was cool and refreshing. He believed it was a great experience and in close proximity.**
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming? [REDACTED] **mentioned his daughter going to the Pool patch in Latrobe or he travel somewhere else like the beach to swim.**
6. How do you envision the Ligonier Beach Park property being developed and used in

█████ mentioned there could be picnic tables, BBQ pits, and walking trails to observe the creek and wild life.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee) █████ views the project being more passive with no sport courts. He would like to see it kept natural.

8. Do you think the site and future development could be a destination for people outside the community? Why? Or Why not? █████ mentioned that there is currently a state park up the road. He said if there was going to be a park destination in Ligonier it would be that one. He does not see this park as a destination but rather more of a local asset.

9. What are some positive features of the current site that can be utilized and enhanced under our project? █████ said the site has easy access and is a great foundation for a park.

10. How important is it to you that the history of this site be acknowledged? █████ believes this is very important; The park was a big draw at one time. He explained that even celebrities would visit the park and that It would be great to have a board to explain the history and people who visited.

11. What are some elements you've seen at other parks you think can be incorporated here? █████ said a fountain for drinking water, bbq pit, and walking trail could be incorporated.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities? █████ does not think the community is underserved but Ligonier would benefit from a place for family activities including fishing.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?
██████ doesn't think there is anybody particular but has noticed that kids & teens don't have a great place to ride bikes where they aren't getting in the way of people walking on sidewalks.
14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future? **██████ said weddings, family reunions, and social events could be held here.**
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park? **██████ said it depends on the rate and that a small tax would be okay.**
16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park? **██████ said he knows of some but he will have to get back to us on the names of these organizations.**
17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public? **██████ said community meetings at town hall auditorium, local grade school and local YMCA could be great places to engage the public.**
18. Do you have any additional thoughts or concerns to share? **██████ said he didn't have anything additional to add right now and he will email at a later time to give information that he couldn't remember.**

Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan

Key Person Interview Talking Points

Interviewee: ██████████

Phone Number: ██████████

Interviewee Background: Long time Cook Township resident

1. Are you a current resident of Ligonier Township?
No – ████████ has lived in Cook township for 36 years.

2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside) ████████ **enjoys swimming, running, bike riding, and walking in the woods.**

3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc? ████████ **thinks this is extremely important.**

4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share? ████████ **loved to swim in the pool and thought it was a great place to socialize and enjoy the outdoors.**

5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming? ████████ **swims at YMCA.**

6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community? ████████ **wants to see a place to cool off and swim but could also see it as a nice park or playground for kids to enjoy.**

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee) **wants to see a mixture of both.**

8. Do you think the site and future development could be a destination for people outside the community? Why? Or Why not? Yes – **thinks this could be a destination because it is an inexpensive way to experience nature and is a unique site.**

9. What are some positive features of the current site that can be utilized and enhanced under our project? **The existing pool and access to route 30 are both features that could be utilized.**

10. How important is it to you that the history of this site be acknowledged? **It is very important to respect and preserve the history.**

11. What are some elements you've seen at other parks you think can be incorporated here? **would like to see playgrounds places for kids to play.**

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities? **suggested camping, connecting with nature, learning about nature, and spending time in the outdoors.**

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved? **said that she thought all ages were underserved in this community.**

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future? **Kids camps, weddings, concerts, and movie nights could all be events that are hosted at the Ligonier Beach Park.**
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park? **Yes**
16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park? **████████ mentioned Powder Mill Nature Reserve and Mellon Nonprofit could possibly support the project.**
17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public? **████████ shared that public meetings discussing the pros and cons of the project could be beneficial.**
18. Do you have any additional thoughts or concerns to share? **████████ had no further thoughts to share at this time.**

**Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan**

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township? [REDACTED] **is a resident.**
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside)

I am a horse owner who lives on 19-acres in Ligonier Township. I spend a large amount of my free time mowing grass, working on the property, and caring for my horse. Along with horseback riding, swimming is my favorite recreational activity.

3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc?

Everything is better outside! Whether it is a recreational activity, dining, taking a walk, enjoying nature, gathering with friends and family, or attending an event. There is unlimited data on how the physical, mental, and social benefits of outdoor recreation enhance the quality of our life. The economic benefit of outdoor recreation also has a positive impact on our community, the region, and Pennsylvania. According to the Pennsylvania Office of Outdoor Recreation, outdoor recreation is an economic powerhouse, which contributes \$14 billion to Pennsylvania's GDP.

4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?

I am a lifelong Ligonier Beach season passholder. I learned to swim there as a small child, took lifesaving classes as a teenager, and celebrated my August birthday there each summer. Mr. Gallo kept the pool open until 11:00 PM and we

enjoyed incredible moonlit swims. I have great memories of summer friends who came out from Pittsburgh because of Ligonier Beach and spent the summer at surrounding cottages. The Beach hosted live musicians and held dances for decades.

The pool provided me with tremendous therapeutic benefits during the summer of 2017 when I needed a hip replacement. As an adult, it was wonderful to head to Ligonier Beach after work to swim and see fellow passholders. There was a passholder who worked for the Pittsburgh Tribune Review and drove to Ligonier Beach every single day after work to swim, then turned around and drove back to Pittsburgh. Many passholders supported the restaurant and would stay after the pool closed and grab a bite to eat while enjoying the beautiful setting.

5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?

Ligonier Valley YMCA, Latrobe Community Pool, Derry Community Pool, privately owned pools.

6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?

The pool is a historical recreational landmark, and I believe every attempt should be made to determine if it can be restored or at least a version of the iconic destination. Ligonier Beach was an aquatic attraction for 93 years and my desire is that it remains an aquatic attraction. I believe one of the most relevant driving factors to revitalize the pool is that it benefits the ENTIRE community - all ages, fitness levels, and economic backgrounds - women, men, young, old – I cannot think of a place that appealed to such a broad demographic than Ligonier Beach.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee)

Active. It provided active recreation for 93 years. The Ligonier Valley and the Laurel Highlands offer unlimited passive (green space, fishing, walking/biking/nature trails) recreational opportunities. The community needs a place to swim outdoors, and to gather with family and friends.

8. Do you think the site and future development could be a destination for people outside the community? Why? Or Why not?

100% Yes! From the day Ligonier Beach opened in July 1925 – it was a DESTINATION! Ligonier Beach always attracted swimmers from Pittsburgh and beyond. Those individuals and families patronized local restaurants, hotels, and neighboring attractions. Ligonier Beach was a signature attraction of the Ligonier Valley and one that even encouraged people to move here! Please see the excerpt from a community member’s obituary.

“Later in life, he talked about his early visits to the Ligonier Beach, treks into the Laurel Mountains and how much he enjoyed the area. After receiving his teaching position in Ligonier, he moved his family to the area and shortly built a home on North Fairfield Street.” – Orvis Steimer Obituary, April 2021

The reopening of Ligonier Beach would enhance the quality of life for the community’s residents, increase property values, and grow the economy.

9. What are some positive features of the current site that can be utilized and enhanced under our project?

Location, location, location!

Ligonier Beach is located one-half mile from the heart of Ligonier with its amenities and along the historic Lincoln Highway. The property is within minutes of other attractions such as Compass Inn, Fort Ligonier, Idlewild & SoakZone, and Linn Run State Park. It is directly across from one of Ligonier’s legacy dining establishments Eastwood Inn and the new Getaway Café.

The Setting!

Nestled at the base of Laurel Mountain and dotted with pine trees as the Loyalhanna Creek flows by. The setting has always contributed to Ligonier Beach’s popularity.

The POOL!

The pool. Other than swimming in a lake, where can you find that incredible size of a swimming structure. The iconic shape and size are why the pool attracted so many users. It was never just a community pool; it was a water destination.

The Original Stone Features

The stone building and arch.

10. How important is it to you that the history of this site be acknowledged?

IMPORTANT

The fact that the pool is one of Pennsylvania’s oldest and largest is historic. Ligonier Beach has a storied history. City dwellers escaped the heat and rode the train from Pittsburgh to Ligonier and would walk to the pool to swim. The pool spurred many families to invest in summer cottages. It attracted young musicians like Dean Martin and Perry Cuomo while they were building their careers as entertainers. Its location along the historic Lincoln Highway, which welcomes millions of travelers each year, is noteworthy. Ligonier Beach carries the same status as its recreational partners to its east and west – Laurel Mountain Ski Area and Idlewild Park.

11. What are some elements you’ve seen at other parks you think can be incorporated here?

There has been quite a bit of discussion converting the pool during the winter season into an ice-skating rink. I was at a destination in Delaware where there was a large outdoor roller-skating area and artificial snow blew over the skaters. There were these cool glass heated pods where people gathered in to eat and Adirondack chairs – like the ones that used to be around the pool set up around gas-fed firepits.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?

Outdoor swimming

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?

Teenagers – We are extremely fortunate to have the Ligonier Valley YMCA. Teenagers need an outdoor summer place to gather for recreational activities. Ligonier Beach was a popular destination for teenagers. I personally witnessed high school football players at the pool in August after football practice to swim and hang out.

Families with modest discretionary income. Not all families can afford a YMCA members or a season pass to Idlewild & SoakZone. Ligonier Beach always provided an affordable, fun, and safe environment for families to swim.

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?

Yes. I believe it would be perfect for athletic events such as triathlons, paddle board instruction, music-related events, and as a private event venue.

15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?

N/A The Ligonier Township Supervisors have stated they would not approve a tax specifically for Ligonier Beach. A municipal tax has not been suggested by any entity of which I am aware.

