North Hills, Pleasureville, and Augustus H. Schaefer Park Master Plans Report

Springettsbury Township
York County, Pennsylvania
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Springettsbury Township

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North Hills, Pleasureville, and Augustus H. Schaefer Park Master Plans

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Chapter 1

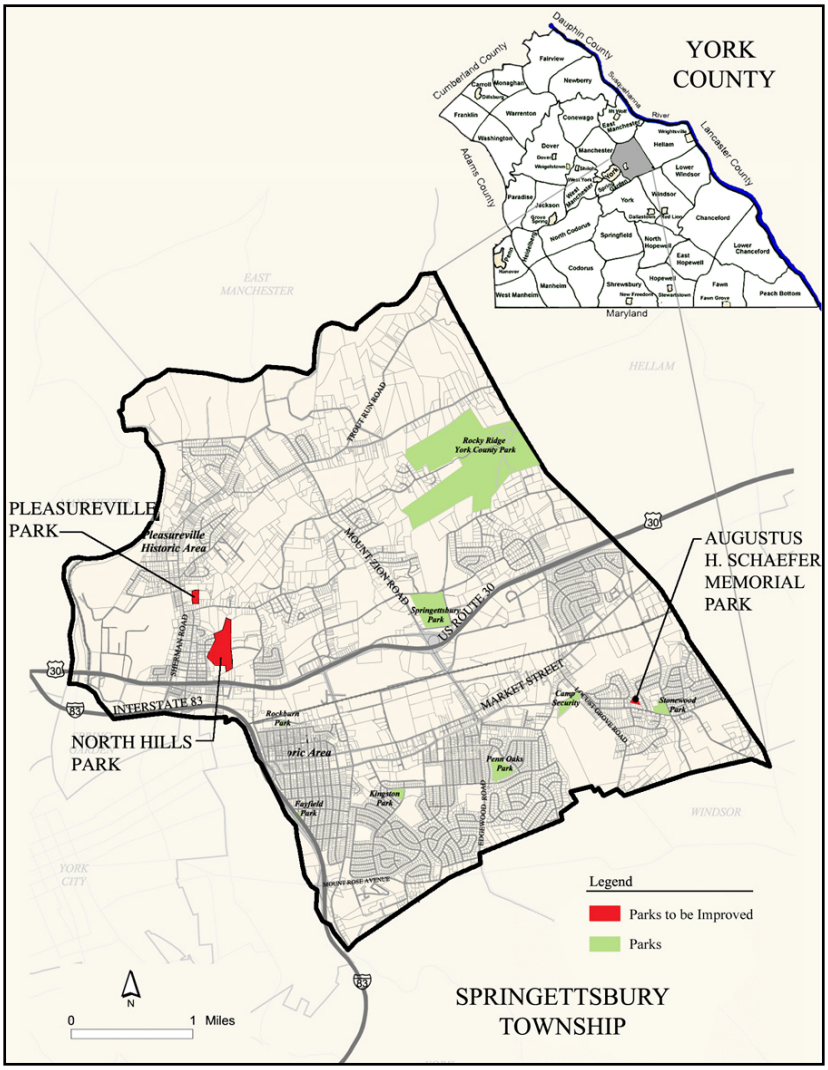
Planning the Parks

Introduction

Springettsbury Township is presented with the unique opportunity to strategically plan for the future development of three municipal park sites. North Hills, Pleasureville, and Augustus H. Schaefer Parks are important recreation landscapes located in Springettsbury Township, York County, Pennsylvania. All of the parcels are located in or adjacent to residential subdivisions. The master plans for the three park sites will formalize a vision for the parks and create a blueprint for future development and conservation.

Master Plans Locations

The map below shows the park sites within Springettsbury Township. Springettsbury Township is located along US Route 30 in the central northeast portion of York County, PA.



Background and History

York County

As early as 1682, William Penn and his Quaker Brethren negotiated with the Indians to formally purchase the lands along streams and rivers to build their homes. The need for westward expansion became apparent, and in 1722 the Indians gave permission for the survey of land beyond the Susquehanna River. A tract measuring six miles wide and 15 miles long, including the site now occupied by the City of York was surveyed and named Springetts Manor, for Springett Penn, the grandson of the Founder.

York County is located in the south-central area of Pennsylvania along the western shore of the Susquehanna River. East and northeast of the river are Lancaster and Dauphin Counties respectively. York County is bordered by Adams and Cumberland Counties to the west and northwest. York County's southern border is the Mason-Dixon Line, below which are Baltimore, Harford and Carroll Counties in Maryland. York County comprises 911 square miles.

Incorporated in 1749, York County has experienced a rich and varied history. The Continental Congress convened in York for nine months from September 1777 to June 1778. By 1800, the population of York County was 25,643 residents. The first part of the nineteenth century saw abundant agriculture. With the advent of the railroads, canals, and waterways, industrialization boomed. The first Civil War battle on Pennsylvania soil was fought in Hanover, York County, in 1863. The twentieth century saw increasing industrialization throughout the region. Productive farming continued, while the population increased an average of 12.7% per decade from 1900 to 2000. The York County Planning Commission suggests the population growth in the County through the year 2010 will increase approximately nine percent.

The 2000 U.S. Census for York County documented 381,751 residents in 35 townships, 36 boroughs, and one city. The City of York is the county seat located in the center of York County. York City is the historic and commercial center of the region characterized by varied industrial enterprise and cultural diversity.

York County Open Space and Greenways Plan

In December 2006, the York County Commissioners adopted the York County Open Space and Greenways Plan. The Plan examines ways in which the County can create greenways, protect open space and natural resources, and acquire open space and greenways. The York County Open Space and Greenways Plan relates to the York County Comprehensive Plan's goal to protect and preserve important natural resources and to direct growth and development to appropriate locations.

Data from the 2001 municipal inventory survey identified recreation areas and open space as a basis for assessing opportunities and challenges from local, county, and regional perspectives. There is a good diversity of park offerings around the County however; the plan recommends a system of interconnecting greenways along natural areas and stream corridors. The greenways or "Spokes" will connect major existing features, destinations of a region or "Hubs" with developed areas and can be used for hiking, biking, nature study, and other activities. These greenways are not only important for human use, but also serve as ecological highway systems for the various animal species that travel throughout York County.

York County's Plan, however, is not limited to the "hubs" and "spokes" concept. It seeks to create a broader vision for the provision and protection of open space by identifying and encouraging linkages, and to create important connections to local destinations, such as public lands, communities, and schools. Greenways emerge as conservation corridors, contributing to the protection of a diversity of habitats, the connection of natural areas, and the preservation of environmentally important areas. There are a number of additional ecological benefits of greenways, such as providing corridors for wildlife migration, improvement of air quality, reducing storm water damage, and promoting flood mitigation within protected floodplains.

Springettsbury Township is within the Greater York Planning Region of the York County Open Space and Greenways Plan. The York City-Susquehanna River Connector Greenway is within this region and follows the York Heritage Rail Trail County Park which contains the proposed Northern Extension of the Heritage Rail Trail approaching John C. Rudy County Park with a possible future connection to Rocky Ridge County Park in Springettsbury Township.

York County Open Space and Greenways Plan

"The *York County Open Space and Greenways Plan* has two goals. The first is to provide a vision for a coordinated and comprehensive system of open space and greenways. Within that vision, opportunities will be provided to enhance community identity and vitality and encourage connectivity in York County. The second goal of this *Plan* is to support the maintenance and enhancement of open space and greenways throughout York County in an effort to improve the quality of life for County residents."

Source: York County website.

Springettsbury Township

The area currently known as Springettsbury Township was originally part of Springetts Manor in 1722, and later belonged to Hellam Township from 1739 until Spring Garden Township was formed out of Hellam Township in 1822. The area then remained part of Spring Garden Township until 1891, when citizens in the eastern portion of Spring Garden Township petitioned for a division of the Township led by John S. Heistand. In April 1891, the York County Commissioners voted in favor of the division thereby incorporating Springettsbury Township. Springettsbury Township is incorporated as a Second Class Township under Pennsylvania Code. Since 1963, the Township has functioned under the Supervisor/Manager form of government.

Springettsbury Township is located in the eastern portion of York County. Hellam Township forms the eastern boundary of the Township. A small section of Lower Windsor Township is along the southeast border, and Windsor Township is located to the south.

York Township and York City surround Springettsbury Township to the southwest. The Codorus Creek marks the Township boundary between Manchester Township to the west, and East Manchester Township to the north.

The Susquehanna River and Codorus Creek influenced the regions early growth, providing settlers with water for industry and the transportation of goods along the rivers. Later, York County took a lead in steam railroad growth. The industrialization attracted immigrant labor during the late 19th and early 20th centuries, spurring an era of great industrial growth. With the population having increased mobility and changes in land utilization, the current development pattern reflects continued industrial, commercial, and suburban growth outward from the City of York.

Springettsbury Comprehensive Plan

The Springettsbury Comprehensive Plan was adopted in June 2006. The focus in this planning effort was to enhance Springettsbury sense of identity, focusing on what makes it an attractive place to live and do business. The Township has an even mix of commercial, residential, industrial and open-space areas. As the Township nears build-out, concerns of limited developable space; transportation issues; and preserving residential neighborhoods, historic, and natural features becomes higher priorities of the Township. All of these qualities contribute to the identity and appeal of Springettsbury Township. The Comprehensive Plan provides a road map to bring the community's vision to life, with the main recommendations as they relate to this planning process are as follows:

- Through land use, preserve and enhance the region's valuable community, economic, and natural resources by targeting development investments to create, support, and enhance the community's attractiveness, quality of life, economy, and tax base and by directing the extent of future development through the protection of natural and community resources.
- Provide a cohesive and attractively built environment through amenity development, beautification, and reinvestment in vacant and underused sites to attract residents and development while enhancing property values and tax base.
- Provide for local and regional circulation needs – without sacrificing community value – and maximize travel options.
- Preserve and protect open space and natural resources in the Township.
- Plan and provide recreational facilities for residents with a broad range of interests and ages, including the elderly, children, and families.

Springettsbury Township Comprehensive Recreation, Park and Open Space Plan

In April 2008 the Springettsbury Township Board of Supervisors adopted the Comprehensive Recreation Parks and Open Space Plan. This plan is a component of the Comprehensive Plan and is a direct result of a recommendation within the Comprehensive Plan for the purpose of defining a vision and actions that will move the Springettsbury Township park and recreation system forward to meet citizen needs now and into the future. The vision is for Springettsbury Township to provide a premiere park, recreation, and open space system meeting the needs of its citizens and provide opportunities for life-long recreation to enhance the quality of life of residents. The system includes parks, natural areas, trails, and greenways that connect the community and bring residents together.

The plan explored parkland, recreation facilities, open space, trails, greenways, recreation programs and services, management and financing, and marketing. The planning process included working with the Recreation Board, gaining input from residents through citizen survey and focus group forums, and assessment of existing resources and operations. From these initiatives a blueprint for Parks and Recreation in Springettsbury Township was created to provide the foundation for the Plans recommendations. The Plan outlined goals with specific objectives and recommendations and an implementation plan. The goals are as follows:

- ***Parkland and Open Space Goal*** – Provide adequate parkland for present and future generations.
- ***Recreation Facilities Goal*** – Establish balanced parks and recreation facilities with parks, natural areas, trails, and greenways to serve a wide array of interests in the community.
- ***Greenway and Trail Goal*** – Create a connected community through a comprehensive network of greenways and trail throughout the municipality to link residential areas, commercial areas, schools, and parkland.
- ***Programs and Services Goal*** – Provide programs for citizens of all ages and interests that will enhance their health and wellness, family bonds, and quality of life.
- ***Management Goal*** – Manage the Springettsbury Township parks and open space system in a professional manner that promotes the greatest benefit to the community possible.
- ***Finance Goal*** – Invest in parks, recreation programs, facilities, natural areas, greenways, and trails at a level that sustains the health, safety, and welfare of the citizens of Springettsbury Township.

The Comprehensive Recreation, Park and Open Space Plan serves as a road map for Springettsbury Township to create a top-notch system of parks, facilities and open space opportunities.

Springettsbury Township Parks and Recreation Vision

"Springettsbury Township provides a premiere park, recreation, and open space system meeting the needs of its citizens and provides opportunities for life-long recreation to enhance the quality of life of residents. The system includes parks, natural areas, trails, and greenways that connect the community and bring residents together."

Source: Springettsbury Township Comprehensive Recreation, Park & Open Space Plan.

Specific objectives of the recreation goal included rehabilitating and enhancing existing parks and recreation facilities and developing master plans for North Hills and new neighborhood and community parks. The master plans for North Hills, Pleasureville, and Augustus H. Schaefer Parks is a result of these planning recommendations.

Springettsbury Township Demographic Profile

Population Statistics:

2000 Population:	23,883, a 10.8-percent increase since 1990
2007 Population Estimate*:	24,732, a change of 3.6-percent from 2000 – 2007
Gender:	50.2-percent female and 49.8-percent male
Race/Ethnicity:	91.1 percent Caucasian
Median Age:	42.1, older than York County's median age of 37.8 years.
2010 and 2040 Population Estimate*:	2010: 25,015, a 5.0-percent increase in ten years. 2040: 29,402, a 23.1-percent increase in forty years.

Households and Housing:

Family Households:	6,360 or 68.9-percent of the 9,230 total households
Persons per Household:	2.84 up from 2.45 in 1990
Owner Occupied:	74.3-percent, compared to 74.2-percent in 1990
Housing Units:	9,483
Median House Value:	$116,900 compared to $91,100 in 1990

Socio-Economic Characteristics:

1999 Median Income:	$49,176 Household, $58,502 Family, $24,608 per Capita. These are higher than the State and the County.
Families in Poverty:	2.7-percent. This is lower than York County's rate of 4.6-percent and Pennsylvania's rate of 7.8-percent.
Employment:	38.6-percent are employed in management, professional and related occupations, 28.5-percent in sales and office occupations, 22.1-percent in manufacturing, and 19.2-percent in educational, health and social services. Employment in management, professional and related occupations is higher than the

	County and the State. Employment in sales and office occupations is higher than the County and State, and employment in manufacturing occupations is lower than both the County and State.
Education:	82.6-percent of the population over 25 have a high school diploma or higher; 26.7- percent have a bachelor's degree or higher.

* Population estimates source: York County Planning Commission

Demographic Profile Summary:

The significant populations of Springettsbury Township residents include 4,297 (17.9 percent) children and youth ages five to 19 years old. Residents of 20-44 years old represent 7,819 (32.7 percent) of the population. Together these two age groups from five years to 44 years old are typically high users of recreation facilities. They comprise 50.6 percent of Township residents, demonstrating the need to continue maintaining and preserving open space for current and future residents. The median age of Springettsbury Township is 42.1 while the median age in York County is 37.8 years old. These statistics illustrate the extensive base from which North Hills, Pleasureville, Augustus H. Schaefer Parks will continue to draw its visitors. A full Demographic Profile Table is provided in Appendix A.

Springettsbury Township has been experiencing development pressure similar to the County as a whole. The Township had a rate of population growth (10.8-percent) and York County (12.4-percent) during the 1990's. This is over two times the growth rate of Pennsylvania (3.4-percent) during this same time.

Education attainment levels are slightly higher than the Counties and the State as a whole. Attaining an education of a high school diploma in Springettsbury Township (82.6-percent) is higher than York County (80.7-percent), while the percent of the population with a bachelor's degree or more is also higher in the Township (26.7 –percent) than in the County (18.4-percent).

The 2000 median household income for York County was $45,268 which is above the Commonwealth of Pennsylvania's median income of $40,106 per household. Springettsbury Township median household income exceeds both the County and State at $49,176. Owner occupied housing is 74.3-percent in the Township while York County is 76.10-percent.

Master Planning Process

The planning process for North Hills, Pleasureville, and Augustus H. Schaefer Park Master Plans were designed to create a vision for the sites that will be relevant from their local neighborhood perspective and complement the municipal park and recreation system as a whole. The vision should expose the sites' opportunities while

protecting their natural resources and reflecting the needs of the surrounding neighborhoods. The process included five parts:

1. Inventory and Assessment
2. Public Participation
3. Development of Conceptual Alternatives and Pre-Final Master Plans
4. Final Master Plans
5. Operations, Financing, and Management

1. Inventory and Assessment

The development of the designs for all three parks was guided by the analysis of the sites' resources and character of the surrounding neighborhood. Landscape architects and ecologists visited the parks throughout the planning process to evaluate the natural and man-made characteristics of each site. Opportunities and development limitations of each park were recorded. Chapter 3 – Resources of the Parks documents the findings of the inventory and assessment phase of the planning process.

2. Public Participation

To assure that the design for the parks meets the needs of their individual neighborhoods, broad citizen input was critical. Input from local residents from each of the park sites was gathered in three ways: working with a Park Study Committee, conducting key person interviews, and presenting the project at public meetings. Public participation is documented in Chapter 2.

