

**State College Area School District  
Office of Physical Plant  
Ed Poprik, Director**

To: Board of School Directors  
From: Ed Poprik  
RE: **Easement-Park Forest Middle School**  
Date: October 27, 2008

Recommend that the Board of School Directors accept 2 Easements for the Park Forest Middle School Athletic Tract.

**Background:**

Attached please find the following draft materials regarding potential easement agreements with Patton Township.

- Easement 1 (*Between Patton Township and SCASD*)
- Easement 2 (*Between SCASD and Patton Township*)
- Easement Exhibit

This issue was originally presented to the Board in February as a discussion item, during that meeting the following details were reviewed:

*Over the past months, representatives from the State College Area School District and Patton Township have participated in ongoing discussions regarding the development of separately owned parcels of land between Valley Vista Drive and Circleville Road. The District maintains an interest in converting land that we own, and currently use as passive recreation, into a usable sports practice field. Patton Township is in the process of pursuing expanded development of their Circleville Park.*

*Should either of these plans proceed into the construction phase, parking could be both a concern and a requirement. To that end, a cooperative arrangement has been explored that could potentially benefit both parties.*

*Park Forest Middle School Easement, October 27, 2008*

*Patton Township would like to build parking in the eastern portion of their expanded park; however, access to this portion of the park from the current entrance on Circleville Road would be difficult to achieve. They would like the District to grant an easement to access the proposed newly constructed parking area from the current "Little Lion Drive" access to the Park Forest Middle School Athletic tract. Execution of this easement would allow the township to avoid costs associated with developing access from Circleville Road, to preserve green space within the park by reducing driveway development, and to create a more convenient access to the park for residents approaching from the east.*

*In return, the Township would offer the District shared use of this parking, thereby reducing some of the parking requirements that may be triggered by land development on this tract. This would add parking for the current playing field, as well as potentially reduce development costs for future projects.*

*There would be no connection between parking areas that are accessed via Circleville Road and those new parking areas to be accessed via Valley Vista Drive, therefore no "cut-through" would be created. Additionally, organized events at the Township Park take place during non-school time and therefore do not create a significant traffic flow concern during school activities.*

During those previous discussions, an issue developed regarding the portion of Little Lion Drive that crosses private property. In the interim, the portion of property has been dedicated to the township, thus resolving the issue.