16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park?

Yes. The Friends of Ligonier Beach (FOLB), a 501 c3 non-profit organization formed to help support the township's efforts to revitalize the property. The FOLB paid the fee to Gateway Engineering to prepare the DCNR grant application for the Master Site Plan and Swimming Pool Feasibility Study and raised the \$50,000 required match from private donors and foundations.

DCNR. I am hopeful that our friends at DCNR will continue to see value in the property as an outdoor recreation destination as they helped provide a portion of the funding for the township to acquire the property and awarded the grant to conduct the Master Site Plan and Swimming Pool Feasibility Study.

17. How do you think the public can best be engaged during the masterplan process?
What would be the best ways to disseminate project information and meeting dates to the public?

The Tribune Review, Latrobe Bulletin, and Ligonier Echo – media releases. I would be happy to help with media contacts. Social media, Township’s communication channels, Friends of Ligonier Beach FB, flyers.

18. What do you know about the former train system that travels from Pittsburgh to Ligonier?

Additional Info 

19. The township acquired property in 2019 from DCNR grant.

20. Ligonier Township does not allow wedding venues.

21. In 2021 committee starts to pursue a natural swimming pool but there’s currently no Pennsylvania regulation so this couldn’t happen.

22. Julie is one of the founders of Friends of Ligonier – 50c nonprofit to support township

23. 2022 – township decides to hire their own engineer – site assessment and friends of Ligonier conducted their own assessment from Gateway Engineers.

24. One of the hurdles of the project is the change in leadership.

25. The former township manager wanted this to be a place for recreation and have community lead projects.

26. March 2020 - Township held a private meeting with funders where a pool concept was shared created by Eads Group.

27. Mellon family owned the train system that traveled from Pittsburgh

Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
[REDACTED] **is not a current resident of Ligonier Township. He lives in downtown Latrobe but grew up in Ligonier Township, where his mom taught at the local school.**
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside)
[REDACTED] **participates in church groups to improve his mental health. For physical fitness, he enjoys running and hiking outside.**
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc?
[REDACTED] **believes that being outside in a natural environment is important for both exercise and social gatherings. He strives to do these activities whenever possible.**
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] **has no memories of the Ligonier Beach swimming pool because he never went there.**
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
Since the Ligonier Beach Swimming Pool closed, Spencer and others he knows have been swimming at the YMCA, Keystone State Park, and Rodgers McFeely Pool.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?

██████████ envisions the Ligonier Beach Park property being developed with volleyball courts and a beach vibe. He believes the park should serve as a space for community connection, benefiting from great access to Route 30.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee)

██████████ believes the park would be better utilized by the community if it was developed for passive recreation, such as connecting to existing trails.

8. Do you think the site and future development could be a destination for people outside the community? Why? Or Why not?

██████████ thinks the site could be a destination for people outside the community due to its rich history with music, which could attract visitors.

9. What are some positive features of the current site that can be utilized and enhanced under our project?

██████████ believes some positive features of the current site include its location, which is accessible with plenty of parking, the stone archway, and creek access. He thinks these features can be enhanced in the project.

10. How important is it to you that the history of this site be acknowledged?

It is very important to ██████████ that the history of the site be acknowledged. He believes there is a lot of history to tell, and he thinks Heritage would be a good partner in helping share that history.

11. What are some elements you've seen at other parks you think can be incorporated here?

██████████ has seen volleyball courts, trails, and interactive water features at other parks. He believes these could be incorporated into the Ligonier Beach Park project. He also suggests adding pickleball courts.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?

██████████ is not sure what recreational elements are underserved in Ligonier Township and the surrounding communities at the moment.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?

██████████ does not believe any age groups are underserved in the community at this time, and he does not have insights into how other communities are engaging underserved groups.

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?
██████████ believes that concerts and volleyball tournaments could be hosted at the Ligonier Beach Park property in the future.

15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?
Hypothetically, ██████████ would support a municipal tax increase to fund additional township staff or maintenance equipment needed to maintain the future design of Ligonier Beach Park.

16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park?
██████████ suggests that partnerships with local organizations, such as Lincoln Highway and Heritage, could help support and benefit the future development and programming of Ligonier Beach Park, especially for tourism and promotion.

17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public?
██████████ believes the public can be best engaged during the master plan process through newspaper coverage. He also suggests using Lincoln Highway to promote the park and putting up a sign or banner at the physical location.

18. Do you have any additional thoughts or concerns to share?
██████████ did not have anymore to share at this time.

Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?

Yes.

2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside)

[REDACTED] owns an indoor bike and treadmill. That being said he prefers walking outdoors or trails.

3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc?

Ligonier Township is a beautiful space for outdoor events. The area is fantastic to be out and about.

4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?

[REDACTED] was not living in this part of the country when the pool was open.

5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?

[REDACTED] feels most people would say “at the YMCA”. Dr. Strecker owns property and spends time on Lake Erie swimming. Rolling Rock is a private club with a pool where some might swim.

6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?

██████████ feels the park should provide for a diverse user group. Many parks already exist in the surrounding community. This park should be special and be programmed to be Event based. Could the park have a dog park? Ice skating rink? Festivals?

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee)

██████████ feels the park should serve active recreation based on other available park facilities in the community. He feels the park should be event based perhaps providing for music, ice skating or festivals like the Ice Festival. The area has a lot of passive recreation opportunities already and doesn't feel this type of recreation would be considered a "destination".

8. Do you think the site and future development could be a destination for people outside the community? Why? Or Why not?

██████████ feels this is possible if it could balance of nostalgia with current trending amenities. It should have the vibe of yester year. People are longing for community activities and events.

9. What are some positive features of the current site that can be utilized and enhanced under our project?

██████████ would like to see improvements to stream access. He feels the Loyalhanna could be stocked to provide improved fishing access. His school raises fish for stocking Linn Run and feels the school could provide stocked fish hear also. Foundation Mellon provides fish habitats.

10. How important is it to you that the history of this site be acknowledged?

Combination of nostalgia and current trends. ██████████ acknowledges the current limitations of putting a pool on site.

11. What are some elements you've seen at other parks you think can be incorporated here?

██████████ mentioned music festivals, an amphitheater, ice skating, dog park, walking trails, flower gardens and fishing.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?

With the popularity of the digital age, children don't use outdoors spaces. If you build it, they will come mentality could work on this space. Even though it is the digital age, he feels the community thinks its important to bring back charm of small town.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?

The local teenagers are underserved.

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?

██████████ mentioned music festivals, an amphitheater, ice skating, dog park, walking trails, flower gardens and fishing.

15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?

Yes, it would be money well spent.

16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park?

Partnering with his school to stock and fish the Loyalhanna along the park's borders. Stock fishing with school. His school completed fishing improvements in stream via Mellon Group grants. Small town American dying

seems to be dying. Community events can help small business. Fort days could have additional events here. The site could provide are for carnivals.

17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public?

Reimagine the park nostalgia to serve both what it was vs. what it can be. Prompt youth through visuals and lists to engage conversation when Mackin does public outreach with youth. They may talk about how much they like fishing.

18. Do you have any additional thoughts or concerns to share?

No.

Ligonier Beach Park Swimming Pool Feasibility Study and

Master Site Development Plan

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
Yes.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? *(Looking for cues as to whether individuals do these activities outside or inside.)*
[REDACTED] owns both a bird dog and a hunting dog. He enjoys walking in fields and woods. He also likes fishing in streams and fly fishing but does not enjoy going to the gym. He has a cold-water trout stream in his backyard.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] enjoys being in a natural environment. Walking is a favorite pastime for him.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] father worked with the original owner, Nick Gallo. He used to drive to the pool from Latrobe to congregate and socialize, with swimming being a secondary activity.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
[REDACTED] swims two miles west of town at Idlewild Park. The season pass costs between \$50 and \$80. Idlewild Park provides amusement tax revenue, which helps the township and employs local residents.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
Ligonier Township covers an area of 92 square miles. The property in question will most likely benefit Borough residents rather than those in the township. The original grant application proposed the creation of green space for passive recreation, including an exercise station, a walking trail, fishing opportunities, and

possibly a lake. Additionally, the plan included the development of Veteran's Memorial Park, featuring QR codes to honor local heroes. Currently, there are no township parks.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? *(Define passive and active recreation for the interviewee.)*
agrees with passive recreation but sees the possibility for some active recreation. He is concerned about kids riding bikes to the site.
8. Do you think the site and future development could be a destination for people outside the community? Why or why not?
Yes, it could serve as a destination, particularly as a picnic area. A pavilion could also be useful.
9. What are some positive features of the current site that can be utilized and enhanced under our project?
The site includes a pavilion and stream access for fishing. It could also be used by schools for studying aquatic species.
10. How important is it to you that the history of this site be acknowledged?
does not find it personally important but acknowledges the site's historical significance.
11. What are some elements you've seen at other parks that you think could be incorporated here?
recalls seeing rustic structures in a community park in Colorado. He supports passive recreation and suggests adding a space for hockey with roller skates.
12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?
Many kids spend their time playing video games, and there is a lack of recreational opportunities for teens. He suggests organizing teen-programmed events and using a pavilion to host DJ events.
13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?
Teens are underserved, but that seems to be the case everywhere.
14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?
Music nights and food trucks could be great additions.
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?

█ would approve but understands the financial burden on the community. Currently, there are only two officers on duty 24/7, and tax increases are already expected for roads, bridges, and police forces.