Park Study Committee

The Park Study Committee was formed to help steer the development of the master plans and work with the park design consultants. The Committee included representatives from each neighborhood, Central School District, members of athletic organizations, and general citizenry. The Committee met initially to establish goals for the three parks. The Committee provided input throughout the planning process by reviewing the site analysis, conceptual alternative designs, Pre-Final Master Plans, Final Master Plans, and construction cost estimates.

Key Person Interviews

The consulting team conducted a series of key person interviews to gain additional insight into the park sites and their recreation opportunities. Interviews included park neighbors, retirees, families with young children, sports organizations, municipal staff, and others.

Public Meetings

Public meetings were held to involve the public in the master plan process. The first two meetings brainstormed ideas for the parks. One considered both North Hills Park and Pleasureville Park as they are both located in the northwest quadrant of the municipality. The other meeting explored ideas for Augustus H. Schaefer Park. A second set of meetings was held to present the Pre-Final Master Plans, seek input on the designs, and provide an opportunity for residents to voice their thoughts and concerns regarding the proposed designs. A follow-up third public meeting was held for Augustus H. Schaefer Park to share design revisions with neighborhood residents. A final meeting was held at a regularly scheduled meeting of the Springettsbury Township Board of Supervisors to present the final Master Plans.

3. Development of Conceptual Alternative Designs

Two conceptual alternative designs were developed for each park site as part of the planning process. The alternative designs were composed to provide differing approaches to achieving the site goals and layout of the potential improvements. Following review of the alternative designs, a Pre-Final Master Plan for each park was developed.

4. Final Master Plan

This phase of the planning process involved the preparation of a detailed park design and determination of development costs. The final Master Plan considered input of stakeholders and was developed in collaboration with the Study Committee. Cost estimates and proposed development phasing plans were completed in this phase of work. The final park Master Plans are documented in Chapter 5.

5. Operations, Management, and Financing

Park operations are the most significant lifetime cost of a park. This plan includes recommendations for programs, staffing, and maintenance management. Park financing was explored with an emphasis on partnerships and implementation considerations.

Conclusion

North Hills, Pleasureville, Augustus H. Schaefer Parks provide a significant acreage of open space and recreation amenities in developed areas of Springettsbury Township. Each parcel offers tremendous opportunity for numerous activities for the surrounding residents. The planning process undertaken explored the long-term vision for each property and provides a blueprint for the parks which can be implemented in phases over time.

Chapter 2

Public Participation

Introduction

Public participation was a key component of the North Hills Park, Pleasureville Park, and Augustus H. Schaefer Park Master Plans planning process. Public participation was important for the following reasons:

1. Local residents, park patrons, municipal staff, and elected officials have useful and insightful information to contribute to the development of the plan.
2. It provides a forum in which concerns and ideas could be identified, aired, and addressed.
3. Stewardship, a sense of ownership, and trust are established through community interaction and involvement.

Public input was gathered by working with the study committee, completing key person interviews, and holding public meetings to brainstorm ideas.

Public Participation Process

Study Committee

A Study Committee was formed to help steer the development of the master plans and work with the project consultants. The Committee provided input throughout the planning process, discussing recreation opportunities that should be explored through the design process. The Committee consisted of members of the Springettsbury Township Board of Supervisors, Springettsbury Township Parks and Recreation Board, and residents from the three park area neighborhoods. The goals and objectives for the three park projects were discussed at a project kick-off public meeting with the Study Committee. The meeting focused on brainstorming a series of questions that were designed to define the type of parks that will meet the existing and future recreation needs of neighborhood residents while being compatible with the physical park sites.

The Committee provided a local perspective into the recreation needs of the community and potential use of the parks. The brainstorming exercise provided guidance to the planning process and all ideas, no matter how extravagant, were welcome and encouraged. The questions related to each park and discussions are outlined below:

North Hills Park

Question No. 1: *What facilities do you envision at North Hills Park?*

- Keep the park rural/natural.
- Develop nature trails.

- Re-use existing fill and topsoil stockpiles on the site for park development.
- Recycle and/or compost stockpiled materials.
- Develop convenient access from the school to the park.
- Consider relocating or burying overhead utility lines.
- Provide for environmental education opportunities in the form of an environmental classroom.
- Formalize cross country trails for school use.
- Provide bocce and horseshoe pits.
- Consider shared parking with the school district.
- Explore partnerships with the school district.
- Consider partnerships with other organizations such as Master Gardeners Club.
- Consider resident gardens for vegetables.
- Provide enhancements to attract wildlife.
- Promote green design.

Question No. 2: *What concerns do you have about development of North Hills Park?*

- The loss of stockpile areas for the Township's maintenance crews.
- The park site is secluded and there is a concern it may become a place for inappropriate activity.
- The Township placing possible restrictions on the park associated with the existing utilities.
- Controlling invasive species throughout the park site.

Pleasureville Park

Question No. 1: *What facilities would you like to see at Pleasureville Park?*

- Expand the existing summer playground programs.
- Develop a new playground area.
- Consider development on the west side of the stream.
- Maintain the basketball court.
- Consider winter sports.
- Make the park accessible per the Americans with Disabilities Act (ADA).
- Provide a small concert pavilion.
- Develop a beautiful outdoor area for weddings and receptions with photograph opportunity areas.

- Consider reserving or renting the existing picnic pavilion.
- Develop a fitness obstacle course.
- Develop a walking trail.
- Promote green design.

Question No. 2: *What concerns do you have about the development of the Pleasureville Park?*

- Steep grades on the site.
- This is the only park serving the Pleasureville area.
- The York Area United Fire and Rescue Station 89-3 has limited hall rental to the general public.
- The area of the park is secluded.
- The area west of the existing stream is not in the existing lease agreement.
- Traffic and speed on North Sherman Street is a safety concern.

Augustus H. Schaefer Park

Question No. 1: *What facilities do you like to see at Augustus H. Schaefer Park?*

- Provide additional pedestrian access into the park.
- Develop pedestrian connections to Stonewood Park and Camp Security Park.
- Consider enclosing and stabilizing the existing portable restrooms to prevent tip over.
- All facilities in the existing park are heavily used.
- Establish a playground program in the park.
- Remove the existing playground equipment.
- Relocate the baseball field to maximize open space.
- Provide buffers to adjacent residences.
- Establish improved drainage.
- Provide an onsite parking area.
- Consider a trail with benches.
- Promote green design.

Question No. 2: *What concerns do you have about development of the Augustus H. Schaefer Park?*

- The park is in need of general maintenance.
- Resurface the basketball court.

- Replace the playground equipment.
- Repair low-points to provide positive drainage.
- Park visitors use the surrounding streets for parking vehicles.
- The existing park entrance is bordered by overgrown vegetation. Consider replacing with a decorative fence to define access.

The Study Committee provided input throughout the planning process through review of the site analysis and alternative designs, consideration of project and site opportunities, and evaluation of operations and management strategies.

Key Person Interviews

The consulting team conducted a series of key person interviews to obtain additional input regarding North Hills, Pleasureville and Augustus H. Schaefer Parks. Citizens and persons with specific insight into the facility were contacted. Input was gathered from York Central Middle School, Mt. Zion United Church of Christ, representatives of Camelot Arms Apartments, Master Gardeners, York Little League, Fire Department representatives, Springettsbury Township Public Works Department, different sports organization representatives, residents, and neighbors familiar with the sites, and others.

General information about the North Hills, Pleasureville, and Augustus H. Schaefer Park sites and the goals established were provided to the interviewees. Interviewees were questioned about how they use the Township Park(s) now, ideas they have for park and recreation improvements in the community, and improvements they would like to see in the parks. The interviews resulted in a variety of ideas and comments noted below:

- Park designs must consider necessary access for emergency and first responders' equipment. Ambulance vehicles are large heavy equipment that needs to be accommodated.
- The access across the small stream in Pleasureville Park will need to be improved for emergency vehicle access.
- The social hall in the York Area United Fire and Rescue Station 89-3 is rented exclusively to the Springettsbury Township Recreation Department and the Fire Company does not foresee renting the hall to other groups.
- The parks should have appropriate and adequate security lighting and should be designed to have drive-by surveillance by police.
- The police promote crime prevention through environmental design techniques (CPTED).
- The police respond to some activity in each of the three parks but nothing routine or ongoing.
- Middle School 7th grade class currently visits the stream and wetland areas in North Hills Open Space. If the site was a

park they would do a lot more. Ideas include; outdoor classroom (30 students at a time), trails, and areas for plantings.

- The parks should be developed with facilities for smaller children and areas for parents nearby.
- Mt. Zion United Church of Christ has three recreational golf leagues in the congregation and a volleyball league that plays on the Church grounds.
- The Boy Scouts of America Troop #25 participate in outdoor activities in many of the local parks. They use Springettsbury Township Park regularly for meetings and find a pavilion that is free to meet in. The troop would like to see open space in parks for self directed play such as kite flying. They noted that the parks are programmed with facilities and activities and there are limited opportunities for other activities such as disc golf.
- The York Road Runner Club is community based; open to any person regardless of age or ability. The woodland trails at Rudy Park and Rocky Ridge Park, the York County Heritage Rail Trail and York City Streets are used regularly by the club's 325-450 members. Finding a safe place to run is a big concern as traffic is a growing problem. The club has a 5k race at Central Middle School once a year. Many of the high school cross country runners participate in the York Road Runner Club.
- Central York Lacrosse primarily uses a 330'x180' field for almost all age groups at the North Hills Elementary school. Half of that field size 165'x90'would definitely be used for practices.
- The Trojan Soccer Club primarily uses a full size field at 360'x225'. Three U-8 teams play on one full sized field or one 120'x75' field. U-9 and 10 would at least need a 225'x105' field. Trojan soccer currently uses Springettsbury Township Park, East York Elementary, and Phineas Davis Elementary School fields. Participation is approximately 250 children and has doubled in the past three years. They do not foresee themselves continuing to grow since they are limited by the available fields for play.

The following interview and forum information was obtained as part of the recently completed Springettsbury Comprehensive Recreation, Park and Open Space Plan.

- The neighborhood parks were not designed for competitive league play with adequate parking and competitive facilities.
- All competitive fields in the community are being heavily used.
- Neighborhood parks don't serve leagues well due to parking issues and heavy athletic use disrupts the surrounding neighborhood.

- The Pleasureville / North Hills / Springetts Youth Sports Club is growing significantly.
- The teen population is looking for better play equipment and equipment geared to teens, longer trails, and more sports fields.
- Teens are concerned about having to cross busy streets to get to the parks.
- Seniors are interested in having better restroom facilities in neighborhood parks, pavilions with cooking facilities, and additional walking trails.
- Activities seniors now participate in include; hiking, biking, swimming, aerobics, walking, and aqua aerobics.
- Seniors noted that they liked the new large pavilion in Springettsbury Township Park.

Public Meetings

A total of five public meetings were held to present project findings to the public and solicit input at various stages of the design process. The first meeting was held on February 25, 2008 to present an overview of the project, present the site analysis, seek public input, and begin a needs assessment of North Hills and Pleasureville Parks. The meeting was attended by 22 residents, Springettsbury Township Park and Recreation Department members, and Study Committee members. Attendees were asked to focus on ideas, opportunities, and concerns for the two park sites, the responses are noted below.

North Hills Park

- Residents stated numerous concerns regarding park development; including park access, location of parking, park users wandering onto private property, and privacy of adjacent residents.
- Increased traffic, congestion and on-street parking on East Street are a concern.
- The Township considered development plans for the park approximately 13 years ago. Residents expressed similar concerns at that time.
- A resident noted the former disturbance from the school rehabilitation project was never remediated.
- Nearby residents enjoy the park as-is, in its current state. If improvements are made, there is concern that increased park traffic would result.
- One resident noted that the Township has enough parks and does not need an additional park.
- Concerns regarding maintenance and costs were raised.
- Police response to calls at the park is a concern. Residents stated that one call will typically not get police attention.

- Off-leash animals were noted as a concern to adjacent resident privacy and existing wildlife. A large deer population is noted in the park.
- Un-authorized use of ATV's and hunting on the site was listed as a concern.
- The current state of the cul-de-sac on East Street was described as un-kept and an eyesore.
- The continued use of the municipal stock piles was questioned.

Pleasureville Park

- The park could use new playground equipment including slides, see-saw, and sand box.
- Walking trails and a nature walk were suggested.
- Additional activities for children were requested.
- The addition of bird houses and wildlife habitat was seen as a possible positive addition.
- A safe pedestrian crosswalk should be explored across North Sherman Street.

A second public meeting was held on March 5, 2008 to present Augustus H. Schaefer Park and seek public input. The meeting was attended by 18 residents, Springettsbury Township Park and Recreation Department members, and Study Committee members. Public input is noted below.

Augustus H. Schaefer Park

- A resident questioned the need for the project. The park was identified for potential rehabilitation as part of the Springettsbury Township Comprehensive Recreation, Park and Open Space Plan.
- Residents are concerned about parking, speeding, and traffic in the neighborhood.
  - The youth baseball field is used by leagues and generates additional traffic and on-street parking on the residential streets.
  - Residents believe the field should stop hosting organized games, to alleviate the speeding, traffic and parking concerns.
- The park should be developed for the area youth. The current population has few youth, however, the neighborhood is turning over to younger families with children.
- Consideration should be given to removing, relocating, and/or reorienting the youth baseball field.

- Residents expressed the need to invest in Camp Security Park first.
  - Consider adding a basketball court at Camp Security to offset the use at August H. Schaefer Park.
  - Safe pedestrian/bicycle connections and crossing should be explored to Camp Security Park from Augustus H. Schaefer Park and Stonewood Park.
  - A safe crossing of Old Orchard Road should be developed.
- The existing playground areas need upgrading.
- Accessibility to and throughout the park should be provided to align with the Americans with Disabilities Act (ADA).
- A community recreation center was suggested for the Township.
- Erosion is a concern at the steep aggregate entrance to the ball field from Lynbrook Drive.
- The health of the existing trees should be reviewed by an arborist, and unsafe trees removed.
- The residents appreciate the park, as is, if organized baseball is not permitted. While some residents expressed their enjoyment of watching the youth baseball games.
- Proposed improvements should consider, children, teens, and seniors.
- A perimeter walking/bicycle trail to ride bicycles, rollerblade, and skate board was suggested in the park.
- A volleyball/badminton net would be a good addition to the park.
- The existing tetherball post could be removed.
- The addition of benches was suggested.
- If the existing pavilion were removed, it would allow more room for a playground area.
- A resident expressed concern regarding the routine lawn maintenance.
- T. Kearney, resident of Davidson Drive, has offered the potential to permit an access easement across his property to connect the park to the sidewalk on Davidson Drive. The easement is suggested to permit pedestrians and bicycles and no motorized vehicles.

Follow-up public meetings were held on April 2, 2008, June 4, 2008, and July 29, 2008to present the Pre-Final Master Plan designs to the public and to receive input. The agenda provided an overview of the project and work completed to date and presentation of the Pre-Final Master Plans for each park site. Discussion of the presentation is summarized in Chapter 4 – Alternative Designs.

A final public meeting was held to present the Master Plan for each park site during a regularly scheduled and advertised Springettsbury Township Board of Supervisors. All public meetings were advertised locally through newspaper articles and postcard invitations were sent to surrounding residents.

Goals for the Three Springettsbury Township Parks

The input from the public participation process was translated into specific goals for the parks. The goals guided the master plans and may continue to evolve as the Springettsbury Township works toward implementation.

Goal 1: *Develop park Master Plans that meet the recreation needs of residents and expand recreation opportunities in Springettsbury Township.*

Objectives:

- Design the parks to meet the recreation needs of neighborhood residents.
- Define proposed rehabilitation initiatives, improvements, and enhancements to Pleasureville Park and Augustus H. Schaefer Parks.
- Guide the future development and conservation of North Hills Park for passive recreation.
- Create year-round parks that allows for winter sports as well as popular summer recreation activities and programs.
- Utilize the results of the public participation process to determine the facilities to be included in the parks.
- Provide a safe pedestrian connection to Stonewood Park from Augustus H. Schaefer Park.

Goal 2: *Develop Parks that provide recreation opportunities for people of all ages, interests, and abilities.*

Objectives:

- Provide a variety of passive recreation opportunities for North Hills Park that can be enjoyed by users throughout their lifetime.
- Provide open space and unprogrammed space for self-directed recreation.
- Address accessibility within the parks.

Goal 3: *Protect, preserve, and enhance the natural resources of North Hills Park.*

Objectives:

- Enhance and protect natural resources and habitat areas.
- Promote environmental education opportunities.
- Identify interesting and unique features of the park that could be interpreted through nature study activities and interpretive signage.
- Limit introduction of public uses that would conflict with natural resource protection.