16. Can you think of any partnerships with other local organizations, sponsors, or donors that may support and benefit the future development and programming of Ligonier Beach Park?

The Borough could be a potential partner.

17. How do you think the public can best be engaged during the master plan process? What would be the best ways to disseminate project information and meeting dates to the public?

Public meetings would be beneficial. Survey results will likely be filled with nostalgia.

18. Do you have any additional thoughts or concerns to share?

█ suggests incorporating green grass, trees, an asphalt trail, and a concrete pad for basketball or Dek hockey.

**Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan**

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
Yes. [REDACTED] believes that development should financially benefit the township by bringing more people into the valley. He feels that a passive park would not attract visitors as a destination. He also mentions the Keystone building as a potential element.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? *(Looking for cues as to whether individuals do these activities outside or inside.)*
[REDACTED] serves as a township supervisor. He also works in the construction business and is involved with a shopping center and the Municipal Authority.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] supports outdoor activities.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] grew up going to Ligonier Beach and owned a season pass. He met his wife at the pool.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
[REDACTED] has been swimming at Gerry Pool and Latrobe Pool.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
[REDACTED] believes the property should be developed as a destination that draws more people into Ligonier Township. He suggests creating something unique, such as a community center, restaurant, or multi-use building, while maintaining elements of the beach concept in the design.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (*Define passive and active recreation for the interviewee.*)
■■■■ supports active recreation.
8. Do you think the site and future development could be a destination for people outside the community? Why or why not?
■■■■ believes that if the right design is implemented, people will come, as Ligonier Township is already a destination.
9. What are some positive features of the current site that can be utilized and enhanced under our project?
■■■■ sees the location as a major asset. He also values the stream access.
10. How important is it to you that the history of this site be acknowledged?
■■■■ believes it is important to recognize the site's history.
11. What are some elements you've seen at other parks that you think could be incorporated here?
■■■■ recommends utilizing the stone arch and pavilion. He also suggests enhancing the stream.
12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?
■■■■ believes that swimming opportunities are lacking. He suggests improving trout fishing and creating hiking trails that connect important destinations.
13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?
■■■■ feels that teenagers and individuals in their 20s are underserved in the community.
14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?
■■■■ suggests hosting events such as weddings and concerts. He also believes that tennis courts could be included.
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?
■■■■ would approve a tax increase if the improvements resulted in new revenue.
16. Can you think of any partnerships with other local organizations, sponsors, or donors that may support and benefit the future development and programming of

Ligonier Beach Park?

██████ acknowledges that opinions vary regarding the viability of a pool. He emphasizes the need for the community to unite behind a concept in order to move any project forward.

17. How do you think the public can best be engaged during the master plan process? What would be the best ways to disseminate project information and meeting dates to the public?

██████ believes public meetings are essential. He emphasizes the need to communicate that the project is about more than just the pool.

18. Do you have any additional thoughts or concerns to share?

██████ feels that the park design needs to benefit the community. While he believes the pool is the best idea, he is open to considering other options.

**Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan**

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: Resident

1. Are you a current resident of Ligonier Township? **[REDACTED] is a resident.**

2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside) **[REDACTED] enjoys to walk, bike, boat, manage her property, and do yoga.**

3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc? **[REDACTED] has a positive outlook on outside activities. She very much enjoys this.**

4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share? **[REDACTED] explained that people didn't classically swim there, more used as a beach experience where you sit by the water and socialize. It was used as a social space and to cool off. She has happy memories for to be social. Not a great place to swim laps, no lessons, etc.**

5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming? **[REDACTED] mentioned Ligonier YMCA.**

6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community? **[REDACTED] said everyone.**

She would love to continue utilizing as open green area and see this more as a passive area for residents. Believes it is too small to be a destination.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee) **agrees with passive.**
8. Do you think the site and future development could be a destination for people outside the community? Why? Or Why not? **thinks it is too small, not enough to bring people from outside the community.**
9. What are some positive features of the current site that can be utilized and enhanced under our project? **mentioned access to route 30 and creek.**
10. How important is it to you that the history of this site be acknowledged?
said Important – The park could use interpretive signage or name the park after the original Ligonier Beach.
11. What are some elements you've seen at other parks you think can be incorporated here? **mentioned boat and fishing access, rentable pavilions, lots of noise from route 30, and music venues.**
12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities? **mentioned Dog parks.**
13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved? **said No because the YMCA offers programs to all ages.**

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future? **█████ mentioned Music and concerts (loud events).**
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park? **█████ said No.**
16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park? **█████ mentioned limited partnerships such as with the YMCA and the watershed but said they wouldn't be able to do this on a regular basis.**
17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public? **█████ said start out by saying that there isn't going to be pool here. Then ask what the property could be. Try to get the word out about the no go on the pool idea.**
18. Do you have any additional thoughts or concerns to share? **█████ is looking forward to this area not being an eyesore and have the community move on from the pool idea.**

**Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan**

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
[REDACTED] is a resident of the Borough of Ligonier.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside)
[REDACTED] participates in biking and walking to improve his physical and mental health.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] enjoys being outside in a natural environment for exercise and social gatherings. He also enjoys wilderness travel.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
As a very small boy, [REDACTED] father took him to the Ligonier Beach swimming pool. He recalls climbing to the top of the very tall slide but chickening out. A long line formed behind him, and his father made him come down. Dave also took his own family to the pool.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
Since the Ligonier Beach Swimming Pool closed, [REDACTED] and others he knows have been swimming at private pools, Rector, and Sliding Rock.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
[REDACTED] envisions the Ligonier Beach Park property being available for use by the

community and accessible to both locals and visitors. He believes the park should be affordable for everyone to enjoy.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee)

feels that the park should be developed to include both active and passive recreation.

8. Do you think the site and future development could be a destination for people outside the community? Why or Why not?

believes the site and future development could be a destination for people outside the community.

9. What are some positive features of the current site that can be utilized and enhanced under our project?

thinks the current site's flat property and creekside area for fishing are positive features that can be utilized. He also believes the site could accommodate activities, a pavilion, and be developed into a self-sustaining, attractive, and creative space.

10. How important is it to you that the history of this site be acknowledged?

thinks acknowledging the history of the site is less important, but it would be nice.

11. What are some elements you've seen at other parks you think can be incorporated here?

suggests incorporating moderate mountain bike trails and ensuring the park is accessible.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?

feels that canoeing, kayaking, and an introduction to mountain biking are recreational elements that are underserved in Ligonier Township and the surrounding communities.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?

believes there is a cultural problem where certain age groups are not making use of available opportunities due to technology.

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?

██████ feels that the park could host concerts, picnic facilities, family reunions, and church events in the future.

15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?

Although ██████ is not a resident, he would support a small tax increase if it was for a good reason and benefited the community.

16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park?

██████ suggests that the Chamber of Commerce and local businesses could be good partners to support the future development and programming of Ligonier Beach Park.

17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public?

██████ believes that local organizations, public hearings, and engaging local residents would be the best ways to disseminate project information and keep the public engaged during the masterplan process.

18. Do you have any additional thoughts or concerns to share?

██████ did not provide any additional thoughts or concerns.

Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: Ligonier Township Supervisor

1. Are you a current resident of Ligonier Township?
Yes [REDACTED] is a resident.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? *(Looking for cues as to whether individuals do these activities outside or inside.)*
Outdoor exercise, including walking and hiking in the Borough. Uses the Township walking trail and also spends additional time at Linn Run and the top of the mountain.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
A huge proponent of outdoor experiences. Believes the more people enjoying nature, the better.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] moved to the area in 2007 and has only been a resident for the past few years. Went to Ligonier Beach a few times when the bar was open and bands were still performing.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
[REDACTED] swims either nowhere or at local lakes. Some residents prefer Idlewild Park and the YMCA.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
[REDACTED] did not initially have grand plans for the park when the property was acquired. Believes the park should first be cleaned up and made available to the community for passive recreation. Envisions outdoor bathrooms, a walking

trail, and limited fishing holes, with the potential for more amenities to be added over time by the community. Open to commercial development but acknowledges the risks associated with its success. A private entity would have to take on that financial risk.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (*Define passive and active recreation for the interviewee.*)

supports passive recreation in the short term.

8. Do you think the site and future development could be a destination for people outside the community? Why or why not?

Yes, but more likely as a stop along the way to other local destinations. Questions whether it can compete with other attractions that often capture consumer interest temporarily before fading.

9. What are some positive features of the current site that can be utilized and enhanced under our project?

thinks the stream is a special feature. The large pavilion is in decent condition and should be retained. The stone arch and bathroom structure hold people's interest.

10. How important is it to you that the history of this site be acknowledged?

thinks History is important, particularly for Ligonier Beach. There is nostalgia for the times when Ligonier Beach was a family destination, and efforts should be made to capture its prime era.

11. What are some elements you've seen at other parks that you think could be incorporated here?

Twin Lakes Park in Greensburg serves as a good example. A high-quality bathroom would be a huge improvement. The site could also benefit from a water source, flood-proof elements, and statue art that provides play value.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?

thinks dog walking is a very popular activity that could be better supported.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?

thinks Friendship Park is great for children, but there is a gap in recreational opportunities for kids who are too old for Friendship Park but too young to drive.

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?
██████████ thinks events could be successful, but traffic would be a concern. The space could be utilized by local organizations for activities and meetings.
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?
██████████ thinks a tax increase would need to provide a clear financial benefit to justify a significant raise.
16. Can you think of any partnerships with other local organizations, sponsors, or donors that may support and benefit the future development and programming of Ligonier Beach Park?
There are many potential donors interested in participating, but past processes have discouraged involvement. Time may help improve opinions and rebuild interest.
17. How do you think the public can best be engaged during the master plan process? What would be the best ways to disseminate project information and meeting dates to the public?
Facebook is a very popular platform for communication. Schools are an untapped resource that could be leveraged to provide project information. An open house format has worked well in the past.
18. Do you have any additional thoughts or concerns to share?
The study is a fresh start for the community and should be approached with open minds.

**Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan**

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
Yes, [REDACTED] is a current resident of Ligonier Township.

2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside)
[REDACTED] participates in walking, skiing, cross-country skiing, and working out at the YMCA to improve her physical and mental health.

3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] believes being outside in a natural environment is important and impactful for mental health. She views it as a key philosophy of parks, providing essential access to the outdoors in today's technology-driven world. She sees it as both a challenge and an opportunity for improvement.

4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] has fond memories of swimming at Ligonier Beach and attending special events with friends. She also worked as a lifeguard there, enjoyed the diving area, and spent time at the restaurant, which featured music.

5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
Since the Ligonier Beach Swimming Pool closed, [REDACTED] and others she knows have been swimming at Laurel Mountain Pool (a private pool), Idlewild, and the YMCA.

6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
██████████ envisions the park undergoing a multifaceted approach to restoration, including removing invasive plants, improving the property's management, and healing the area. She suggests a focus on environmental stewardship, restoring the riparian buffer, and possibly adding an ice-skating trail.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee)
██████████ believes the park would be best utilized with a blend of both active and passive recreation, including trails. She does not have an interest in hardscaping.

8. Do you think the site and future development could be a destination for people outside the community? Why or Why not?
██████████ does not think the site could be a destination for people outside the community with the current interest. She does not see it as the primary goal but views the site as part of a larger project.

9. What are some positive features of the current site that can be utilized and enhanced under our project?
██████████ highlights that the current site has easy access by car, proximity to the population, and stream access, all of which can be utilized and enhanced under the project.

10. How important is it to you that the history of this site be acknowledged?
██████████ believes it is important for the history of the site to be acknowledged, especially with features like the archway and the stonework along the road.

11. What are some elements you've seen at other parks you think can be incorporated here?
██████████ suggests restoring riparian buffers and creating an educational space to allow visitors to experience natural elements.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?
██████████ feels that biking is nonexistent in the area and that there is a need for bike lanes. She also advocates for expanding trails and making them more accessible to nearby areas.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?
██████████ believes the small community is impacted by a lack of active recreation options, which are supported by leagues and the YMCA. She suggests focusing on expanding trails and green spaces.
14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?
██████████ feels the Ligonier Beach Park property could host private pavilion rentals, Cub Scouts events, individual family picnics, and concerts with live music.
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?
██████████ would approve of a small tax increase, but not exclusively for the beach.
16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park?
██████████ suggests potential partnerships with the DCNR, Richard Mellon Foundation, McKenna Foundation, Allegheny Foundation, Ligonier Valley Foundation, and Trail Element to support the park's future development and programming.
17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public?
██████████ believes the township's website page is a good platform for providing detailed information on the viable use of the property and engaging the public during the master plan process.
18. Do you have any additional thoughts or concerns to share?
██████████ emphasizes the importance of the educational process and the visual appeal of the site. She advocates for connecting biking to Linn Run and incorporating outdoor sculptures. She also suggests addressing site security and expresses frustration about the length of time the planning process has taken. ██████████ appreciates everyone's enthusiasm to improve the community and highlights the need for maintenance on the walking trail and Wilton Playground.

**Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan**

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background [REDACTED]

1. Are you a current resident of Ligonier Township?
Yes, [REDACTED] is a current resident of Ligonier Township.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside)
[REDACTED] participates in hiking and walking to improve his physical and mental health.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] loves being outdoors. He believes it is essential to be outside, enjoying the natural aspects of the environment, and engaging with people.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] swam at Ligonier Beach during the summer most days. He particularly remembers the large slide and the high dive.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
Since the closure of Ligonier Beach Swimming Pool, [REDACTED] and others he knows have been swimming at Idlewild, the YMCA, private pools, the Latrobe pool, and the Derry pool.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
[REDACTED] envisions the park serving the general public, including youth and seniors. He suggests the inclusion of flood control features, an outdoor pavilion for weddings, an ice rink, and possibly an outdoor convention center for events like gun shows and camping shows. Additionally, he thinks the park could help generate money for the community.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee)
█ believes the park would be best utilized with a combination of both active and passive recreation, including trails and exercise areas.
8. Do you think the site and future development could be a destination for people outside the community? Why or Why not?
█ thinks the site could absolutely be a destination for people outside the community due to its location and easy access from both the east and west.
9. What are some positive features of the current site that can be utilized and enhanced under our project?
█ highlights the Loyalhanna stream for fishing and the available parking as positive features of the site that could be utilized and enhanced.
10. How important is it to you that the history of this site be acknowledged?
█ believes it is important to acknowledge the history of the site, particularly the stone arch, pavilion, pool history, restroom (which could serve as an information center), and the stone wall.
11. What are some elements you've seen at other parks you think can be incorporated here?
█ suggests creating an attraction to the stream, such as a pier or viewpoint, to serve as a focal point at the park.
12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?
█ believes that water sports and a skate park are underserved recreational elements in Ligonier Township and the surrounding communities.
13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?
█ feels that children and retirees are underserved in the community. He believes that retirees need a place to gather and that engaging the underserved could involve providing more spaces for socialization and recreation.
14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?
█ suggests hosting events such as car shows, camping shows, gun shows, and performances by local bands at the Ligonier Beach Park property.
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?

█████ would approve of a municipal tax increase, but it would depend on the millage.

16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park?

█████ suggests potential partnerships with the Richard Mellon Foundation, local businesses, the Chamber of Commerce, the Laurel Highlands Center, car clubs, church camps, Idlewild, Vail Corporation, and local hotels.

17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public?

█████ believes the public can be best engaged through social media, physical meetings at the property, and a coordinator to facilitate communication. He suggests being open and honest with people, utilizing the Ligonier Bulletin, creating a newsletter, and using the newspaper to disseminate project information and meeting dates.

18. Do you have any additional thoughts or concerns to share?

█████ stresses that flood control must be addressed and that he would love to see something done at the park. He believes the park should promote outdoor recreation, bring people into the community, and help boost tourism.

Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
Yes, [REDACTED] is a current resident of Ligonier Township.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside)
[REDACTED] participates in soccer, kayaking, canoeing, ski patrol, biking, boating, hiking, and camping to improve his physical and mental health.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] values choosing to be outdoors for exercise, social gatherings, and overall well-being.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] has fond memories of attending summer camp at Ligonier Beach, where he was introduced to scuba diving at the swimming pool. He also recalls the park as a recreational place for swimming and as a camp director.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
Since the pool closed, [REDACTED] and others he knows have been swimming at Idlewild and the YMCA.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?

■ envisions the park as a multiuse facility with fishing and kayaking access points, educational programs, and a pavilion for homeschooling groups, picnics, and other uses. He suggests including features like those at Hempfield Park and Friendship Park.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee)

■ believes the park would be best utilized with a combination of active and passive recreation, including skateboarding, ADA-compliant benches, and picnic areas.

8. Do you think the site and future development could be a destination for people outside the community? Why or Why not?

■ thinks the park could be a destination for people outside the community as a gathering spot for those visiting other venues in the Ligonier area, such as picnics and local events.

9. What are some positive features of the current site that can be utilized and enhanced under our project?

■ highlights that the current site has the potential to be a gathering spot for visitors to the Ligonier area, especially for picnics.

10. How important is it to you that the history of this site be acknowledged?

■ believes it is very important to acknowledge the history of the site, particularly through interpretive signage about past park features, such as the pool in its heyday and the old restroom.

11. What are some elements you've seen at other parks you think can be incorporated here?

■ suggests incorporating a skate park as an element seen at other parks that could work well at Ligonier Beach Park.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?

■ feels that Ligonier is pretty well-served but suggests that tennis and pickleball are underserved in the community.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?

■■■ believes special needs individuals may be underserved in the community and suggests that recreation opportunities at the YMCA can help engage this group.

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?

■■■ thinks the park could host events such as a homeschool conference focused on environmental studies, a fitness day, and a "Bark in the Park" event.

15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?

■■■ would approve of a municipal tax increase to support the maintenance and staff required for the future design of Ligonier Beach Park.

16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park?

■■■ suggests potential partnerships with the Loyalhanna Watershed Foundation, YMCA, Boy Scouts, Girl Scouts, and various donors to support quality activities at the park.

17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public?

■■■ believes the public can be best engaged through town meetings, local organizations, social media, and news outlets to disseminate project information and meeting dates. He encourages getting more people engaged.

18. Do you have any additional thoughts or concerns to share?

■■■ appreciates the efforts of the people working on the project and believes that Ligonier Beach Park is a great piece of property with tremendous potential.

**Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan**

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
Yes, [REDACTED] is a current resident of Ligonier Township.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside)
[REDACTED] participates in running and swimming to improve her physical and mental health.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] loves being outside in a natural environment for exercise and social gatherings and prefers it.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] recalls swimming with boys at the Ligonier Beach swimming pool. She remembers the poor condition of the pool, which caused her feet to get cut up. However, she also remembers well-attended concerts on the weekend at the pool.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
Since the pool closed, [REDACTED] and others she knows have been swimming at Derry pool.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
[REDACTED] envisions the park featuring tennis courts, a splash pad, horseshoes, and pavilions. She believes the park should be family-oriented and serve everyone in the community.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee)
█ feels the park would be better utilized with passive recreation, complemented by a bike trail and a walking trail for elderly individuals or those in wheelchairs.
8. Do you think the site and future development could be a destination for people outside the community? Why or Why not?
█ does not think the site will be a destination for people outside the community, as it would serve more complementary functions.
9. What are some positive features of the current site that can be utilized and enhanced under our project?
█ thinks the parking space and the Loyalhanna Creek are positive features that can be utilized and enhanced in the project.
10. How important is it to you that the history of this site be acknowledged?
█ believes it is important for the history of the site to be acknowledged.
11. What are some elements you've seen at other parks you think can be incorporated here?
█ thinks a splash pad, which she has seen at other parks, would be a great addition to Ligonier Beach Park.
12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?
█ believes tennis courts are an underserved recreational element in Ligonier Township and the surrounding communities.
13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?
█ feels there is a lack of activities for adolescents in the community.
14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?
█ believes that concerts, with attention to parking safety, and craft shows could be hosted at Ligonier Beach Park in the future.
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?
█ would approve of a municipal tax increase to support the necessary township staff and maintenance equipment for the future design of Ligonier Beach Park.

16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park?

█████ suggests that foundations, conservancies, people willing to donate, and the Rotary Club could all support and benefit the development and programming of Ligonier Beach Park. She also suggests benches could be added.

17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public?

█████ believes the public can be best engaged by contacting people who would support the project and recording meetings to disseminate project information and meeting dates.

18. Do you have any additional thoughts or concerns to share?

█████ hopes the project gets completed and believes that the natural pond on the property has the potential to be very attractive.

**Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan**

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: Owner, Greensburg Racket Club

1. Are you a current resident of Ligonier Township?
Yes, [REDACTED] is a current resident of Ligonier Township.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (looking for cues as to whether individuals do these activities outside or inside)
[REDACTED] participates in tennis, ice skating, and skiing to improve his physical and mental health.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] is all for being outside in a natural environment. He enjoys connecting with friends outdoors and believes it's great for mental health. He would like to see more things to do outdoors.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] had tons of fun at the Ligonier Beach swimming pool. He recalls that his kids loved it and it was a great place to socialize, hang out, and eat food.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
Since the pool closed, [REDACTED] and others he knows have been swimming at the YMCA and at friends' private pools.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
[REDACTED] envisions the park featuring an ice skating rink, an ice skating ribbon, synthetic tile ice, and an elevated wooden deck. Other activities could include roller hockey, roller blading, padel, yoga, a light-up night event, and learn-to-skate programs. He also sees potential for fishing in the pool or creek, pavilion

rentals, and events for local artists. The park should serve the entire community.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (define passive and active recreation for the interviewee)

██████ believes the park would be best utilized as a combination of both active and passive recreation. He envisions a walking trail with benches and yoga classes by the stream.

8. Do you think the site and future development could be a destination for people outside the community? Why or Why not?

Absolutely, ██████ thinks the site could be a destination for people outside the community. He believes the park could offer many different activities that would draw crowds from places like Idlewild.

9. What are some positive features of the current site that can be utilized and enhanced under our project?

██████ highlights the creek, pavilion (which could feature a stage and host lectures), and the pool area (which could be transformed into a water feature, with a bridge for fishing off of it) as positive features that could be utilized and enhanced in the project.

10. How important is it to you that the history of this site be acknowledged?

██████ believes it is fairly important for the history of the site to be acknowledged, potentially through display boards.

11. What are some elements you've seen at other parks you think can be incorporated here?

██████ thinks elements like padel courts, ice skating rinks, and roller rinks could be incorporated into Ligonier Beach Park.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?

██████ believes that ice skating, roller skating, roller blading, and opportunities to learn how to fish or hunt are recreational elements that are underserved in the community.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?

██████ feels that kids aged 10 to 15 are underserved in the community. He thinks a local spot where they can meet up with friends, such as a climbing wall, could help engage this age group.

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?
██████████ believes that performances, lectures, hockey tournaments, in-house leagues, and fishing camps could be hosted at Ligonier Beach Park in the future.
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?
██████████ would approve of a municipal tax increase to support additional staff or maintenance equipment needed to maintain the future design of Ligonier Beach Park.
16. Can you think of any partnerships with other local organizations/sponsors/donors that may support and benefit the future development and programming of Ligonier Beach Park?
██████████ suggests that businesses like Giant Eagle, the Mellon Foundation, and other local organizations could support and benefit the future development and programming of Ligonier Beach Park.
17. How do you think the public can best be engaged during the masterplan process? What would be the best ways to disseminate project information and meeting dates to the public?
██████████ believes social media, Facebook, advertising, and local outlets like the YMCA are great ways to engage the public and disseminate project information and meeting dates.
18. Do you have any additional thoughts or concerns to share?
██████████ thinks skate rentals and sharpening services could be a great addition to the park. He also suggests offering fishing opportunities and memberships with discounts.

**Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan**

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
Yes, [REDACTED] is a current resident of Ligonier Township.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (Looking for cues as to whether individuals do these activities outside or inside.)
[REDACTED] participates in activities such as going to the YMCA, walking, and kayaking to improve her physical and mental health.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] loves being outside and enjoys spending time outdoors. She also enjoys flower gardening.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] was very happy and had pleasant experiences at the pool in the past. However, during the last five to six years before the pool closed, she observed that it became more of a drinking destination. She noticed that few people were actually in the pool, there were accidents every weekend, and it became a nuisance property. Due to these changes, she stopped taking her kids there.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
[REDACTED] and others have been swimming at Idlewild and the Laurel Mountain Borough pool.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
[REDACTED] envisions the Ligonier Beach Park property being developed as a

community park. She believes it should include a fishing pier and a stage for live music performances.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (Define passive and active recreation for the interviewee.)

██████ believes the park should incorporate a combination of both active and passive recreation.

8. Do you think the site and future development could be a destination for people outside the community? Why or why not?

██████ does not think the site would necessarily become a destination for people outside the community. However, she believes it depends on the final development plan. She thinks partnerships with museums and art organizations could help make it more appealing as a destination.

9. What are some positive features of the current site that can be utilized and enhanced under our project?

██████ believes there are very few positive features on the current site, but she notes that the stone structures and the pavilion could be utilized and enhanced.

10. How important is it to you that the history of this site be acknowledged?

██████ believes it is absolutely important to acknowledge the history of the site. She supports incorporating a historic timeline trail and displaying archived photos of the area.

11. What are some elements you've seen at other parks you think can be incorporated here?

██████ has seen fountains incorporated into pool areas at other parks and believes this could be a good addition. She also suggests incorporating flower gardens and thinks the local garden club may be interested in supporting this.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?

██████ believes that fishing, walking, biking, hiking, and skiing are recreational activities that are underserved in the community.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?

██████ notes that the average age in the area is much higher than in other areas, with many residents being 50 years old and above. She also believes that younger people are underserved due to the lack of a job market in the area.

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?
██████ suggests that the park could host live concerts, movies, and an Arts & Crafts Festival in the future.
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?
██████ would approve a municipal tax increase if it is reasonable. However, she notes that there was already a large tax increase last year.
16. Can you think of any partnerships with other local organizations, sponsors, or donors that may support and benefit the future development and programming of Ligonier Beach Park?
██████ suggests potential partnerships with the McKenna Foundation, which provided funding to purchase the property, as well as the Progress Fund, Mellon Foundation, and the Community Garden Club.
17. How do you think the public can best be engaged during the master plan process? What would be the best way to disseminate project information and meeting dates to the public?
██████ believes that public meetings would be the best way to engage the community, as people are very interested in learning about the project.
18. Do you have any additional thoughts or concerns to share?
██████ mentions that the community has a world-class YMCA. She also notes that Eastwood Inn owns part of the parking lot for the Ligonier Beach Park property.

Ligonier Beach Park Swimming Pool Feasibility Study and
Master Site Development Plan

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
No, [REDACTED] lives in Ligonier Borough.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (Looking for cues as to whether individuals do these activities outside or inside.)
[REDACTED] participates in walking, hiking, and biking to improve his physical and mental health.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] has a positive perception of being outside and believes it provides stress relief.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] used to swim at Ligonier Beach and remembers it as a big and grand facility.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
[REDACTED] and others have been swimming at Idlewild, the YMCA, the Latrobe pool, the Derry pool, and private pools.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
[REDACTED] believes that the YMCA currently serves seniors, but teens remain underserved. He envisions the park bringing families into the community and

becoming a better place through collaboration between the YMCA, the Borough, and the Township.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (Define passive and active recreation for the interviewee.)

██████ believes the park should incorporate both active and passive recreation. He suggests including physical activities, gardening, enjoying nature, and a fitness path.

8. Do you think the site and future development could be a destination for people outside the community? Why or why not?

Yes, ██████ believes the site could attract visitors, especially with ABB nearby.

9. What are some positive features of the current site that can be utilized and enhanced under our project?

██████ believes the natural setting and Loyalhanna Creek are positive features that should be utilized and enhanced.

10. How important is it to you that the history of this site be acknowledged?

██████ believes the community thrives on history and that historical features of the site should be preserved.

11. What are some elements you've seen at other parks you think can be incorporated here?

██████ suggests incorporating a dog park, pickleball courts, an exercise trail, and a skateboard park.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?