Chapter 3

Resources of North Hills, Pleasureville, and Augustus H. Schaefer Parks

Introduction

Pleasureville, and Augustus H. Schaefer Parks are existing neighborhood parks while North Hills exists as an open space parcel with limited public access. Pleasureville, and Augustus H. Schaefer Parks offer playgrounds, basketball courts, and small pavilions for informal recreation and playground programs. Augustus H. Schaefer Park also has a youth baseball field. The North Hills parcel offers diverse landscapes including wooded areas, stream, and wetlands and maintained vegetation associated with the overhead electric transmission line traversing the site.

Through the planning process, an inventory and analysis of the each site was completed to gain an understanding of its natural and man-made resources and existing features. The inventory and analysis is critical for the following reasons:

- To evaluate each site's natural resources and determine appropriate protection and enhancement strategies.
- To evaluate the ability of North Hills Park's resources to sustain and thrive with the introduction of public use.
- To explore natural resources that contributes to the visitor's experience.
- To evaluate the built features of Pleasureville and Augustus H. Schaefer Parks to determine their appropriateness and utility in a park setting, and compliance with existing safety and accessibility standards.
- Good design is born of good analysis.
- To become familiar with the context of the region and the site.
- Development costs are greatly influenced by the ease of construction and compatibility of the proposed development with the natural systems of the site.

Site Analysis Maps for each park document the observations of site visits, and conclusions of the site analysis.

North Hills Park Site Analysis

North Hills Park is a 38 acre undeveloped open space located north of U.S. Route 30 in the west central portion of Springettsbury Township. The site is surrounded by Central York Middle School, North Hills Elementary School, a large apartment complex, church, and residential properties. A petroleum utility easement traverses the site in an east-west direction and an overhead electric utility line and easement traverses the site in a north-south direction. The primary vehicular ingress and egress locations are at East Street, Hamilton Street, and Camelot Way. Pedestrian access is available along the streets and at informal foot paths around the park site. The site is currently undeveloped and a majority of the site is wooded. Springettsbury Township Public Works Department uses a portion of the site for materials stockpile and spoil storage.

SOILS LEGEND

Symbol	Soil	Slopes	Depth to Bedrock	Seasonal High Water Table (in.)
DuB	Duffield Silt Loam	3% - 8%	Very Deep	> 60
EeD	Edgemont Channery Loam	8% - 25%	Very Deep	> 60
GbB	Glenville Silt Loam	3% - 8%	Very Deep	6 - 36
GbC	Glenelg Channery Silt Loam	8% - 15%	Very Deep	> 60
MvC	Murrill Gravelly Loam	8% - 15%	Very Deep	> 60

NOTE: SOIL INFORMATION FROM NATIONAL COOPERATIVE SOIL SURVEY

North Hills Park - Site Analysis

Springettsbury Township
York County, PA
January 2008

BASEMAP NOTES

Contour information from USGS Quadrangle Maps
Soils Information from the National Cooperation Soil Survey
River and Stream Information from the National Hydography Datasheet
Boundary Information from the York County Records Deed Book Volume 62-A Page 017 Dated 01-22-2004.
Other Parcel Information from the York County Addessment Office

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NORTH

Scale: 1" = 100'-0"
0 100 200 300 400

Surrounding Land Use

Eastern Boundary: The site borders Camelot Arms Apartments residential area and Central York Middle School.

Western Boundary: A single family, medium to dense residential neighborhood with a variety of housing styles.

Southern Boundary: Low density single family residential and North Hills Elementary School.

Northern Boundary: Mt. Zion UCC to the northwest and low density single family residential to the northeast.

North Hills Park Resources

Wetlands – Wetland areas are identified on the park site as outlined by RETTEW Associates, Inc., in the report dated December 2007. There are five wetlands containing a total of 1.096 acres identified on the western edge of the North Hills Park site.

- Wetland No.1 is located in the valley under the overhead electric lines, in the northwest area of the site. The wetland is identified as a palustrine emergent/scrub-shrub (PEM/SS) wetland containing 0.427 acres. The wetland conveys hydrology into Stream No. 1 which continues off-site to the north.
- Wetland No. 2 is identified as a palustrine open-water/scrub-scrub/forested (POW/SS/FO) wetland and is located on the north-central portion of the site. The wetland consists of 0.051 acres and a small depression that collects overland drainage (and possibly seasonal high water) at the base of a long slope. The wetland drains into Stream No. 3, and eventually Wetland No. 1/Stream No.1.
- Wetland No. 3 is identified as a palustrine emergent/scrub-shrub (PEM/SS) wetland containing 0.256 acres. This

wetland is separated from Wetland No. 1by a small walking path and drains into Stream No. 1.

- Wetland No. 4 is a small palustrine scrub-scrub/forested (PSS/FO) wetland located along the eastern bank of Stream No. 1 at the toe of a long slope. This wetland is 0.342 acres in size and drains into Stream No. 1.
- Wetland No. 5 is a small FPO fringe wetland along the western bank of Stream No. 1, 0.20 acres in size. The wetland continues offsite to the south.

Streams – There are three unnamed tributaries to Mill Creek. These watercourses were flagged in the field and are recognized as "waters of the U.S."/"waters of the Commonwealth".

- Stream No. 1 is a perennial channel that drains in a southerly direction along the western side of the site.
- Stream No. 2 and 3 are small intermittent, bed and bank channel that drains Wetland No. 2 into Wetland No. 1 and Stream No. 1, flowing in a westerly direction.

The Pennsylvania Code, Title 25, Chapter 93, Water Quality Standards lists the Mill Creek basin a quality designation of Warm Water Fishery (WWF). The Pennsylvania Fish and Boat commission (PAFBC) does not list this drainage as one that supports wild trout reproduction.

Wetlands, man-made ponds, and stream channels are regulated by the United States Army Corps of Engineers (USACOE) and the Pennsylvania Department of Environmental Protection (PADEP) and any encroachments, fills or crossing of these areas will require the proper State and Federal permits.

Vegetation – From a vegetative stand point, North Hills Park offers a diverse landscape.

- ***Meadows –*** Meadow areas exist under the overhead utility easement running north-south through the site and in portions of the municipal stockpile area. Scrub vegetation also exists in these areas.
- ***Woodland and Edges –*** A stand of mature oak woods lies on the west facing slope on the southwest portion of the site. *Quercus montana* (chestnut oak) and *Quercus alba* (White oak), *Quercus montana* (Chestnut Oak), are the dominant species found in this woodlot. Farther down the slope, and leading into the unnamed tributary to Mill Creek, *Fraxinus pennsylvanica* (Green Ash), *Lindera benzoin* (Spice-bush), *Ligustrum vulgare* (European Privet), *Alliaria petiolata* (garlic mustard), *Celastrus orbiculatus* (Oriental bittersweet), and *Lonicera japonica* (Japanese honeysuckle). were common species.
- ***Mature Upland Woodlands –*** The western portion of the site consists of a large stand of mature upland woods bounded by the overhead utility easement to the east and the stream to

the west. The overstory is characterized by large, native species including, *Quercus alba* (White Oak), *Fraxinus pennsylvanica* (Green Ash), *Prunus serotina* (Black Cherry), *Prunus avium* (Sweet Cherry), *Nyssa sylvatica* (Black Gum), and *Viburnum recognitum* (Southern Arrowwood). The understory ranges from a very dense, *Ligustrum vulgare* (European Privet), *Hamamelis vurginiana* (American witchhazel) and *Lonicera japonica* (Japanese honeysuckle).

- ***Succession Woodlands –*** The majority of the site east of the overhead utility easement area is covered by succession woodlands and the areas along the streams. These woods are most likely no more than 20 years old and consist of a matrix of succession native species and exotic invasive species. The invasive species are more common on the edges of these woods. The dominant species included *Quercus velutina* (Black Oak), *Ailanthus altissima* (Tree of Heaven), *Lonicera tatarica* (Tartarian Honeysuckle), *Robinia pseudoacacia* (Black Locust). Other common species included *Ligustrum vulgare* (European Privet), *Solidago sp.* (Goldenrod), *Alliaria petiolata* (garlic mustard), and *Lonicera japonica* (Japanese honeysuckle).
- ***Invasive Species –*** Portions of the site are covered with succession woods that include invasive species. The edges of the clearings and native, mature woods also contain invasive species. The most problematic of these are *Ailanthus altissima (Tree of Heaven)*, *Acer platanoides (Norway Maple)*, *Alliaria petiolata* (garlic mustard), *Lonicera japonica* (Japanese honeysuckle), and *Rosa multiflora* (Multifloral Rose).

  As with most park sites, the threat of invasive species is a constant concern and resource management issue. Aggressive competitors for space and nutrients, they crowd out native species and cause the decline of native wildflowers, grasses, and other plants. They adversely affect many native animal species, which depend on a diverse and healthy native flora for their survival. Once invasive species get a foothold on a site they often propagate rapidly, taking over and covering valuable land and natural resources. The longer invasive species occupy a site the more costly and time consuming it is to eradicate them and reclaim the land.
- ***Riparian Corridor Vegetation –*** Riparian corridor vegetation occurs along the unnamed tributary to Mill Creek which traverses the site north to south. Riparian buffers provide important landscape functions and should be maintained and enhanced.

Wildlife Habitat – The park site offers diverse landscapes for various species of mammals and birds. The site is well suited for bird watching. The site is home to many small mammals that are typically found throughout eastern Pennsylvania. Residents have noted that there are white tail deer in the woodlands.

Benefits of Riparian Buffers

- *Stabilize Streambanks* – Deep-rooted vegetation binds the soil along streambanks, stabilizing the banks and preventing erosion during periods of high runoff.
- *Improve Water Quality* – Vegetation along streams traps sediment, nutrients, and pollutants before they enter the stream or groundwater.
- *Enhance Wildlife Habitats* – Trees, shrubs, and grasses along streams provide habitat and travel corridors for many wildlife species.
- *Reduce Flooding and Sedimentation* – Vegetation retains stormwater runoff longer, improves infiltration, and filters sediment from flowing downstream during floods.
- *Keep Streams Cooler and Healthier* – Shade from riparian buffers cools the stream waters, increasing the food and oxygen for aquatic life.
- *Enhance Scenery* – Vegetation along streams adds beauty and diversity to the landscape.

Threatened and Endangered Species – An online Pennsylvania National Diversity Inventory (PNDI) search conducted for the site indicated there are no known impacts to threatened and endangered species.

Topography – Site slopes range from 0 to 25-percent. The steepest sloped areas are located in the center of the site. Slopes vary from 10 to 25-percent within the native woodlands and between 0 to 8-percent within the open meadow areas.

Soils – The U.S. Department of Agriculture (USDA), Soil Conservation Service, Soil Survey for York County, Pennsylvania indicates that the site has five soil classifications. The site soils vary throughout the site. The uplands are deep to bedrock with moderate erosion potential while the lowlands are stable, moderately drained with adequate depth to bedrock. The low-lying channels, stream, and wetland areas do contain soft, periodically wet soils. The Site Analysis Map on page 3-4 identifies the locations of soils.

North Hills Park Soils Characteristics					
Soil Legend	Soil Type	Slopes	Bedrock Depth	Water Table Depth (in.)	Erosion Potential
DuB	Duffield Silt Loam	3% - 8%	Very Deep	>60	Slight
EeD	Edgemont Channery Loam	8% - 25%	Very Deep	>60	Moderate
GbB	Glenville Silt Loam	3% - 8%	Very Deep	6-36	Slight
GbC	Glenelg Channery Silt Loam	8% - 15%	Very Deep	>60	Moderate
MvC	Murrill Gravelly Loam	8% - 15%	Very Deep	>60	Moderate

Municipal Storage Area – An area approximately two acres in size east of the Camelot Way access is used by Springettsbury Township Public Works Department as a spoil and stockpile area. Stockpiles include; soil, asphalt milling, concrete debris, and woody vegetation.

Transportation Routes and Access – Main access roadways in the area of North Park include:

East Street – This local street carries traffic traveling north and south within and through the residential development to the west of the North Hills Park site. East Street terminates at the western park boundary in a stone base, informal parking cul-de-sac.

Topper Street and Hamilton Street – These streets carry local traffic traveling west and east within and through the residential development to the west of the North Hills Park site. Both of these streets terminate at the western park boundary at the top of steep slopes.

Camelot Way – This is a public road through the Camelot Apartment Complex to the east of the North Hills Park site. Currently, the Springettsbury Township Public Works Department uses this street to access the municipal storage area. A chain across the entrance prohibits public access.

Utilities in the Area of North Hills Park – Public utilities are available in the area of North Hills Park for future extension.

> ***Water* –** Public water is available within East Street to the west of the site and within Camelot Way east of the site.
>
> ***Sewer* –** Public sewer is available within East Street to the west of the site and within Camelot Way east of the site.
>
> ***Electric* –** Met-Ed Energy supplies electric service to area residences.

Structures – There are no existing structures or buildings located on the North Hills Park site.

Views – Views over Route 30 into southern Springettsbury Township are available from the higher elevations in the center of the site.

North Hills Park Site Analysis Conclusions

The site analysis provided valuable information that guided the master plan for North Hills Park. Conclusions include:

- The park site lends itself well to a natural park with a variety of settings including: streams, open fields, wetlands, woodlands, and changes in topography.
- With the park backing up to the rear yards of approximately 48 homes, boundary delineation between public and private property should be better defined.
- Underground utilities are present in or around the site enabling water, sanitary or electric to be used in the park, if desired.
- The close proximity to the residential homes and schools will make this park a walk-to facility for many users.
- Many areas have soils in which the bedrock is deep, and moderate slopes which are not prone to severe erosion potential.
- Invasive, non-native species are present throughout the site, primarily along the margins of the woodlands. Invasive species should be eradicated to promote native vegetation and habitat for wildlife.
- The topography will dictate uses.
- Existing clearings provide a starting area for a trail system.
- Existing access to the park site is provided through residential streets.
- The unnamed tributaries to Mill Creek and associated wetlands must be protected and preserved.
- Tremendous views are available from the highpoint, adjacent to the existing overhead utility lines.

- Considerations for user safety and the potential for vandalism must be addressed in the park design.
- Pubic use to the 38 acre park should be carefully balanced with resource protection objectives.
- The park's natural areas should be protected and conserved.
- Maintenance practices should involve Best Management Practices to enhance water quality.
- Steep slope areas should be protected and maintained with vegetative cover.
- Wildlife habitats should be preserved and enhanced through planting of native vegetation to supply food and shelter.

SOILS LEGEND

Symbol	Soil	Slopes	Depth to Bedrock	Seasonal High Water Table (in.)
GbB	Glenelg Channery Silt Loam	3% - 8%	Very Deep	> 60
UdB	Urban Land - Chester Complex	0% - 8%	Very Deep	> 60

NOTE: SOIL INFORMATION FROM NATIONAL COOPERATIVE SOIL SURVEY

Pleasureville Park - Site Analysis

Springettsbury Township
York County, PA
January 2008

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Scale: 1" = 50'-0"
0 50 100 200 300

Pleasureville Park Site Analysis

Pleasureville Park is an approximately four acre park located behind the York Area United Fire and Rescue Station 89-3, north of U.S. Route 30. The neighborhood park is the only developed park located in the northwest quadrant of Springettsbury Township. The park portion of the property is owned by the Fire Company and leased to Springettsbury Township. The long-term lease was recently renewed through the year 2012. Situated in a residential development, Pleasureville Park has primary vehicular and pedestrian access along North Sherman Street. The total tract size is 8.446 acres.

Surrounding Land Use

Northern Boundary: A single family residential lot exists adjacent to the northwest corner of the park. The remaining northern boundary is a privately owned large lot covered in woodlands.

Eastern Boundary: A privately owned low density residential lot is an open meadow and wetland area adjacent to the park. The southeast corner is the northern half of a medium density lot.

Southern Boundary: Medium density residential housing is adjacent to the park along the southern boundary with no public access into the park.

Western Boundary: The park frontage is on North Sherman Street. Located across the street are medium density single family residential lots.

Pleasureville Park Resources

Vegetation – Pleasureville Park offers open lawn and field areas with scattered large trees. There are four open lawn areas ranging from 0.5 acres to 1.7 acres in size. A stream and earthen trail create the divisions of the site resulting in four distinct open lawn areas. These areas are dominated by mowed grass and isolated trees along the stream and parcel edges. The site slopes gently to the southwest corner. Areas of surface rock were noted during field observations.

Streams – An unnamed tributary to Mill Creek bisects the site in a north-south direction dividing the site in half. This is a perennial bed and bank channel stream flowing to the south and is deeply incised. There is evidence of erosion along the stream. Storm water is managed on site through sheet flow to the unnamed tributary. A natural draw exists along the eastern property line adjacent to the open lawn and playground areas and flows overland south. Run-off from an off-site wetland area to the east flows onto the site into a 12" culvert south of the pavilion and exits in the unnamed tributary to Mill Creek. There is no designated floodplain associated with the unnamed tributary.

Topography – Slopes vary from 0 to13-percent with the steeper slopes in the northeast quadrant of the site.