██████ believes the same elements he previously mentioned, such as a dog park, pickleball courts, an exercise trail, and a skateboard park, are underserved in the community.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?

██████ believes that teens are underserved. He also notes that seniors could benefit from events, music, and opportunities for walking in the park with their dogs. Additionally, he believes that special needs children at school could benefit from more recreational opportunities.

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?

██████ believes the park could host music events and tournaments.

15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?

██████ is not a resident of Ligonier Township, but he believes a tax increase should happen to support the park's maintenance.

16. Can you think of any partnerships with other local organizations, sponsors, or donors that may support and benefit the future development and programming of Ligonier Beach Park?

██████ suggests partnering with the YMCA, the Township, the Valley Youth Network, and local foundations to support the park's development and programming.

17. How do you think the public can best be engaged during the master plan process? What would be the best ways to disseminate project information and meeting dates to the public?

██████ believes the public can best be engaged through bulletin boards, local businesses, the Chamber of Commerce, and the Laurel Highlands Center.

18. Do you have any additional thoughts or concerns to share?

██████ believes the YMCA will be willing to help with advice, finding funding, and forming partnerships to support the park's development.

Ligonier Beach Park Swimming Pool Feasibility Study and

Master Site Development Plan

Key Person Interview Talking Points

Interviewee: [REDACTED]

Phone Number: [REDACTED]

Interviewee Background: [REDACTED]

1. Are you a current resident of Ligonier Township?
Yes, [REDACTED] is a current resident of Ligonier Township.
2. What activities and behaviors do you participate in to improve your physical and mental health as well as your fitness? (Looking for cues as to whether individuals do these activities outside or inside.)
[REDACTED] walks into town, uses the YMCA facility, and walks to the beach to improve physical and mental health.
3. What is your perception of being outside in a natural environment for exercise, social gatherings, etc.?
[REDACTED] loves the fresh air and enjoys walking in the woods and cross-country skiing.
4. What was your past experience with Ligonier Beach swimming pool? What are some memories you may have to share?
[REDACTED] had a good time walking across the street to the pool. However, [REDACTED] felt that the facility was old and run down, though it had a unique charm. [REDACTED] believes that no one wanted to see it close.
5. Since Ligonier Beach Swimming Pool closed, where have you and others you know been swimming?
[REDACTED] has tried the Laurel Mountain Borough pool and found it to be okay. [REDACTED] also swims at the YMCA, which is well maintained, as well as the Latrobe pool and Idlewild.
6. How do you envision the Ligonier Beach Park property being developed and used in the future? Who should the park serve within the community?
[REDACTED] envisions the park as a sculpture park with a curator to organize it. [REDACTED] also believes the park should include pavilions and a picnic/barbecue area, a weekday farmers market, and something more developed than a simple dog

park. Additionally, [REDACTED] would like to see a stage for school plays, concerts, fairs, and fundraisers, as well as a fountain attraction and a splash pad.

7. Do you feel the park would be better utilized by the community if it was developed for active or passive recreation? (Define passive and active recreation for the interviewee.)

[REDACTED] believes the park should be developed for active recreation and include a small outdoor venue.

8. Do you think the site and future development could be a destination for people outside the community? Why or why not?

[REDACTED] believes that, given its easily accessible location along Route 30, the site could be developed to attract weekend visitors.

9. What are some positive features of the current site that can be utilized and enhanced under our project?

[REDACTED] believes that Loyalhanna Creek should be a central focus of the project and notes the site's proximity to the highway as another positive feature.

10. How important is it to you that the history of this site be acknowledged?

[REDACTED] believes that Ligonier Beach has an interesting story that should be highlighted in some manner. [REDACTED] suggests incorporating an archway with a plaque and making a reference to the beach with a large metal swing, similar to the one that used to throw people off.

11. What are some elements you've seen at other parks you think can be incorporated here?

[REDACTED] suggests incorporating a water feature or fountain as a tribute to the old Ligonier Beach. Additionally, [REDACTED] believes a staging area could serve as a meeting and connection space and that a bulletin board should be installed to provide information on local activities and tourist attractions.

12. What are some recreational elements and activities that are underserved in Ligonier Township and surrounding communities?

[REDACTED] believes that a concert venue and a brewery are needed in the area, although it may be a challenge to implement. [REDACTED] also suggests developing a bike park.

13. Are any age groups underserved in the community? If so, what are they? Do you have insight as to how other communities are engaging the underserved?

[REDACTED] believes that pretty much anyone under the age of 70 is underserved. Many younger residents are looking for activities and entertainment. [REDACTED] suggests that hosting concerts featuring local bands could help engage this group.

14. Are there any events that you feel could be hosted at the Ligonier Beach Park property in the future?
█████ believes the park could host small concerts, fundraisers, and farmers markets on Wednesday or Thursday evenings to attract a consumer base looking for a small venue. █████ also suggests creating a rentable pavilion for birthdays, reunions, and graduations.
15. If you are a Ligonier Township resident, would you approve of a municipal tax increase to support additional township staff or maintenance equipment required to maintain a future design of Ligonier Beach Park?
█████ would approve a municipal tax increase if there was a clear vision and a well-developed plan in place.
16. Can you think of any partnerships with other local organizations, sponsors, or donors that may support and benefit the future development and programming of Ligonier Beach Park?
█████ suggests involving Vail money in the project and believes the Mellon Foundation is motivated to see something happen, particularly with Sandy's support. █████ also mentions that the McKenna Foundation is looking for something to support.
17. How do you think the public can best be engaged during the master plan process? What would be the best ways to disseminate project information and meeting dates to the public?
█████ believes that word-of-mouth and social media would be the most effective ways to engage the public and share project information.
18. Do you have any additional thoughts or concerns to share?
█████ feels that Ligonier Beach gave the neighborhood personality and would love to see something developed with flair. Although the floodplain poses challenges, █████ believes there must be a way to create something with intrigue.

Accident Report Form

Name of Injured _____ Age _____

Address _____ Phone _____

How did the accident occur? _____

Extent of Injury _____

What was done for the injury? _____

Medical Care: _____

Doctor _____ Phone _____

Address _____

Witness Name _____ Phone _____

Address _____

Witness Name _____ Phone _____

Address _____

Date of Accident _____ Time of accident _____

Place of Accident _____ Weather _____

Remarks _____

Follow up procedure _____

Supervisor's Signature

- Follow up procedure requires the supervisor to call the injured participant and document comments.

RELEASE OF ALL CLAIMS

ON THIS _____ day of _____, in consideration of my or my child's participation in all of the (Municipalities Name) Recreational Program activities in which I or my child participate (s), I, intending to be legally bound, do hereby, for myself, my heirs, executors and administrators, waive and release, acquit and forever discharge the (Municipalities Name), or the (Municipalities Name) Parks and Recreation Department, or any of their officers, agents, volunteers working under the direction of the (Municipalities Name), firms and corporations, whether herein named or referred to or not, from any and all future rights, claims, causes of action, civil claims, demands, costs, attorney fees, loss of service, expenses, compensation, third party actions, suits at law or equity, including suits for contribution and indemnity, of whatever nature, and all consequential damages on account of, or in any way associated with the abovementioned program or with arriving to and/or returning from any activity associated with the program.

I/we further state that I/we have carefully read the foregoing release and know the contents thereof, and I/we have signed the same as my/our own free act. I/we acknowledge that signature by either parent or by one guardian hereby binds all parents and/or guardians of any minor participant.

Signature of participant _____

Signature of Parent/and/or Guardian
If participant is a minor _____

Detailed Maintenance & Operation Budget

CURRENT LIGONIER TOWNSHIP PERSONNEL

Current Personnel					
Department	Position	Number	Salary/Wage	Benefits	Total
Administration	Manager	1	\$90,000	\$54,000	\$144,000
Administration	Building, Zoning	1	\$42,995	\$25,797	\$68,792
Administration	Clerical, Finance, etc.	1	\$46,553	\$27,932	\$74,485
Public Works	Foreman	1	\$74,080	\$44,448	\$118,528
Public Works	Skilled Operators	5	\$251,992	\$151,119	\$403,187
Public Works	Laborer	1	\$40,830	\$24,498	\$65,328
Volunteers	Recreation Board	7	-	-	-

PERSONNEL

Potential Future Personnel					
Department	Position	Number	Wage	Benefits	Total
Public Works	Park Laborer	1	\$12,600	\$1,260	\$13,860
Administration	Parttime Clerical/Program Director	1	\$18,000	\$1,800	\$19,800

Instructors	Various Programs	Depending on Number of Programs	60/40 or 70/30 Split	-	-
Instructors	PA Fish & Boat Commission				
Instructors	PA Game Commission				
Instructors	Penn State Extension				
Volunteers	Sports Organizations		-	-	-
Volunteers	High School Students		-	-	-
Volunteers	Social Organizations		-	-	-
Volunteers	Interested Citizens		-	-	-

The PA Fish & Boat Commission can instruct various areas. They also have a fishing program where they provide fishing gear and bait to use for the participants. The PA Game Commission has several programs they will offer. Penn State Extension has several programs including Master Gardeners that must secure several hours each year in community service.

MAINTENANCE EQUIPMENT

Equipment	Quantity	Cost
Chainsaw	1	\$540
Battery Pole Chainsaw	1	\$250
Backpack Blower	1	\$550
Power Washer	1	\$560
Weed Trimmer	1	\$380
Utility Vehicle	1	\$15,000
Pickup Truck	1	\$45,000
Trailer	1	\$3,000

The Public Works Department has this equipment that can be used initially. However, this equipment should eventually be available specifically for maintenance in the parks to avoid conflict. The utility vehicle would be used for picking up trash, spreading mulch in the garden areas, and many other uses. The need for a trailer would primarily be for hauling the UTV since there isn't a maintenance storage building in the park. To keep park cost down used equipment from PW could be designated for the parks when PW purchases new equipment.

SUPPLIES & MATERIALS

Supplies & Materials	Quantity	Cost
Gasoline	\$500 gallon yearly	\$1,500
Bar Oil	3 gallon yearly	\$45
Cleaning Supplies	Varies	\$200
Hand Tools	15	\$450
Wheelbarrow	1	\$100
Computer	1	\$1,200
Printer	1	\$250
Chlorine		\$5,000

Product	Quantity	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Mulch	-	-					
Mulch	12 yards		\$360				
Mulch	24 yards			\$840			
Mulch	54 yards				\$2,160	\$2,430	\$2,700
New mulch will be needed to replenish the beds yearly. The calculation is for a 2" covering on the beds.							

PROGRAMMING

Phase 1

Farmers Market – 12 spaces @ \$15/space Set up not to conflict with Ligonier Borough’s Farmers Markek	\$180
Movies in the Park – 50 to 100 participants, free or a donation	Donation
Concerts in the Park – 50 to 100 participants, free or a donation. Not to conflict with Ligonier Borough’s concerts	Donation
Community Day – 500 participants, 10 vendors @ \$40/space	<u>\$400</u>

\$580+

Phase 2

Volleyball Tournament – 6 Teams @ \$36/team	\$216
Paddleboard Lessons – 8 participants @ \$25/participant for 5 sessions	\$200
Paddleboard Yoga – 8 participants @ \$56/participant for 8 sessions	\$448
Kayak Instruction – 8 participants @ \$25/participant for 5 sessions	\$200
Snow Sculpting Contest – Free to donation	Donation
Snow Shoeing Demonstration – Free to donation	Donation
Cross Country Skiing Lessons – 10 participants @ \$25 for 5 sessions	\$250
Bonfires – with entertainment & food (hot dogs & s’mores) – Free – donations	<u>Donation</u>

\$1,314+

Phase 3

Fishing Contest – 20 participants @ \$5/participant	\$100
Fly Tying Instruction – 10 participants @ \$30/participant for 6 sessions	\$300
Walking /Jogging Program – Free	Free
Mommy & Me stroller Walk – Free	Free
Summer Camps for children	
Fitness – 20 participants @ \$75/participant for 5 hours/day for 5 days	\$1,500
Sports oriented with a twist – 40 participants @ \$75/participant for 5 hours/day for 5 days	\$3,000
Nature Craft Camp- 15 participants \$75/participant for 5 hours/day for 5 days	\$1,125
STEM Camp – 12 participants @ \$75/participant for 5 hours/day for 5 days	<u>\$900</u>

\$6,925

Phase 4

Interpretative Historical Walk – Free	Free
Wetlands Educational Program – Free	Free
Sensory Garden Program – Free, Geared to Special Needs, but anyone can participate	Free

Phase 5

Pickleball Clinic – 20 participants @ \$25/participant for 5 sessions	\$500
Pickleball Tournament – 10 teams @ \$30/team	\$300
Family Evening @ the Ground Spray with entertainment & s'mores @ the fire pits -\$5/person or \$20/family	\$300
Learn to Ice Skate Clinic – 10 participants @ \$20/participant for 5 lessons	\$200
Learn to Roller Blade Clinic – 10 participants @ \$20/participant for 5 lessons	\$200
Movies in The Park – Moved from lawn area amphitheater, Donation	Donation
Concerts in the Park - Moved from lawn area amphitheater, Donation	<u>Donation</u>

\$1,500+

Phase 6

Line Dancing – 15 participants @ \$60/Participant for 10 sessions 3 time/year	\$2,700
Square Dancing – 5 squares @ \$60/square, twice a year	\$600
Fitness activities	
Boot camp - 10 participants @ \$60/participant for 10 sessions, 4 times a year	\$2,400
Tai-chi – 15 participants @ \$60/participant for 10 sessions, 4 times a year	\$3,600
Zumba – 20 participants @ \$60/participant for 10 sessions, 4 times a year	\$4,800
Pilates – 12 participants @ \$60/participant for 10 sessions, 4 times a year	<u>\$2,880</u>

\$21,025

These are only a small sample of programs that could be offered. The number of participants and the cost of the programs may also vary. The revenue from any program that requires an instructor will require either a 60/40 or 70/30 split with the instructor where the instructor receives the higher amount.

CONTRACTED SERVICES

Contractor	Quantity	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Mowing/Trimming	Weekly	\$500	\$575	\$650	\$725	\$800	\$875
Portable Toilet	1	\$200	\$225				
Portable Toilet	2			\$500	\$550		\$625
Portable Toilet	3					\$775	
ADA Portable Toilet	1	\$225	\$250	\$275	\$300	\$325	\$350
Pool Contractor						\$3,500	\$3,500

An ADA portable toilet is required to be available where regular portable toilets are used. The number of regular portable toilets will vary based on the number of facilities at the site and the distance between facilities. When the Community Center is constructed, including a restroom, the number of portable toilets could possibly be reduced. If the Community Center is going to be locked, the restroom could be designed with both an interior and an exterior entrance. That way it could be locked from the inside when the Community Center is locked.

If the water system chosen for the splash pad is a recycled system, an employee will be required to obtain a Certified Pool Operators Certification (CPO) at a cost of \$390 for the certification class. It requires staff to check chemicals hourly and the CPO on staff responsible for the chemicals and at least on call. If staff aren't available on weekends a pool contractor could be hired to maintain the system on Saturday and Sunday for approximately \$3,500. If a flow through system is used neither will be needed, however, a constant flow of new water will be required. It could use as much as 348,000 gallons of water for the summer season. The cost for the water plus the sewer cost could be \$75,000 plus per year.

The following charts are shown for completion of each phase with projected revenues/expenditures built upon the previous phase and include projected price increases. The buildout time for each phase could significantly increase the revenues/expenditures projected. The revenues are based on the projected program revenues generated as shown in the programing description for each phase of the project. Rental revenues are based on the potential number of rentals for the pavilion and the first full year of rentals of the community center.

PARTICIPANT RECREATION REVENUE

Code - Revenue Source	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
367.20 Recreation Program Fees	\$1,575	\$2,889	\$9,814	\$9,814	\$30,516	\$32,339
367.30 Recreation Event Revenues	\$580	\$1,894	\$8,819	\$8,819	\$29,844	\$31,344
367.40 Park Shelter Fees	\$400	\$750	\$1,800	\$2,040	\$2,800	\$3,150
367.50 Park Community Center Fees	-	-	-	-	-	\$12,000
367.60 Public Dedication Fee (\$900/Dwelling Unit)	-	-	-	-	-	-
TOTAL - PARTICIPANT RECREATION REVENUES	\$2,555	\$5,533	\$20,433	\$20,673	\$63,190	\$78,833

PARTICIPANT RECREATION EXPENDITURES

Code – Participant Recreation	Phase1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
452.120 Parttime Clerical/Program Director	-	\$18,000	\$18,540	\$19,096	\$19,669	\$21,439
452.121 Benefits	-	\$1,800	\$1,854	\$1,910	\$1,967	\$2,143
452.210 Office Supplies	\$200	\$300	\$350	\$400	\$500	\$600
452.247 Operating Supplies	\$3,500	\$3,500	\$3,800	\$4,000	\$4,200	\$5,000
452.300 Community Day	\$1,000	\$1,500	\$2,500	\$3,500	\$4,000	\$6,000
452.341 Advertising & Promotion	\$100	\$200	\$250	\$350	\$475	\$600
452.350 Recreation Programs & Events	-	\$788	\$4,943	\$4,943	\$5,843	\$18,458
452.420 Dues & Subscriptions	-	\$100	\$100	\$100	\$100	\$100
452.460 Meeting & Conferences	-	\$200	\$600	\$1,000	\$1,390	\$1,200
452.750 Capital Purchases	\$1,450	-	-	-	\$1,400	-
TOTAL - PARTICIPANT RECREATION EXPENSES	\$6,250	\$26,388	\$32,937	\$35,299	\$39,544	\$55,440

The part-time clerical/program director’s wage in the chart above is based on a \$15/hour rate working two to three days a week depending on the time of year. Operating supply costs are based on current Township budget projections along with future expenses. Community day expenses are projected with starting small and building on the event yearly. However, if fireworks were to be included an additional \$6,000 to \$10,000 would need to be added based on the number of shells for the display. Capital purchases include the cost of a computer and printer as shown in the supplies and materials chart.