Soils – The U.S. Department of Agriculture (USDA), Soil Conservation Service, Soil Survey for York County, Pennsylvania indicated the site has two soil classifications, Glenelg Channery Silt Loam (GdB), and Urban Land Chester Complex (UdB). The site soils are typical urban complex, a mixture of topsoil, clay and stone that tend to be compacted in areas from heavy use. The site soils are stable and moderately well drained with slight erosion potential.

Pleasureville Park Soils Characteristics					
Soil Legend	Soil Type	Slopes	Bedrock Depth	Water Table Depth (in.)	Erosion Potential
GdB	Glenelg Channery Silt Loam	3% - 8%	Very Deep	6-36	Moderate
UdB	Urban Land Chester Complex	0% - 8%	Very Deep	>60	Slight

Transportation Routes and Access – Main access roadways in the area of Pleasureville Park include:

> ***North Sherman Street –*** This collector street carries traffic traveling in a north-south direction in Springettsbury Township between U.S. Route 30 and S.R. Route 24 in East Manchester. Pleasureville Park fronts on North Sherman Street for approximately 475-feet along the western property line. Entrances into the site are provided at the north and southern corners of the park site. There is no street parking along North Sherman Street.

Parking Areas – A bituminous parking area of approximately 50 spaces off of the North Sherman Street southern entrance drive is provided south of the York Area United Fire and Rescue Station 89-3 building. The fire trucks enter and exit the building off the northern entrance on the north side of the building.

Structures – The main structure on the Pleasureville Park site is the York Area United Fire and Rescue Station 89-3 building located in the northwest corner of the lot. Within the open space is a pavilion with a concrete block enclosure located in the southeastern area of the site. The pavilion needs paint and a new door to the storage area.

Utilities – Public utilities are available in the area of Pleasureville Park.

***Water and Sewer* –** Public water and sewer serve the York Area United Fire and Rescue Station 89-3 building.

***Electric* –** Met-Ed Energy supplies electric service to the area.

Recreation Facilities – Pleasureville Park currently has limited recreation facilities throughout the park for users.

***Open Fields* –** A total of four open fields are available within Pleasureville Park for a variety of self-directed recreation activities. All fields are maintained by mowing.

***Playground* –** An area with play equipment is located in the central area of the site. The individual play structures are not located within safety surfacing and are not ADA accessible. The existing slide does not meet the safety guidelines of the Consumer Product Safety Commission (CPSC) and swings should be evaluated to determine their compliance. Non-CPSC compliant equipment should be removed.

***Basketball Court* –** A basketball court is located in the east-central area between the pavilion and the playground equipment. The court appears to be poorly graded.

Pleasureville Park Site Analysis Conclusions

The site analysis provided valuable information that guided the Master Plan for Pleasureville Park.

- The small stream creates a natural separation between western and eastern portions of the park.
- Underground utilities are present in or around the site enabling water, sanitary, and electric to be used in the park if desired.
- The existing parking is adequate to serve the existing park and must be evaluated based on proposed park improvements and York Area United Fire and Rescue Station 89-3 use.

- The existing pavilion and basketball court require upgraded/rehabilitation to function as a first-class park facility.
- The existing playground equipment should be removed.
- The streambanks are deeply eroded and its edge should be stabilized with vegetation.
- There are no paths or other accommodations to meet the requirements of the ADA.
- The larger green lawn area at the northeast portion of the site has potential for informal athletic field use, but will require grading to achieve appropriate slopes.
- The pavilion obstructs views to the playground area and basketball court.
- Adjacent residential neighbors to the park site should be buffered with the design to maintain their privacy.

SOILS LEGEND

Symbol	Soil	Slopes	Depth to Bedrock	Seasonal High Water Table (in.)
UeB	Urban Land - Conestoga Complex	0% - 8%	Very Deep	> 60

NOTE: SOIL INFORMATION FROM NATIONAL COOPERATIVE SOIL SURVEY

Connection Map

Augustus Schaefer Park - Site Analysis

Springettsbury Township
York County, PA
January 2008

BASEMAP NOTES

Contour Information from USGS Quadrangle Maps
Soils Information from the National Cooperation Soil Survey
River and Stream Information from the National Hydrography Datasheet
Boundary Information from the York County Records Deed Book Volume 53-E Page 494 Dated 01-22-2004.
Other Parcel Information from the York County Assessment Office

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Scale: 1" = 50'-0"
0 50 100 150 200

Augustus H. Schaefer Park Site Analysis

Augustus H. Schaefer Park is a 2.33 acre neighborhood park located within the Stony Brook Heights Development, south of U.S. Route 30, in the southeast portion of Springettsbury Township. Augustus H. Schaefer Park has pedestrian access off of North Lynbrook Drive.

Surrounding Land Use

Augustus H. Schaefer Park is located within a medium density, single-family residential development. Primary vehicular access to the development is via Locust Grove Road to Lynbrook Drive North. The park is entirely surrounded by single family homes.

Augustus H. Schaefer Park Resources

Vegetation – Augustus H. Schaefer Park offers a mowed grass open lawn and athletic field area with isolated specimen trees surrounding the site. Mature spruce trees are located just west of the ball field and on the slope between the ball field and playground area. Mature deciduous trees on adjacent properties surround the majority of the site.

Topography – The site slopes gently to the southwest corner with the exception of the area immediately west of the ball field at the pedestrian entrance, and the embankment between the ball field and playground area. Both of these areas have steep slopes that present challenges for meeting accessibility requirements.

Soils – The U.S. Department of Agriculture (USDA), Soil Conservation Service, Soil Survey for York County, Pennsylvania indicates the site has one soil classification, Urbanland Chester complex (UeB). The site soils are typical urban complex, a mixture of topsoil, clay and stone that tend to be compacted in areas from heavy

use. The site soils are deep to bedrock, stable, and moderately well drained with slight erosion potential.

Transportation Routes, Access and Parking – The main access roadway in the area of Augustus H. Schaefer Park is Lynbrook Drive North, a residential street. A narrow right-of-way extends from Lynbrook Drive North for approximately 20 +/- feet to the main park area. The right-of-way exists as a bituminous drive between two residential homes for pedestrian and maintenance vehicle access only.

There is no parking associated with the park and on street parking occurs on Lynbrook Drive North. There is a steep aggregate path between the bituminous drive and the raised park area. There is no accessible route to reach the park or within the park to facilities. Stonewood Park is located just east of Augustus H. Schaefer Park separated by residential home sites and Davidson Drive.

Structures – One structure exists on the Augustus H. Schaefer Park site, a pavilion located in the southeast corner of the triangular parcel. The pavilion has a brick enclosure. This pavilion is in good condition with a picnic table and grill provided.

Utilities – Public utilities are available in the area of Augustus H. Schaefer Park.

Water and Sewer – Public water and sewer service is available within the Stony Brook Heights Development.

Electric – Met-Ed Energy supplies electric service to the area.

Recreation Facilities – Augustus H. Schaefer Park has a variety of existing recreation facilities within the park for users.

Playground – A play area is located in the southeast corner of the site with swing sets, a slide, and other play equipment. The individual structures do not meet current safety standards, have no safety surfacing, and are not accessible.

Basketball Court – A small basketball court is located in the south central area between the park boundary and the baseball field. The bituminous full court area is in good condition. The location of the court is within foul ball range of the baseball field.

Baseball Field – A youth baseball field is located in the northwest area of the site adjacent to the entrance right-of-way. The field has a 60’ baseline and a 245’-265’ outfield, with a skinned infield in good condition. The basketball court and some surrounding homes are within foul ball range of the field. There is limited area behind the backstop for player benches, bleachers and on-deck area.

Augustus H. Schaefer Park Site Analysis Conclusions

The site analysis provided valuable information that guided the Master Plan for Augustus H. Schaefer Park.

- The site acreage and no vehicular parking combined with the close proximity to the residential homes make this park a walk-to facility, lending itself well to a neighborhood park.
- Underground utilities are present in or around the site enabling water, sanitary, and electric to be used in the park if desired.
- A possible connection with nearby Stonewood Park should be explored.
- The park site is currently maximized with recreation facilities.
- Access to and within the park does not meet the requirements of the ADA.
- Adequate space is not provided behind the ball field for game activities.
- There is no opportunity to introduce parking within the park site.
- The park is hidden from view from the surrounding road system but open to adjacent backyards.
- Encourage maintenance of visual access from surrounding homes into the park site.
- Neighbor privacy must be respected.
- Safety concerns exist relative to foul ball range, old play equipment, site access, and on-street parking.
- The pavilion is located in the furthest portion of the park from the entrance and obscures visual access to some play equipment.

Chapter 4

Alternative Designs

Master Plan Conceptual Alternatives

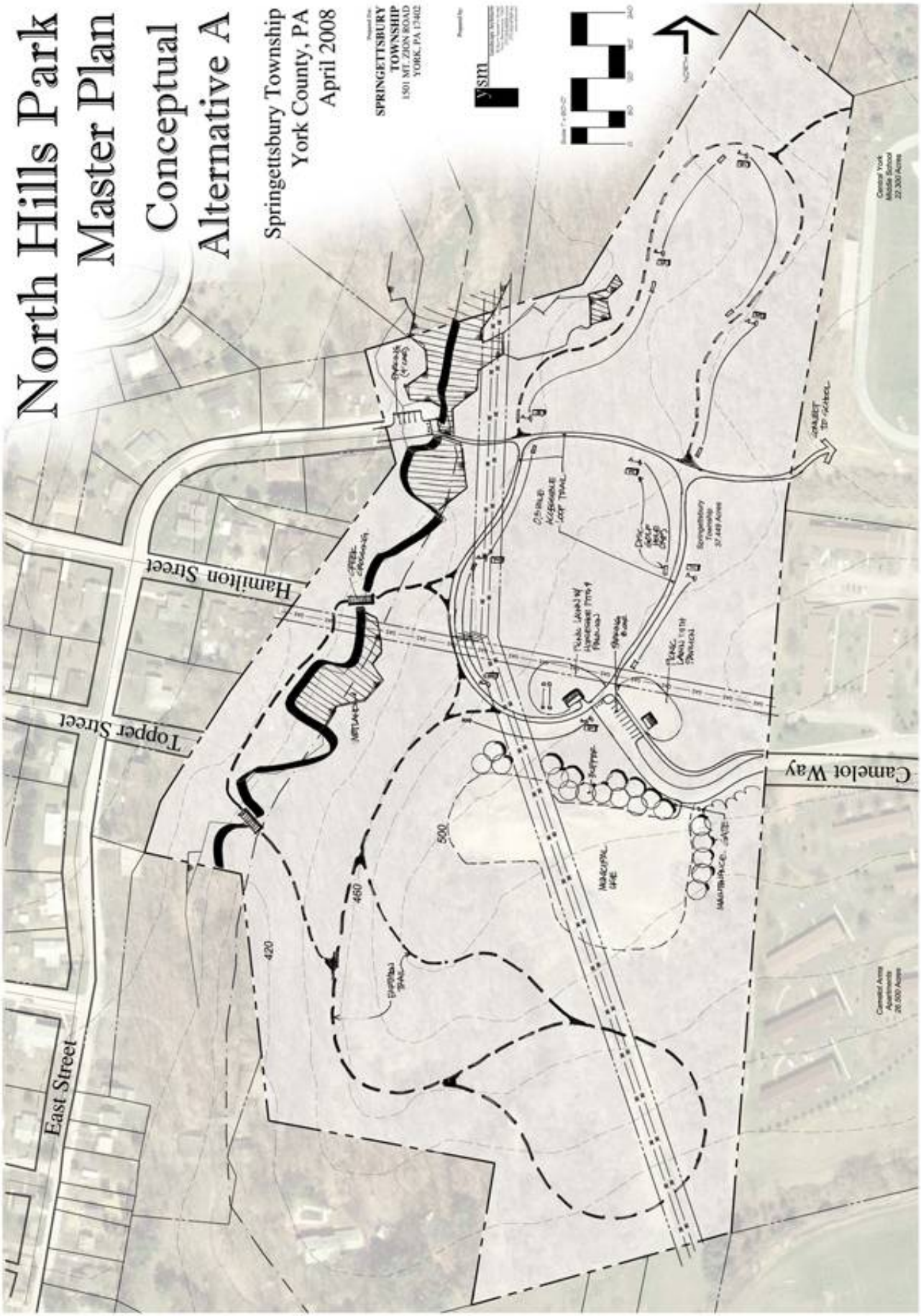
The two conceptual alternatives were designed for each park site. The alternative designs explore differing facilities, programs, spatial relationships, and site opportunities. The Study Committee reviewed the alternative plans and provided input to guide the development of the Pre-Final Master Plans.

North Hills Park Conceptual Alternative A

The design prioritizes exploration of the site's natural area while introducing low-impact recreation opportunities. Conceptual Alternative A includes the following site features:

- Access into the site from Camelot Way and East Street.
- A four vehicle parking area at the terminus of East Street to serve as a trailhead.
- An observation boardwalk crosses the creek at three locations along the trail near the western boundary of the site for the protection and enhancement of a shallow water wetland.
- A vegetative buffer is maintained along the western boundary near the existing residences to enhance and protect the unique ecological habitat adjacent to the unnamed tributary to Mill Creek.
- An eight vehicle parking area serves as a trailhead located at the extension of Camelot Way.
- An outdoor classroom with a pavilion is created for a variety of community and school directed activities adjacent to the Camelot Way parking area.
- A picnic lawn with horseshoe pits and pavilion provide users with amenities at the trailhead located centrally in the site.
- A 9-hole disc golf course located throughout the northern portion of the site.
- Trails explore the site and its diverse landscapes and provide opportunities for walking and hiking. A fully accessible 0.3 mile loop trail is located centrally in the site connecting the two pavilion areas, park access points, and Middle School. Earthen trails explore the outer reaches of the site.
- A series of three footbridges provide access to the western shore of the unnamed tributary to Mill Creek to explore woodlands and wetland areas.
- A separate access to the existing municipal spoil pile area is provided via a gated access way south of Camelot Way.
- A vegetative buffer screens the existing spoil piles from park use areas in the northern portion of the site.

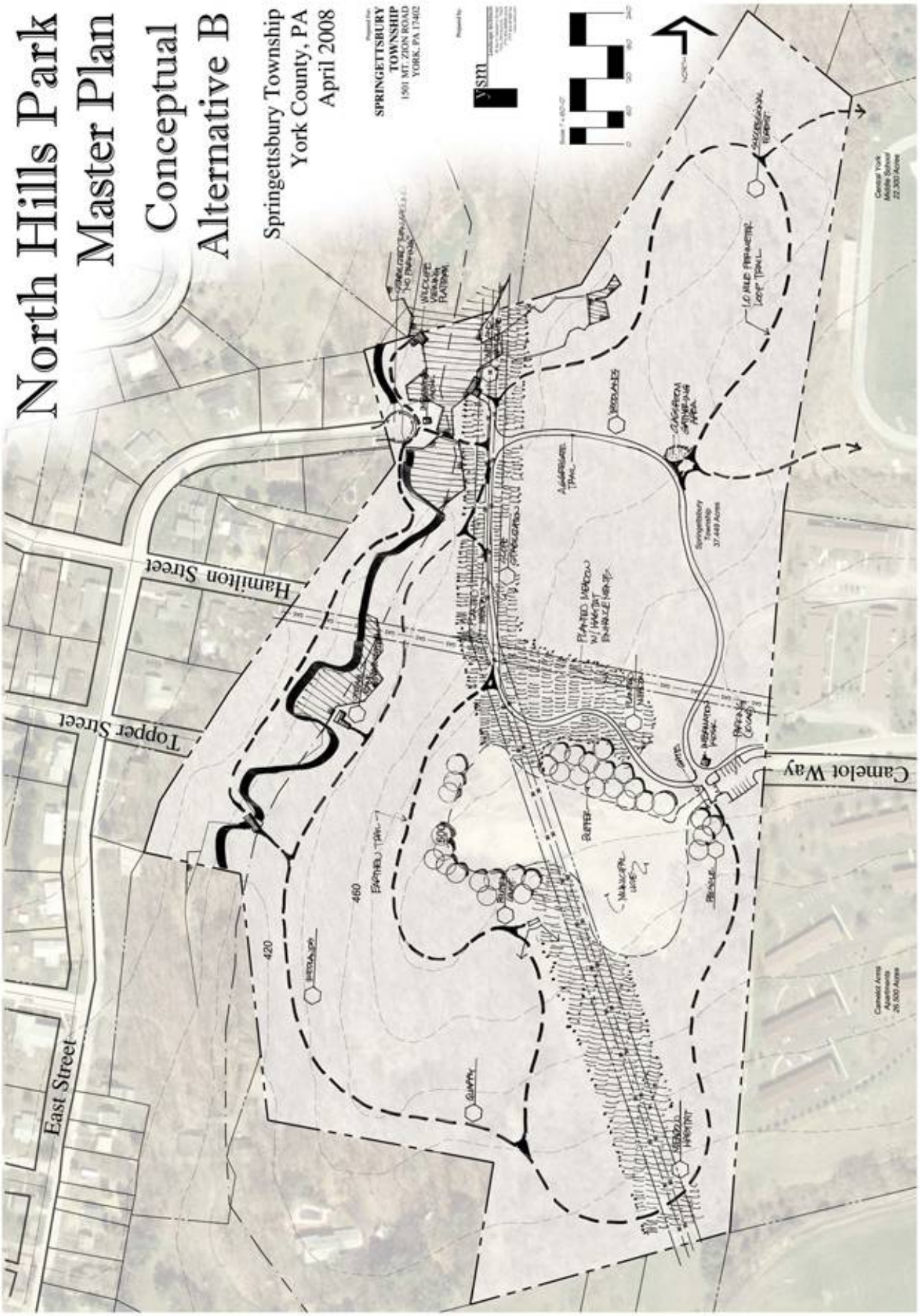
- A vegetative buffer is maintained along the western edge of the site near the existing residences to enhance and protect the unique ecological habitat adjacent to the unnamed tributary to Mill Creek and define the park boundary.