PARK EXPENDITURES

Code - Parks	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
454.140 Public Works Seasonal Laborer	\$12,600	\$12,978	\$13,367	\$13,768	\$14,181	\$14,606
454.150 PW Benefits	\$1,260	\$1,279	\$1,368	\$1,377	\$1,418	\$1,461
454.210 Office Supplies	\$100	\$100	\$100	\$100	\$100	\$100
454.220 Insurance	\$20,200	\$26,521	\$33,361	\$43,137	\$51,458	\$55,953
454.230 Operating Supplies	\$ 1,750	\$2,000	\$2,200	\$2,400	\$8,500	\$10,000
454.300 Fuel/Gas	\$900	\$1,500	\$1,500	\$1,500	\$1,600	\$1,800
454.240 Cleaning Supplies	\$150	\$150	\$250	\$250	\$300	\$300
454.241 Operating Supplies – Community Center	-	-	-	-	-	\$500
454.242 Maintenance/Repair Supplies	\$500	\$860	\$1,500	\$3,000	\$5,000	\$7,500
454.243 Equipment Parts	-	\$100	\$300	\$400	\$600	\$800
454.244 Hand Tools/Minor Equipment	\$550	\$100	\$100	\$100	\$200	\$150
454.310 Cell Phone	-	\$600	\$600	\$600	\$600	\$600
454.320 Electricity	\$240	\$360	\$420	\$480	\$600	\$1,000
454.321 Gas	-	-	-	-	-	?
454.322 Sewer	-	-	-	-	-	\$1,200
454.323 Water	-	-	-	-	\$4,000	\$6,000
454.410 Contracted Services	\$925	\$1,050	\$1,425	\$1,575	\$5,400	\$5,350
454.510 Licenses	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
454.720 Capital Purchases	-	\$3,000	-	\$48,000	-	-
TOTAL – PARK EXPENDITURES	\$40,375	\$52,098	\$57,691	\$114,887	\$97,057	\$109,370

The Public Works seasonal worker wage is based on a \$12/hour rate working for approximately 26 weeks from spring through fall. The insurance cost is based on information provided by PennPrime Insurance Company for 2026. An insurance rate increase of 2% - 4% should be added yearly based on the number of years to complete each phase. The park expenditure shown in line items 454.230 through 454.244 and 454.410 are based on research of actual cost as shown in the above charts for maintenance equipment, supplies and materials, and contracted services. Electricity usage initially would be for pavilion rental and potential increase as other electrical are developed in the park. Water and sewage usage was determined by the amount of water used and the current rate as established by the Municipal Authority of Westmoreland County and the Ligonier Township Municipal Rates Authority. Licensing is required to legally show movies and play music in the park. The license fees shown are based on the current rate for both licenses. Capital purchase for the parks is explained under the maintenance equipment chart.

The following chart shows the summary for participant recreation expenditures and park expenditures at the end of each phase.

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Participant Recreation	\$6,250	\$26,388	\$32,937	\$35,299	\$39,544	\$55,440
Parks	\$40,375	\$52,098	\$57,691	\$114,887	\$97,057	\$109,370
TOTAL	\$46,625	\$78,486	\$90,628	\$150,186	\$136,601	\$164,810

Fundraising Sourcing Chart

Funding Program / Grant	Agency / Level	What the Funding Supports
Community Conservation Partnerships Program (C2P2)	Pennsylvania Department of Conservation and Natural Resources (State)	One of the primary Pennsylvania grants for park development, recreation facilities, trails, and greenways. Can support planning, site development, and construction of park amenities.
Keystone Recreation, Park and Conservation Fund	Pennsylvania Department of Conservation and Natural Resources (State)	Funding source behind many C2P2 grants; supports land conservation, park improvements, and recreational infrastructure.
Greenways, Trails, and Recreation Program (GTRP)	Commonwealth of Pennsylvania (State)	Provides funding for trail systems, greenways, and recreational projects that enhance outdoor access and community connectivity.
Growing Greener Grants	Pennsylvania Department of Environmental Protection (State)	Supports watershed restoration, stormwater improvements, streambank stabilization, wetland restoration, and environmental improvements. Particularly applicable to projects improving water quality and ecological habitat.
Watershed Restoration and Protection Grants	Pennsylvania Department of Environmental Protection (State)	Funding for projects that restore watersheds, reduce pollution, and improve aquatic ecosystems. Suitable for stream restoration, stormwater management, and habitat improvements near Loyathanna Creek.
Multimodal Transportation Fund	Pennsylvania Department of Community and Economic Development (State)	Supports pedestrian access, streetscape improvements, and transportation infrastructure that improves access to community destinations like parks.
Transportation Alternatives Set-Aside (TASA)	Pennsylvania Department of Transportation / Federal Highway Administration (State/Federal)	Funds pedestrian and bicycle infrastructure, trail connections, and access improvements that enhance non-motorized transportation.
Land and Water Conservation Fund (LWCF)	National Park Service (Federal)	Provides funding for outdoor recreation areas and park development projects that expand public access to recreation.
Community Development Block Grant (CDBG)	U.S. Department of Housing and Urban Development (Federal)	Supports community infrastructure improvements, public facilities, and park projects that provide community benefits.
Flood Mitigation Assistance Program	Federal Emergency Management Agency (Federal)	Provides funding for projects that reduce flood risk, improve resilience, and support floodplain adaptation strategies.
Building Resilient Infrastructure and Communities (BRIC)	Federal Emergency Management Agency (Federal)	Funds large-scale infrastructure and resilience projects designed to reduce hazard risk and improve long-term flood protection.
Local Share Account (LSA) Grants	Pennsylvania Gaming Economic Development Funds (Local/State)	Provides funding for community improvement projects including parks, trails, infrastructure, and recreational facilities.
County Parks and Recreation Grants	Westmoreland County (Local)	Local funding opportunities that may support recreation improvements, community facilities, and park development projects.

Pool Narrative

In an effort to fully define the rationale behind the conceptual swimming pool design developed for the Ligonier Beach feasibility study, WALLOVER ARCHITECTS incorporated offers the following narrative of the factors impacting this design. It must be understood that the vast majority of the site in question cannot support new construction due to the impact of Loyalhanna Creek's well documented flood way and zones impacting the property. This site featured one of the largest man-made swimming structures within the Commonwealth of Pennsylvania since the early 1920s, which has a long and storied history that to this day maintains a strong source of pride for the community.

As swimming pool design principals and code requirements have changed significantly since the original structure's opening in the early 1920s, replication in kind is simply not a realistic option for consideration. Combined with the governmental mandates (FIMA) for the prohibition of construction within a defined flood zone, the massive body of water and the code-required support facilities simply cannot be replicated or even considered on this site. The attendant resulting cost of construction would be far beyond the community's ability to fund and maintain over the life of the pool. In an effort to provide Ligonier Township with a "right sized" municipal pool for comparison purposes only, the study offered a conceptual site plan that was sized appropriately for the community's service area. In addition to the design, an order of magnitude construction cost estimate based on 2024/2025 construction costs was generated.

The basic component considered were:

- Sufficient Water Surface Area for the population served (3,500 SF)
- ADA compliant bathhouse and support facilities of sufficient construction quality to withstand intermittent flooding
- Sufficient public parking and associated ADA parking
- Minimize impact upon floodway and 100-year flood zone
- Minimize traffic ingress and exiting impact with State Route 30
- Maintain and restore existing pavilion
- Convert existing swimming pool to a new man-made lake suitable for recreation use (ice skating in winter) and fishing
- Stabilize Loyalhanna Creek stream bank for recreational use

The site could support a municipal swimming facility of limited size without

Existing Conditions (NTS)



Proposed Site Development - New Pool Development(NTS)



The following order of magnitude construction cost estimate was developed in 2024 with cost projected for 2026 bidding. Any cost factors beyond the published numbers should be updated based on current inflationary cost increases. This estimate represents construction costs for traditional pneumatically placed concrete swimming pool construction with stainless-steel perimeter overflow gutter systems and masonry construction for all bathhouse support structures.

The Ligonier Beach property clearly does not qualify for new development as the impact of document-ed flooding far outweighs any historical context the site may have for the continued use as a public swimming facility.

Ligonier Beach Pool Development Order of Magnitude Estimate						
MACKIN ENGINEERS & CONSULTANTS / WALL OVER ARCHITECTS incorporated						
Order of Magnitude Preliminary Cost Estimate for the Ligonier Beach Outdoor Pool and Bathhouse						
Item	Description	Unit	Total	Unit Cost	Total Cost	Comments
New Pool Construction & Related Components						
1	General Conditions	allowance	lump sum		\$ 315,525	Pool Site & Bathhouse
2	Driveway & Parking	allowance	lump sum		\$ 459,603	
3	Building Concrete	allowance	lump sum		\$ 350,400	
4	Ligonyr	allowance	lump sum		\$ 74,450	
5	Steel	allowance	lump sum		\$ 15,000	
6	Wood & Plastics	allowance	lump sum		\$ 192,975	
7	Thermal & Moisture	allowance	lump sum		\$ 199,100	
8	Doors & Windows	allowance	lump sum		\$ 125,275	
9	Finishes	allowance	lump sum		\$ 122,475	
10	Specialties	allowance	lump sum		\$ 102,341	
11	Special construction - pool	allowance	lump sum		\$ 440,625	2,502 SF Pool adjusted to 2026 bidding - \$740,000.00
12	Plumbing & HVAC	allowance	lump sum		\$ 856,250	
13	Electrical & Lighting	allowance	lump sum		\$ 413,284	
SUBTOTAL OF SWIMMING POOL/BATHHOUSE CONSTRUCTION:					\$ 4,124,625	
	Architectural Design & Engineering	10%	lump sum		\$ 412,463	
Project Subtotal					\$ 4,537,088	
CONTINGENCY (APPROX. 10%):					\$ 453,709	
TOTAL BUDGET ESTIMATE:					\$ 4,990,797	2024 bid per estimate not adjusted for future inflation
2025					\$ 5,240,336	Budget estimate adjusted for inflation - 2025 start
2026					\$ 5,500,353	Budget estimate adjusted for inflation - 2026 start