North Hills Park
Master Plan
Conceptual
Alternative A
Springettsbury Township
York County, PA
April 2008
SPRINGETTSBURY
TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402
Hamilton Street
Topper Street
East Street
Camelot Way
420
460
500

North Hills Park Conceptual Alternative B

The design emphasizes environmental education and natural resource enhancements while introducing trails for the passive enjoyment and exercise. Conceptual Alternative B includes the following:

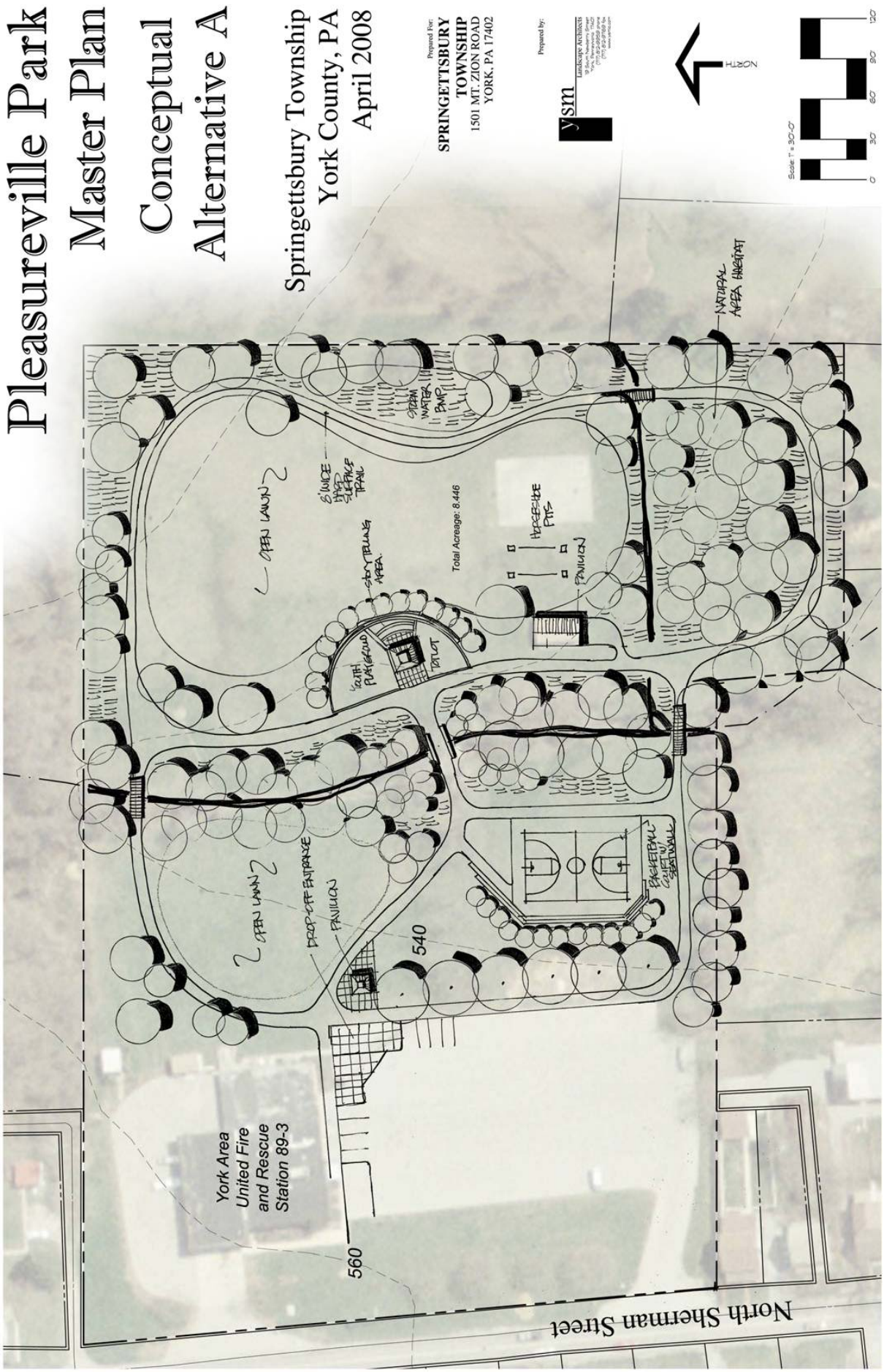
- Access into the site at Camelot Way for vehicles and pedestrians. East Street access is pedestrian only.
- A ten vehicle parking area at the terminus of Camelot Way serves as a trailhead.
- A kiosk is stationed at the parking area and is a departure point for the many earthen trails traversing the park.
- Gated access is provided to the existing municipal spoil piles south of the parking area.
- A vegetative buffer screens the existing spoil piles.
- A planted meadow is provided along the utility easement running north and south, and within the central portion of the site for habitat enhancements.
- A classroom gathering area is located in the northeast area of the site with an aggregate trail connecting the park and Central York Middle School.
- Self-directed environmental education opportunities are provided through interpretative signs throughout the site. Interpretive topics include:
  - Early succession woodlands.
  - Woodland management.
  - Meadow habitat.
  - Succession management.
  - Wetlands and wetland habitat.
  - Unnamed tributary to Mill Creek - Stream bank stabilization/reforestation.
  - Riparian corridor.
- Trails are provided throughout the site. An accessible loop explores the central portion of the site and extends from the loop to explore the full site. The perimeter loop is one mile in length.
- A footbridge provides access to the western shore of the unnamed tributary to Mill Creek to explore the woodlands and wetland areas along the loop trails through the site.
- Wetland and stream observation areas are introduced along the unnamed tributary to Mill Creek in the western portion of the site to protect and enhance the shallow water wetland.
- A vegetative buffer is maintained along the western edge of the site near the existing residences to enhance and protect the unique ecological habitat adjacent to the unnamed tributary to Mill Creek and define the park boundary.


North Hills Park
Master Plan
Conceptual
Alternative B
Springettsbury Township
York County, PA
April 2008
SPRINGETTSBURY
TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402
ysm
Hamilton Street
Topper Street
East Street
Camelot Way
420
460
500
Springettsbury
Township
37.449 Acres
Central York
Middle School
22.300 Acres
Camelot Acres
Apartments
26.500 Acres

Pleasureville Park Conceptual Alternative A

The design prioritizes self-directed recreation and creates a hub for picnic activities surrounded by open lawn for informal play. Conceptual Alternative A includes the following:

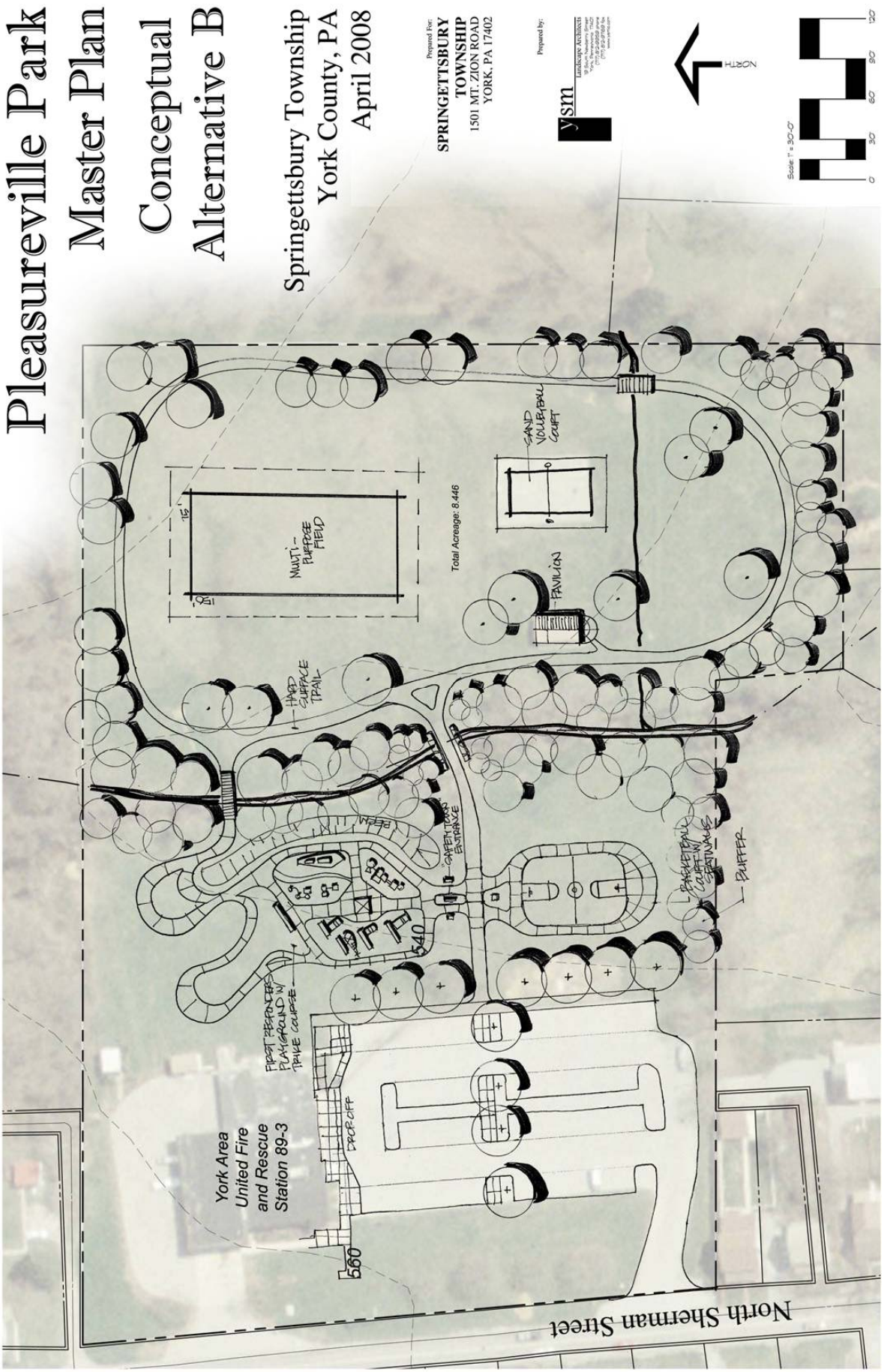
- A drop-off area at the northeast corner of the existing parking area.
- A pavilion located adjacent to the parking area to provide shade, picnic, and gathering opportunities for park users.
- Hard surface trails are provided throughout the site in a circular layout to provide walking opportunities.
- A full size basketball court with a seating wall is located adjacent to the parking area.
- An open lawn east of the parking area is provided for self-directed activities, gathering, picnicking, and informal play.
- Located in the center of the site is a storytelling pavilion adjacent to a youth playground and a tot-lot with a seat wall. The play hub will serve the day to day park visitors as well as the summer playground program.
- A bridge spans the unnamed tributary in the center of the site allows emergency vehicles into the interior of the park.
- Two footbridges provide crossings over the unnamed tributary to Mill Creek along the northern and southern property lines to extend the loop trails throughout the site.
- Additionally woody and meadow planting is provided along the unnamed tributary to Mill Creek to create a riparian buffer.
- Pedestrian access is provided to the existing pavilion and horseshoe pits are added.
- A natural area in the southeast corner of the site is enhanced and planted for food and habitat for wildlife.
- The vegetative buffers are maintained and enhanced between the site and the existing residences along the northern and southern site boundaries.
- A storm water detention area using Best Management Practices is created along the eastern boundary of the park.


Pleasureville Park
Master Plan
Conceptual
Alternative A
Springettsbury Township
York County, PA
April 2008
Prepared For:
SPRINGETTSBURY
TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402
Prepared by:
ysm
Landscape Architects
NORTH
Scale: 1" = 30'-0"
0
30
60
90
120
NATURAL AREA HABITAT
STORM WATER BMP
8' WIDE HARD SURFACE TRAIL
OPEN LAWN
STORYTELLING AREA
Total Acreage: 8.446
HORSESHOE PITS
PAVILION
YOUTH PLAYGROUND
TOTLOT
OPEN LAWN
DROP-OFF EXTRAVAGE
PAVILION
540
BASKETBALL COURT W/ SOFTBALL
York Area
United Fire
and Rescue
Station 89-3
560
North Sherman Street

Pleasureville Park Conceptual Alternative B

Programmed recreation opportunities are provided to maximize the recreation benefit of the park. Conceptual Alternative B includes the following:

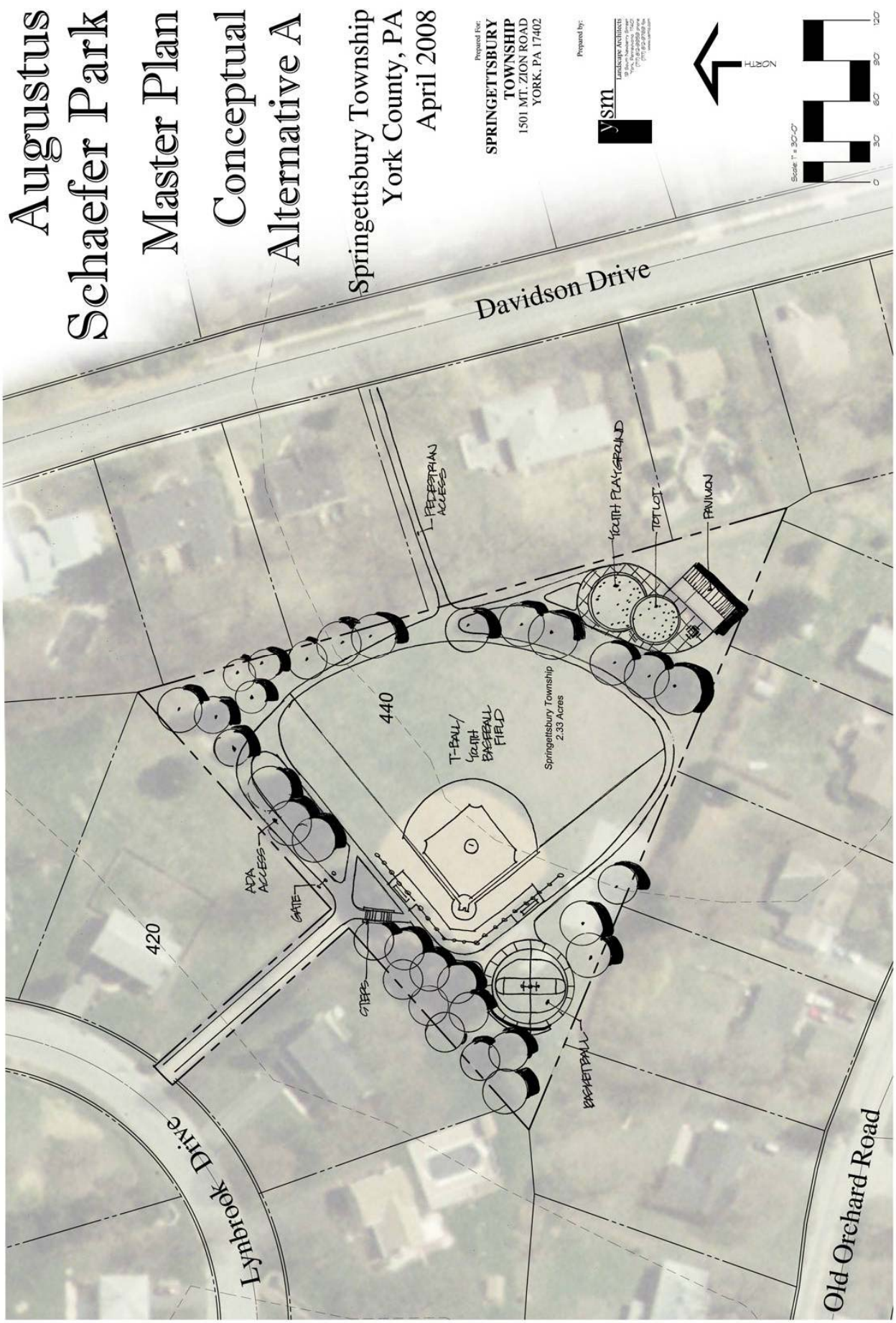
- A First Responders 'Safety Town' playground is located east of the existing parking area. This area includes a tricycle driving course, tot-lot, youth playground, and a boat play structure surrounding a pavilion to accommodate a variety of user groups.
- A drop-off area creates an entrance for the fire company building along the north end of the existing parking area.
- A full size basketball court is located east of the parking area.
- Hard surface trails are provided throughout the site.
- A multi-purpose field (75'x150') is located in the northeast area of the site. This field can accommodate a variety of active recreation including youth soccer and lacrosse.
- A bridge spanning the unnamed tributary in the center of the site allows emergency vehicles into the interior of the park.
- A footbridge provides crossing over the unnamed tributary to Mill Creek near the northern property line to provide a convenient connection between the multi-purpose field and playground.
- Pedestrian access is enhanced to the existing pavilion located in the southeastern portion of the site.
- A sand volleyball court is introduced to complement the pavilion.
- Vegetative buffers are maintained and enhanced between the site and the existing residences along the northern, southern, and eastern site boundaries.


Pleasureville Park
Master Plan
Conceptual
Alternative B
Springettsbury Township
York County, PA
April 2008
Prepared For:
SPRINGETTSBURY
TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402
Prepared by:
ysm
Landscape Architects
NORTH
Scale: 1" = 30'-0"
0
30
60
90
120
MULTI-PURPOSE FIELD
150'
75'
Total Acreage: 8.446
SAND VOLLEYBALL COURT
PAVILION
HARD SURFACE TRAIL
PARKING
CARPET TOWN ENTRANCE
BASKETBALL COURT W/ SEATWALLS
BUFFER
FIRST RESPONDERS PLAYGROUND W/ TRUE COURSE
DROP OFF
540
560
York Area
United Fire
and Rescue
Station 89-3
North Sherman Street

Augustus H. Schaefer Park
Conceptual Alternative A

This conceptual alternative retains the existing site facilities, but upgrades them and enhances the safety and accessibility of the park. Conceptual alternative A includes the following:

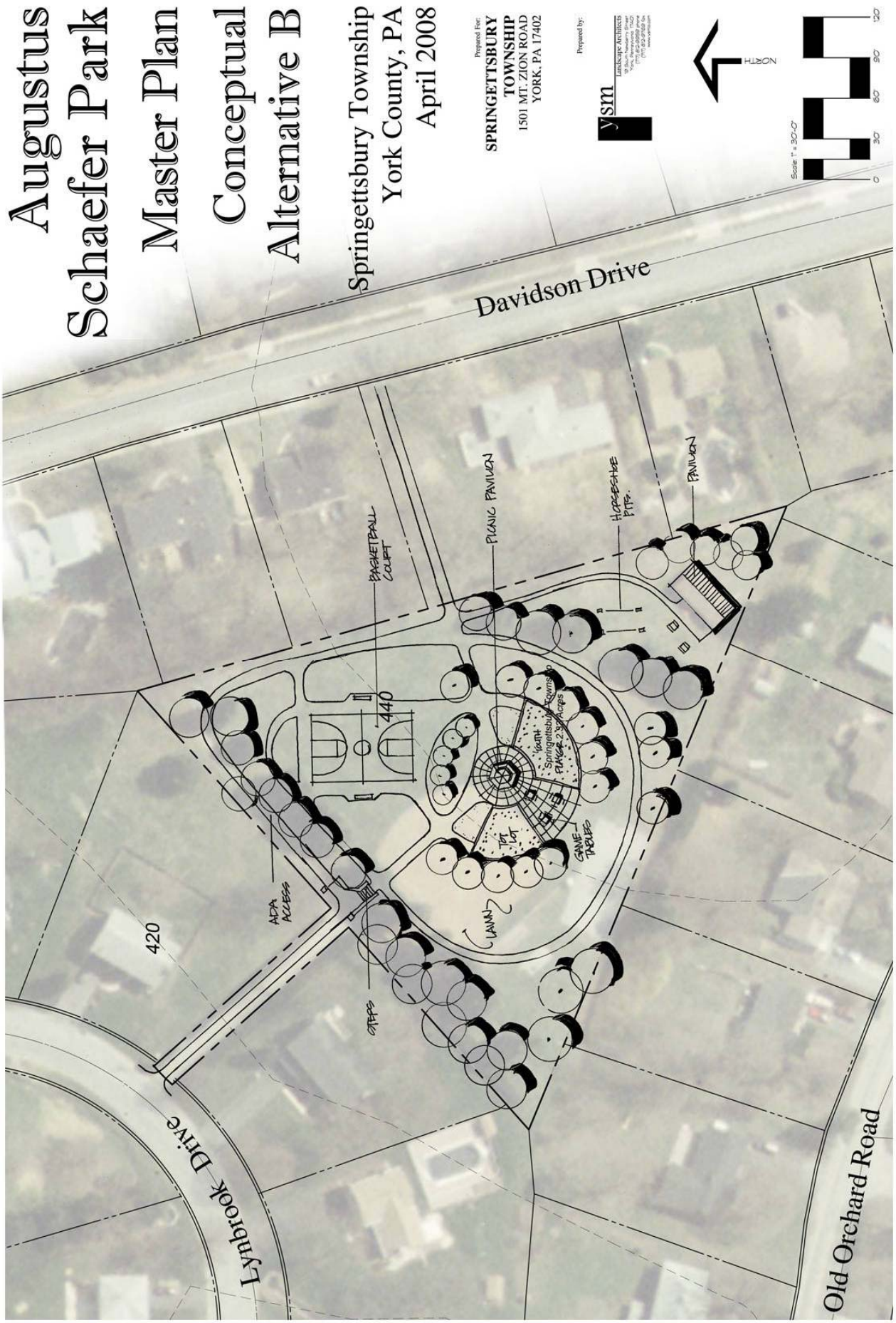
- A tee-ball/youth baseball field occupies the center of the site. The field has been shifted to the east to improve function and accessibility in the park.
- Pedestrian access into the park is enhanced with an improved accessible route and steps from Lynbrook Drive and a connection to Davidson Drive.
- Two half court basketball courts are developed.
- A tot-lot and youth playground is located in the eastern corner of the park near the existing pavilion to accommodate a variety of user groups.
- Hard surface trails are provided throughout the site to provide a walking loop and an accessible route to facilities.
- The existing pavilion is maintained.
- The trees in unhealthy condition on site are replaced and additional trees are introduced to separate the park from the surrounding residences.


Augustus Schaefer Park
Master Plan
Conceptual Alternative A
Springettsbury Township
York County, PA
April 2008
Prepared For:
SPRINGETTSBURY TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402
Prepared by:
ysm
Landscape Architects
NORTH
Scale: 1" = 30'-0"
0
30
60
90
120
Davidson Drive
Lynbrook Drive
Old Orchard Road
420
440
PEDESTRIAN ACCESS
YOUTH PLAYGROUND
TOT LOT
PAVILION
T-BALL/ YOUTH BASEBALL FIELD
Springettsbury Township
2.33 Acres
ADA ACCESS
GATE
STEPS
BASKETBALL

Augustus H. Schaefer Park
Conceptual Alternative B

This conceptual alternative eliminates competitive league play from the park and the associated on-street parking problem by removing the baseball field. An expanded playground and basketball court are the primary features of the park for general use and the Summer Playground Program. Conceptual Alternative B includes the following:

- The main feature is a central play area with picnic pavilion, tot-lot, youth playground, and game table area.
- Pedestrian access into the park is enhanced with an improved accessible route and steps from Lynbrook Drive and a connection to Davidson Drive.
- A basketball court is located in the northern corner of the site with benches and viewing areas surrounding the court for the convenience of users.
- Hard surface trails encircle the site and connect facilities.
- The existing pavilion is maintained.
- The vegetative buffers are maintained and enhanced between the site and the existing residences along the park site boundaries.
- The trees in unhealthy condition on site are replaced and additional trees are introduced to separate the park from the surrounding residences.


Augustus
Schaefer Park
Master Plan
Conceptual
Alternative B
Springettsbury Township
York County, PA
April 2008
Prepared For:
SPRINGETTSBURY
TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402
Prepared by:
ysm
Landscape Architects
Scale 1" = 30'-0"
0
30
60
90
120
NORTH
Davidson Drive
Lynbrook Drive
Old Orchard Road
420
440
BASKETBALL COURT
PICNIC PAVILION
HORSESHOE PITS.
PAVILION
ADA ACCESS
STEPS
LAWN
TOT LOT
GAME TABLES
YOUTH PLAYGROUND
Springettsbury Township
2.3 Acres

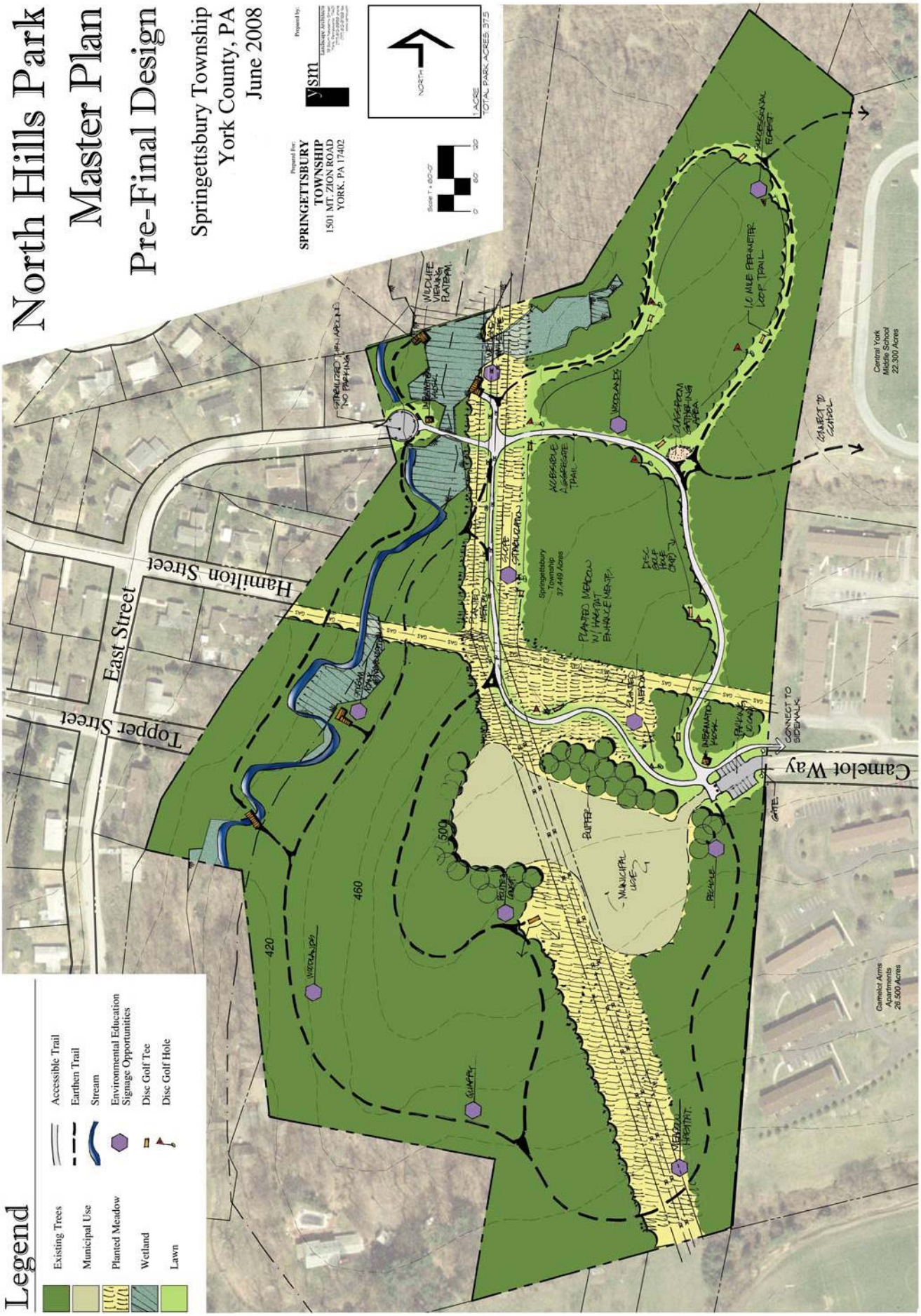
Pre-Final Master Plans

Guided by the Study Committee discussions of the two conceptual alternatives for North Hills, Pleasureville, and Augustus H. Schaefer Parks, the Pre-Final Master Plans were developed.

North Hills Park Pre-Final Master Plan

The Pre-Final Master Plan for North Hills Park was a marriage of the two conceptual alternative designs. The trail layout, classroom area, parking, and environmental education opportunities from Conceptual Alternative A is complemented with the 9-hole disc golf course from Conceptual Alternative B.

The Study Committee agreed that the park should remain primarily natural with the introduction of low-impact facilities. The disc golf course was seen as compatible with little vegetative removal necessary to develop the course. The picnic pavilions are eliminated from the plans as group use of the site was not viewed as appropriate other than for educational purposes.


North Hills Park
Master Plan
Pre-Final Design
Springettsbury Township
York County, PA
June 2008
Prepared for:
SPRINGETTSBURY TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402
Prepared by:
ysm
Landscape Architecture
Scale 1" = 60'-0"
0
60
120
NORTH
1 ACRE
TOTAL PARK ACRES: 37.5
Legend
Existing Trees
Municipal Use
Planted Meadow
Wetland
Lawn
Accessible Trail
Earthen Trail
Stream
Environmental Education Signage Opportunities
Disc Golf Tee
Disc Golf Hole
East Street
Hamilton Street
Topper Street
Camelot Way
Springettsbury Township 37.449 Acres
Central York Middle School 22.300 Acres
Camelot Arms Apartments 26.500 Acres
1.0 MILE PERIMETER LOOP TRAIL
CONNECT TO SIDEWALK
CONNECT TO SCHOOL
MUNICIPAL USE
BUFFER
GATE
420
460
500

Pleasureville Park Pre-Final Master Plan

The Pre-Final Master Plan for Pleasureville Park was based primarily on Conceptual Alternative B with the following exceptions:

- A basketball court is substituted for the sand volleyball court on the east side of the stream. Basketball was viewed as an important facility for teens.
- A skateboard park is located south of the playground.
- The layout of the “First Responders” playground has been simplified and a story telling pavilion added.
- A creek observation deck is located along the small stream transversing the site.

Pleasureville Park Master Plan
Pre-Final Design
Springettsbury Township
York County, PA
June 2008
Prepared For:
SPRINGETTSBURY TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402
Prepared by:
ysm
Landscape Architects
NORTH
Scale: 1" = 30'-0"
0
30
60
90
Legend
Lawn
Bituminous Pavement
Bituminous Walk
Decorative Pavement
Stream
Existing Building
Proposed Structure
Existing Vegetation
Proposed Vegetation
Total Acreage: 8.446
.991
MULTI-PURPOSE FIELD
(USE OCCUPY 1/2 FIELD INCREASE)
90'
8' WIDE BITUMINOUS TRAIL
BASKETBALL COURT
BRIDGE
PAVILION
STORYTELLING PAVILION
FREE CEREMONY
CHATE FAST WALK WALK SPECIFICS AREAS
BUFFER
FIRST PERFORMERS PLAYGROUND WITH SHADE
FIREHOUSE PAVILION
DROP-OFF
York Area United Fire and Rescue Station 89-3
560
540
North Sherman Street

Augustus H. Schaefer Park Pre-Final Master Plan

The Pre-Final Master Plan for Augustus H. Schaefer Park duplicated Conceptual Alternative B. The Study Committee felt strongly that competitive use of the park should cease and the baseball field removed to address the safety concerns and the constraint of on-street parking caused by competitive field use. The proposed facilities align with the intent of a small neighborhood park. The Study Committee representative from the neighborhood had some reservation about the removal of the ball field, which has long been a focus of neighborhood activities. To further evaluate the preferred status of the ball field, and consideration of safety concerns, addition key person interviews were completed with a sampling of neighbors surrounding the park and the York Little League, the organization that uses the field.

Augustus Schaefer Park

Master Plan

Pre-Final Design

Springettsbury Township
York County, PA
June 2008

Prepared For:
SPRINGETTSBURY TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402

Prepared by:
ysm
Landscape Architects

Scale: 1" = 30'-0"
0 30 60

Legend

- Lawn
- Bituminous Walk
- Existing Pavilion
- Proposed Pavilion
- Existing Evergreen Tree
- Proposed Deciduous Trees

Public Meetings to Review the Pre-Final Master Plans

A public meeting was held on June 3, 2008 to present the North Hills and Pleasureville Park Pre-Final Master Plans to the residents and receive input. The meeting agenda provided an overview of the project and work completed to date, the preliminary project goals established for the parks, and presentation of the Pre-Final Master Plans. Members of the Springettsbury Township Park and Recreation Department staff, Springettsbury Township manager, and approximately 21 residents attended the meeting. Following the presentation the meeting was opened for discussion with the following comments summarizing the meeting:

North Hills Park Comments

General public comments on Pre-Final Master Plan:

- Several residents expressed their opinion that the park should not be developed, but remain as open space.
- Residents prefer the cul-de-sac "unimproved" as is.
- The use of ATV and mini bikes are a concern.
- Its natural now – why develop it?
- Concern was raised regarding deer population and wildlife.
- Concern over the use of tax dollars for development and maintenance was raised.
- Vandalism is a concern.
- West Nile virus is a concern.
- Residents prefer to leave the woods alone.
- A suggestion was made to provide a phone number to contact with issues/problems.
- Frisbee golf was not favorably received.
- Truck traffic on North Hills Road is a concern.
- The consultants pointed out that public use of the site would eliviate many of the concerns raised. Following the meeting several attendees did expresss their approval of the proposed improvements, especially the trails.

Pleasureville Park Comments

General public comments on Pre-Final Master Plan:

- Park liability was questioned.
- One resident questioned the need to spend tax dollars on park renovation.

- Residents believe they do not need a skate park as skaters currently use the church.
- Concern over adjacent “un-mowed” meadow was raised. A “controlled burn” was suggested.
- Vandalism and inappropriate activity is occurring in the park, primarily in the area of the pavilion.
- The proposed trail was favorably received.
- The existing picnic pavilion is hidden. A suggestion was made to clear vegetation to keep the line of sight open from the parking area.
- Consider relocating the pavilion.
- No lighting is proposed. Residents believe the existing lights from the parking area will light the skate park at night.
- The existing parking area does get full. Concern over adequate parking was raised.
- Restrooms were suggested.
- Security lights with dusk to dawn sensors were suggested.
- A skate park next to the playground is viewed as a conflict.

Augustus H. Schaefer Park Comments

A second public meeting was held on June 4, 2008 to present the Augustus H. Schaefer Park Pre-Final Master Plan to the residents and receive input. The meeting was held in the park pavilion and approximately 24 residents attended. Following the presentation the meeting was opened for discussion with the following comments summarizing the meeting:

- The park is a walk to destination in the neighborhood with no parking required.
- Concern over the number of residents contacted for the input was raised. Only 5 residents responded to the phone calls. Additional input should be sought.
- The development of a playground in the center of the park was not favored. Relocate improvements away from the center of the park to maximize the open lawn area.
- The basketball court is now used by youth and should be maintained.
- A smaller informal baseball field should be considered.
- A concern for the safety between the baseball field/basketball court relationship and on street parking for the baseball league is a concern and addressed in the planning of the park. The residents do not perceive a safety issue with the park as it exists, but acknowledge the difficulty with the parking situation.

- Why are two pavilions proposed when the current pavilion is not used?
- Do not duplicate facilities that exist in Stonewood Park.
- The residents do not want to lose the large open lawn area used for informal recreation activities.
- No competitive sports should be permitted. This will alleviate the traffic concerns associated with organized play.
- The park as shown is over planned.
- As the park exists, there are no recreation opportunities for families with young children. The existing playground equipment is outdated.
- The proposed central gazebo is not favored.
- Consideration should be given to keep the basketball court.
- Pre-teen recreation needs should be addressed.
- Residents prefer rehabilitating the existing park features.
- A suggestion was made to place a new pavilion in the corner, southeast of the existing pavilion.
- Consider relocating the basketball court to the baseball outfield.
- The proposed walking trails are favorably reviewed.
- Demographics of the neighborhood population are changing, and families with younger children are returning to the neighborhood and park.

Study Committee Meeting to Review the Pre-Final Master Plan Public Meetings

A Study Committee meeting was held on July 10, 2008 to discuss the input from the Pre-Final Master Plans from the residents. The meeting agenda provided an overview of the public meetings and public comments to date. Following the presentation the meeting was opened for discussion with the following comments summarizing the meeting:

North Hills Park

The Study Committee acknowledged the dominate opinion of the residents in favor of not developing the site for public use. The Study Committee felt that the site, as public land, should be made available to all municipal residents, not just surrounding neighbors. The Committee recommended proceeding with the presentation of the Pre-Final Master Plan to the Board of Supervisors, as developed, as the design preserves the site's natural resources and provides for low-impact informal passive recreation and environmental education.

Pleasureville Park

Based on input from the public meeting the Study Committee suggested the following modifications:

- Place a new pavilion between the playground and skate park and remove the existing pavilion.
- Maximize the athletic field with the use of walls.
- Remove the skateboard park and replace it with a basketball court.
- Consider restrooms on the site for the convenience of users.

Augustus H. Schaefer Park

Input from the public meeting guided a revised Pre-Final Master Plan for Augustus H. Schaefer Park. The Study Committee agreed with the consensus of the neighbors present at the public meeting that the design should be modified to retain the central open space created by the outfield and develop an informal ball field for pick-up games and no longer permit competitive play. A second public meeting was held at the park site on July 29, 2008 to present the revised Pre-Final Master Plan to the residents.

Attendees agreed that the design reflects the consensus of the neighbors and the input received at the previous meeting should become the basis of the final plan.

Chapter 5

North Hills, Pleasureville, and Augustus H. Schaefer Park Master Plans

The Master Plans for North Hills, Pleasureville and Augustus H. Schaefer Parks presents the overall vision for the parks, the physical configuration of facilities, and strategies for resource enhancements. The Master Plans were developed in their final form after careful consideration of input from the study committee, key person interviews, and the general public received throughout the planning process.

North Hills Park

North Hills Park is a conservation area that primarily functions to protect the resources of the small tributary to Mill Creek and associated wetlands while providing opportunities for passive recreation. The majority of the site is wooded which stabilizes the steep slopes throughout the site and provides natural habitat for wildlife and protection for the water resources. The Master Plan suggests public use facilities that introduce opportunities for passive recreation activities and environmental education. The Master Plan establishes relationships between facilities and seeks a sustainable balance between public use and protection of natural resources. The municipal storage area is retained in the design.

Proposed improvements suggested for North Hills Park, if developed for public use include the following:

Natural Areas – Maintaining and enhancing natural settings throughout North Hills Park is a priority of the Master Plan. The natural areas provide a quiet setting for resting, enjoying the site's natural resources, and a landscape for learning. Trails explore the natural areas and interpretive signage provides visitors with information about the park's resources. Natural areas include the following:

***Woodlands* –** The woodlands are maintained in the North Hills Park design and are critical to stabilizing the site's steep slopes and providing wildlife habitat Wooded areas should be monitored for the presence of non-native, invasive species. Non-native, invasive species should be removed and replaced with native material.

***Riparian Corridor* –** The corridor of land encompassing the unnamed tributary to Mill Creek is protected and enhanced through the presence of riparian buffer vegetation. The riparian buffer is retained in the design and additional information riparian corridor is described near the end of this chapter.

***Grass and Wildflower Meadow* –** The introduction of native wildflowers and warm season grasses within the electrical and gas easements is recommended to provide visual interest, and cover and food for wildlife while lowering the ongoing maintenance cost of mowing. Additional development considerations and standards for the grass and wildflower meadow are described near the end of this chapter.

Environmental Education Area – The North Hills Park site has been designed for environmental education activities. The area offers opportunities to explore the natural systems associated with woodlands, the stream tributary to Mill Creek and its riparian corridor and floodplain, wetlands, and the newly introduced meadow areas. These natural areas can provide educational opportunities for exploration by students as well as the general public. Trails are located to explore natural areas and interpretative signs are suggested to describe natural resources and their function within the natural system. An outdoor classroom gathering area is located for convenient access and use by Central York Middle School. The education area should be sized to accommodate informal seating for approximately 30 students.

Trails – A trail system has been developed throughout North Hills Park, to link the various park facilities and provide walking, and hiking opportunities. There is an 8' wide accessible aggregate trail developed throughout the central area of the park with earthen trails developed throughout the remainder of the site. The loop trail system encircles the park and explores the site while offering a variety of experiences and degrees of difficulty.

All trails near sensitive natural resources should be located in the field to minimize disruption to vegetation, removal of mature trees, and other negative impacts. Trails that cross the gas easement should cross as close as possible to 90 degrees. Trail loop sections should be developed with mile markers and benches periodically placed for resting and enjoying the park setting. Additional development considerations and standards for the trails are described near the end of this chapter.

Wetlands Boardwalk and Bridges – Boardwalks and bridges cross and explore the unnamed tributary to Mill Creek and wetlands. These improvements provide accessible crossings of the wet areas and allow visitors and school groups to experience these habit areas without impact to the wildlife or natural resources. Environmental permits will be required for installation of these structures.

Entrance/Access and Parking – Vehicular access to the site is limited to the existing entrance at Camelot Way. Parking spaces are suggested to align with the anticipated public use of the park. Parking should be developed in accordance with applicable ordinances and include handicap parking spaces.

Camelot Way Entrance – Camelot Way is developed with a sign to identify the park and a gate to limit public access to park operational hours. A pedestrian trail connection is suggested to link to the existing sidewalk along Camelot Way.

East Street Entrance – East Street terminates at an improved cul-de-sac just within the park property. Vehicular access is limited beyond this point and parking is prohibited. This entrance is provided for pedestrians from the adjoining neighborhood and trails disperse from the end of the cul-de-sac.

Camelot Way Parking – An 11 space parking area is located just within the property at Camelot Way. An information kiosk complements this entrance and trails disperse into the site from this point. Access to the municipal storage area is provided at the end of the parking area. Access to this area is controlled by bollards.

Pedestrian Access – Additional public access is provided between the park and Central York Middle School; one at the southern limits of the school property and one at the northern limits. The pedestrian connection provides convenient access for school groups and permit the use of school parking to access the site.

Disc Golf Course – A 9-hole disc golf course is suggested for the northern portion of the park site. The first and ninth holes are located near the parking area for convenient play. The disc golf play is patterned after the PGA scoring, course design, and etiquette rules. The parks natural areas and diverse topography are vital to the layout of and interesting disc golf course. A well balanced course has a mixture of holes that go completely thru the woods, partially thru the woods, and a majority of the holes in the open. The course should be implemented in a manner that minimizes disturbance to the natural setting. This course is developed for informal recreation play.

Utilities – Currently, public water and sewer do not serve the park site. Utilities are located in the surrounding neighborhood which can be extended into the park as necessary. Electric service may be desired to provide security lighting of the parking area but no other park facilities are recommended that would require utility connections. Currently there are no plans to provided extended night use at the park site.

Signage System Considerations for North Hills Park – A comprehensive signage system is important to guide visitors to the park and inform and direct visitors once they are at the park site. Effective signage should direct visitors to the park's trail opportunities. Signs suggested for North Hills Park include a park entrance identification sign, a Springettsbury Township Park and Recreation Department policy and information sign/kiosk, interpretative signs, trail mile markers, and disc golf course signs. Additional information regarding park signs is provided at the end of this chapter.

Professional Disc Golf Association Facts

Design Goals – Design a well balanced course with a wide range of hole lengths, a mixture of holes requiring left, right and straight throws. Utilize elevation changes and available foliage, with holes having a potential for multiple configurations.

Space Required – Two to three holes per acre.

Hole Count – Either 9 or 18 holes.

Length – Beginners and casual recreational player average 250 feet per hole, or a maximum of 4,500 feet for an 18 hole course.

Targets – Post or a stainless steel basket with a set of chains to catch the disc efficiently.

Tee Pads and Markers – A 6'x12'x4" concrete pad to tee off of and a tee marker or sign to designate hole number and par constructed out of 4"x4" lumber or metal pole installed in a concrete base.

Layout – The tee for the first hole should be located close to the parking area. The course should have a loop configuration for players to end where they started. Fairways should not cross one another or be close to public streets, sidewalks, or areas where non-players congregate.

Season – A year round sport for all abilities, ages, and skill levels.

Source: Professional Disc Golf Association.

North Hills Park Master Plan

Springettsbury Township
York County, PA
May 2009

Pleasureville Park

The vision for Pleasureville Park is a neighborhood park that offers a diverse variety of recreation opportunities to meet the close-to-home recreation needs of residents living in the northwest quadrant of the municipality. The park design introduces popular play features and an additional athletic field to, in part, address the need for additional competitive flat athletic fields in the community. The site's natural resources are protected and enhanced and the ongoing functions of the York Area United Fire and Rescue, Station 89-3 are maintained. Proposed improvements suggested for Pleasureville Park include the following:

Multipurpose Field – A multipurpose field (150'x 240') is developed in the northeast corner of the site to accommodate lacrosse, soccer, and informal play. The field is benched into the existing slope and retaining walls are incorporated into the northeast and southeast corners to hold grade. The surrounding slopes offer convenient viewing areas on two sides of the field. The field size accommodates a U-12 soccer field and practice area for other sports. Run out area surrounds the field between the playing area and the surrounding slopes.

The multi-purpose field should be developed with 1.5-2 percent slopes for positive surface drainage. This field will require significant grading activities and retaining walls to achieve the desired layout. A vegetated area is provided to separate the wall from the adjacent trail for enhanced safety. Soil tests should be performed to determine the soil amendment requirements for turf grass development and proper field drainage for the multi-purpose field.

Basketball Court – A bituminous color-coated basketball court is developed at 50' x 84', with a north-south orientation, which meets the minimum layout requirements of the National Federation of State High School Associations. A 10' unobstructed area is provided on all sides, as recommended. The courts should be developed with 1.25-1.5 percent slope for proper surface drainage. A wall provides the dual function of spectator and player seating and holding grade on the western side of the court.

Playground – A "First Responder's" themed playground with a tricycle course is located east of the Fire Station. A tot lot for ages two to five years old and a youth playground for ages six to twelve years old are provided. These areas are separated by a "firehouse" pavilion and encircled by a tricycle driving course/walkway. Traffic markings are incorporated into the walkway. Color safety surfacing is suggested in a design that expands upon the playground theme. The small pavilion provides shade within the play area and a location for story telling and program activities. The pavilion should be sized to accommodate two to four picnic tables. Additional development considerations and standards for the tot lot and youth playground are described near the end of this chapter as recommended for safe play. A vegetated area separates the playground from the parking area.

Picnic Areas – Two picnic areas are developed in the park. A medium pavilion and picnic plaza with game tables is located between the playground and basketball court. This location is convenient to the parking area and provides a shaded location for activities associated with the summer playground program and caregiver seating. A second picnic area is provided on the east side of the small stream. The open lawn location of this medium pavilion offers unstructured play opportunity. The picnic areas should be accessorized with picnic tables and grills.

The pavilions must be designed to comply with the ADA. Medium pavilions typically range from five to eight tables in size (30-48 people).

Trails – A trail system has been developed throughout Pleasureville, Park to link the various park facilities and provide walking and jogging opportunities. An eight to ten-foot wide paved trail encircles most facilities providing a variety of loop options and access throughout the park. Paved trails are recommended due to the site's slopes and suburban context of the park setting.

The trails should be located to minimize disruption to existing vegetation. Additional development considerations and standards for the trails are described near the end of this chapter.

Steam Crossings and Observation Area – The existing earthen causeway across the small unnamed tributary to Mill Creek is widened with a new culvert to accommodate emergency and maintenance vehicles. A new bridge crosses the stream at the north end of the site to extend the trail and provide convenient access between the multi-purpose field and the playground. A stream observation deck is provided to promote exploration of this natural resource. No designated floodplain is associated with the tributary to Mill Creek, however, environmental permits may be required to install the bridge and observation deck.

Entrance/Access and Parking – The existing entrance off of North Sherman Street is maintained. The existing parking associated with the York Area United Fire and Rescue Fire Station 89-3 was determined to be adequate to serve the fire station and the park. Handicap parking spaces are defined convenient to the park entrance and a drop-off is created near the fire station to serve both the building and park. Parking should be developed in accordance with applicable ordinances and include handicap parking spaces.

Landscaping/Riparian Corridor – Landscaping is introduced into the park site to separate uses and activity areas, enhance the sites visual image, and provide shade for visitors. The creek corridor is enhanced with vegetation to stabilize the streambanks.

Utilities – Currently, public water and sewer do not serve the park portion of the site. Utilities are located in the surrounding neighborhood and at the fire station which can be extended into the park as necessary. Currently there are no plans to provided extended night use at the park site. Electric service could be extended to the park if security lighting is desired for the pavilions.

Pleasureville Park Master Plan

Springettsbury Township
York County, PA
May 2009

Prepared For:

SPRINGETTSBURY TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402

Prepared by:

ysm
Landscape Architects
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NORTH

Scale: 1" = 30'-0"

0 30' 60' 90'

Total Site Acreage: 8.446
Park Acreage: 6.2

Legend

- Lawn
- Native Grass Meadow
- Bituminous Pavement
- 8' Wide Bituminous Trail
- Decorative Pavement
- Stream
- Existing Building
- Proposed Structure
- Existing Vegetation
- Proposed Vegetation
- HC Accessible Parking Space

Augustus H. Schaefer Park

The design for Augustus H. Schaefer Park retains the facilities most valued by neighborhood residents and updates the park to meet current accessibility regulations and safety guidelines. Safety is further enhanced by eliminating competitive play and developing the ball field for informal, pickup use only. Proposed improvements suggested for Augustus H. Schaefer Park include the following:

Multi-Purpose Field – An informal multi-purpose field is established for pickup softball and baseball games and use of the outfield for a variety of activities. A small recreation backstop is provided for the all-grass field. The field should be developed with 1.5-2.0 percent slope for proper surface drainage.

Basketball Court – A bituminous basketball court is developed at 40'x60', with a northwest-southeast orientation, to accommodate neighborhood pickup games and practice. A ten-foot unobstructed area is provided on all sides, as recommended. The court should be developed with 1.25-1.5 percent slope for proper surface drainage. A seating area is proposed near the court for resting and gathering in a shaded area between games.

Playground – An age segregated playground is proposed in the southeast area of the park. The playground includes a tot lot for ages two to five years old and a youth playground for ages six to twelve years old. The two age group areas are separated by a pavilion and plaza with seating. Color safety surfacing is suggested to add a dynamic element to the play environment. Vegetation separates the playground from the surrounding home sites and the down-slope multi-purpose field. Additional development considerations and standards for the tot lot and youth playgrounds are described near the end of this chapter as recommended for safe play.

Picnic Area – Picnic opportunities are retained in the park with the new small picnic pavilion located in the playground area. The small pavilion provides opportunities for traditional picnics as well as shade for caregivers visiting the playground and space for program activities associated with the summer playground program. The picnic area should be accessorized with picnic tables and a grill in the lawn area beyond the plaza. The pavilions must be designed to comply with the ADA. The small pavilion should be sized to accommodate two to four picnic tables.

Trails – An eight-foot wide trail encircles the open field and connects to park facilities. The trail provides a short circuit for walking. Steps are provided in two locations for convenient transition of grade. A trail extension from the east side of the park is illustrated connecting to Davidson Drive. An access easement is necessary with the private landowner to develop this accessway. Extension of this pedestrian and bicycle linkage from Davidson Drive to Stonewood Park is suggested as a future consideration and will require additional access easements. Trail development considerations are described near the end of this chapter.

Utilities – The park is not currently served with public water, sewer, or electric. There are no plans to provided extended night use at the park site.

Entrance – The existing entrance to the park site from Lynbrook Drive is enhanced with a four-foot high fence along both sides of the walkway. Incorporation of this entry improvement should be completed in cooperation with the adjacent neighbors as it may require the removal of existing hedges. Accessibility requirements are met with a new ramped access to the upper level trail. A visible retaining wall near the entrance to the park provides a convenient location for an entrance sign.

Augustus H. Schaefer Park

Master Plan

Springettsbury Township
York County, PA
May 2009

Prepared For:
SPRINGETTSBURY TOWNSHIP
1501 MT. ZION ROAD
YORK, PA 17402

Prepared by:
ysm
Landscape Architects
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www.ysmla.com

Legend

- Lawn
- 8' Wide Bituminous Trail
- Proposed Pavilion
- Existing Evergreen Tree
- Proposed Trees and Shrubs

Park Development Considerations and Standards

Landscaping – Landscaping should be introduced to solve problems and enhance the visual image and function of North Hills, Pleasureville, and Augustus H. Schaefer Parks. Landscaping has been located and maintained to buffer incompatible uses, transition from high use areas to natural areas, and to aesthetically enhance the park settings.

Elements such as signs and trash receptacles located throughout the parks should be placed within landscaped areas to minimize maintenance. Establish mow lines to reduce grass cutting, especially outside of activity areas. Meadows along trails should have a mowed edge (the width of a mower deck) to delineate managed parkland. Entrances to park main activity areas should be attractively landscaped with a signature design that designates the area as the entrance to a park facility.

Use of native plant material should be prioritized to create a living laboratory for learning about the environment. Plant material native to York County is adapted to the geographic location and, as a result, will require less maintenance, withstand the extremes in climate change, be less susceptible to disease and pests, and propagate naturally. Native plant material will provide needed habitat and food for small mammals and birds. The introduction of native plants and enhancement of native plant areas will help reduce the opportunity for invasive species to establish a foothold within the park sites.

Riparian Corridor – Riparian corridors associated with the unnamed tributary to Mill Creek exists in both North Hills and Pleasureville Parks. These riparian corridors should be protected and enhanced with buffer plantings which are important for protecting water quality. Mature, native vegetation is maintained, and the width of the riparian corridors are widened, where possible, to maximize the function of filtering pollutants and improve water quality. Plant areas adjacent to the tributary without vegetation to establish a sturdy root system.

Grass and Wildflower Meadow – The use of native wildflowers and warm season grasses is recommended within North Hills and Pleasureville Parks to provide visual interest, provide cover and food for wildlife, and lower the ongoing maintenance cost of mowing. The use of species native to York County is suggested. Patience is required when establishing warm season grasses and wildflowers. Many wildflowers will not bloom until their second year of growth. Six to eight-foot wide strips of maintained lawn areas should be provided adjacent to the meadow areas to create a visually pleasing transition to the meadow from trails and activity areas (see adjacent photo example). Because wildflowers and native grasses have a different appearance in the landscape it is important to inform park visitors about their use in the landscape and environmental goals for the site. Signs should be placed in the meadows and native grass areas to describe the planting, growing process, and environmental benefits.

Playgrounds – Playgrounds must be developed within areas of safety surfacing and located as recommended for safe play. Reference should be made to the following:

- American Society for Testing and Materials F1487-05.
- Consumer Product Safety Commission Guidelines for Public Playground Safety.

Playgrounds must be accessible to physically challenged children via accessible pathways and play equipment should offer play options for physically challenged children. The playgrounds should have signs identifying the age appropriate area of play. See "What Is a Good Playground?" on the following page. Develop a playground maintenance and inspection plan as described in Chapter 7.

Site Furnishings – The developed areas of the sites should be convenient for users and create a welcoming environment. Provide benches at gathering places and periodically along trails. Trash receptacles are recommended at the picnic pavilions, playgrounds, and at parking areas. Trash receptacles are not provided in North Hills Park in lieu of a "carry in carry out" policy. Furnishings should consider the needs of seniors and persons with disabilities such as picnic tables that accommodate wheelchairs and benches in shaded locations.

Park Architecture – Implementation of the park master plan recommendations will require the development of new pavilions. The architecture of park structures at North Hills, Pleasureville, and Augustus H. Schaefer Parks can be a unifying factor within the park system if they are developed with similar design and complementary qualities. Pavilions could be pre-engineered and chosen from one of many pavilion manufacturers or specifically designed for the park site. All pavilions must comply with various local, State, and Federal codes and guidelines. The "Park Architecture Guidelines" noted below are recommendations to guide the development of park structures.

Park Architecture Guidelines
Unifying Design – Buildings throughout the park should be similar in design and detail, while responding to function and site characteristics. Building materials should be incorporated in other park elements, i.e. stone used for site walls or sign bases.
Building Style – Building style, materials, and color should compliment the park surroundings. Earth tone color pallets that blend with the surrounding landscape should be considered for non-historic buildings.
Complement the Park Setting – Buildings should relate to the topography and character of the setting, becoming an integral part of the park site and not forced upon the landscape.
Human Scale – Buildings should be human scale with wide roof overhangs to protect spaces open from the elements.
Vandal Resistant – Interior and exterior materials should be vandal resistant. Restrooms should have stainless steel fixtures, pavilion trusses should be closed to the public, and security lighting should be installed.
Expandable – Park structures should be built with expansion opportunities preserved as future needs arise.
ADA Compliance – Public buildings must comply with the Americans with Disabilities Act requirements.
Green Materials – The use of green materials should be encouraged where appropriate.

What Is A Good Playground?
Play is the work of children. Through play, children learn skills to develop into happy and well-adjusted human beings. Playgrounds provide a valuable resource for this process. Playgrounds typically focus on the narrow gross motor skills: running, climbing, and swinging. Important skills such as socialization, language, creativity, and conceptualization are less likely to be developed on play equipment typically available such as swings, climbers, seesaws, and merry-go-rounds.
Elements of a Good Playground – Play areas designed according to the development needs of specific age groups: (2-5 year olds, 6-12 year olds). Playground equipment must conform to the Consumer Product Safety Commission guidelines. This includes safe equipment, design for safety through proper layout, and safe surfaces. Playgrounds should be designed and located within the spirit and standards of the Americans with Disabilities Act. Superstructure - A play superstructure provides a wide range of experiences not possible in traditional equipment with a singular purpose. Every time a child steps onto a superstructure, a variety of choices are presented. Components of superstructures include decks, bridges, ladders, and climbers. Superstructures are sized to accommodate numerous children at once. Tire Swing - In contrast to the traditional belt swing, tire swings can accommodate up to three children at once. This encourages children to develop a sense of cooperation and teamwork. Sand Area - Children love to play in sandboxes. Sand play fosters cooperative and creative play. Dramatic Play Structures – Structures that resemble items such as houses, town buildings, trains, cars, etc., provide the vehicle for children to develop linguistic and conceptual skills. These structures encourage imagination and social skills. They become props for adventures and activities. Paths and Walkways - Paths for tricycles, in-line skates, or wheelchairs provide a way for children to experience independence. Paths with curves provide physical and cognitive challenges for balancing, steering, and turning, and a sense of the body in motion. Trees and Gardens - Trees and shade are essential components of a playground. Relief from the hot summer sun is important. When supervision is possible, gardens provide learning landscapes for appreciation of the environment and nature. Sitting Areas - Benches and shade are necessary for people using a playground. Adults supervising children need a relaxing place to sit. Sitting areas provide a gathering place for socialization and storytelling. Seating can be imaginative with cutouts in hills, walls designed for seating, etc. Amenities and Support Facilities – Playgrounds should have drinking fountains, trash receptacles, and nearby bike racks. If the playground is to have a supervised recreation program longer than three hours, it should be located with convenient access to restrooms. Water Play Features - Water play is a favorite activity of pre-schoolers. Where supervision is provided a water play area would be an asset. Water spray fountains near sand play areas add to the imaginative play opportunities. Storage Facilities - Storage facilities are necessary for recreation leaders to store materials and equipment on site.

Signage System Considerations – A comprehensive signage system is important to guide visitors to the park and inform and direct visitors once they are at the park sites. A typical park signage system and park sign guidelines are provided on the following page.

Typical Park Signage System		
Sign Type	Sign Purpose	Sign Location
Park Entrance Signs	Identify the park's main entrances.	Entrances to park.
Information Kiosks	Provide information about the parks such as park policies, park and trail maps, special events and program calendar, etc.	At activity areas and major trailheads.
Directional Signs	Identify direction and distance to points of interest.	At trailheads and activity area access points.
Trail signs – trail and directional signs	Identify trails of the park.	At all trail intersections to guide users and identify cross trails.
Mile Markers	Identify location on a trail (mile indication visible from both sides of the marker).	At one-quarter mile intervals along trails.
Interpretative Signs	Provide environmental education, historic, cultural and general interest information.	At points of interest in the park and along the trails.
Traffic Signs	Warn motorists of park activity areas.	Along the entrance drives.
Safety Signs	Warn visitors of safety issues.	Strategically located as necessary.

Park Sign Guidelines	
Vandal Resistant	Utilize materials such as phenolic resin panels (no frame required) or fiberglass embedded panels (frame required) which resist abrasions, graffiti, solvents, etc.
Weather Resistant	Utilize materials that will not fade or otherwise degrade from sunlight, moisture, or the freeze/thaw cycle.
Meet PennDOT Regulations	Along PennDOT roadways use standard signs.
Promote Consistent Image	Develop a "family" of graphics (logo, font, colors, etc.) that will be used on signs throughout the park to unify the park. Work with professional graphic artists to create a layout template for each sign type and park logo.
Graphics	Utilize maps, graphic illustrations and photographs, and text to communicate the intended message.
Positive Message	Research indicates that positive messages are far more effective in reducing depreciative activities (littering) than negatively worded messages.[1]
Sign Illumination	Park identification signs located at the main entrances should be illuminated so they are visible at night, fostering awareness of the parks.

Stormwater Management – Stormwater facilities will be required to accommodate the stormwater runoff from North Hills, Pleasureville, and Augustus H. Schaefer Parks. Stormwater, collection, and conveyance facilities shall be designed to comply with the Stormwater Management Ordinance of Springettsbury Township. Best Management Practice principles should be incorporated into the stormwater management design as possible. Stormwater management facilities, such as detention basins and infiltration areas are not accommodated on the park plans at this time due to a broad pallet of solutions. Further study to determine type, size, and location of stormwater management facilities should proceed the construction process.

[1] Recreation Research Update, Pacific Southwest Research Station – Wildland Recreation and Urban Cultures, October 1999 No. 31 (USDA Forest Service).

Best Management Practices – The sites' natural resources are valuable assets and should be protected. Development of the parks as conceived in these master plans will involve earthwork and construction activities. Best Management Practices are encouraged throughout the construction process to protect natural resources, stabilize the site, and promote sustainable site development. Examples of Best Management Practices are noted below.

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

Sustainability and Green Design Considerations

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

Parks present opportunities to demonstrate and share environmental concepts and educate the general public about their role in the

environment. Many park sites have embraced the concept of sustainability and have been developed with a sustainable site design approach that incorporates strategies that are ecologically based and compatible with the natural systems of the site. Sustainable park development additionally strives to repair and restore site systems and respect the function and process of the natural world. Andropogon Associates, Ltd developed the "Valdez Principles for Site Design" which promote a sustainable ecological model for site development.[2] The principles include:

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

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

Sustainable Design

Sustainable design is a concept that recognizes human civilization is an integral part of the natural work and nature must be preserved and perpetuated if the human community is to sustain itself indefinitely. Sustainable design is the philosophy that human development should exemplify the principles of conservation, and encourage the application of those principles in our daily lives.[1]

Green Design Considerations		
Consideration	Intent	Application
Erosion and sedimentation control	Reduce negative impact on air and water quality	Provide erosion control measures and best management practices (BMP's) during new construction activities. Eliminate impact to steep slope areas.
Reduce site disturbance	Limit development to appropriate sites to reduce the impact on the landscape and habitat.	Construct improvements within existing clearings or developed areas.
Develop sustainable trails	Limit erosion attributed to inappropriate trail placement.	Develop trails that follow the contour of the land. Use switchbacks to navigate steep terrain, where necessary. Eliminate highly erodable trails.
Stormwater management	Limit disruption and pollution of natural water courses, reduce increased runoff and promote infiltration.	Minimize crossings at water courses. Where crossings are necessary, provide measures for efficient passage of water. Utilize porous pavement to promote infiltration of stormwater runoff. Size parking areas to meet park need and provide turf overflow parking for high use occurrences and special events.
Reduce heat islands	Minimize impact of microclimate.	Provide plantings in the large, expansive parking areas to break up the hard surface and promote infiltration. Dawn to dusk policy where appropriate.
Reduce light pollution	Improve night sky visibility and reduce impact on nocturnal environments.	Limit lighting within the park. Where night lighting is necessary for safety and security, provide shields or specify full cut-off fixtures and only specify the necessary lumens.
Innovative wastewater treatment	Reduce the generation of wastewater and potable water demand	Provide self mulching or other environmentally friendly treatment alternatives.

[2] Guiding Principles of Sustainable Design (Denver Services Center: United States Department of the Interior, National Park Service, 1993), p. 41.

Green Design Considerations, continued		
Consideration	Intent	Application
Recycled building materials	Limit the use of consumptive building materials	Utilize recycled plastic and building materials in new construction.
Local materials and suppliers	Support the local economy and reduce the environmental impact resulting from transportation	Purchase products locally produced.
Maximize solar orientation	Reduce electric needs through proper building orientation.	Orient buildings to take advantage of natural light and heat.
Energy consumption	Minimize use of fossil fuels.	Install a ground source geothermal heat pump system for heating and cooling of buildings. Plant deciduous trees to cool buildings in the summer and allow solar access in winter. Layout and orient buildings and outdoor use areas to take advantage of cooling summer breezes. Connect park sites to regional trail systems so that non-motorized transportation modes can be used to access the site. Install solar powered amenities/features.
Promote water conservation	Reduce water use to lower burden on supply.	Select native and drought tolerant plants to reduce watering and maintenance demands. Mulch landscape areas to retain moisture and minimize the need to water plants.
Use water efficiently	Maximize water collection to reduce burden on supply.	Collect rainwater and runoff in rain barrels for watering landscaping and maintenance needs. Direct rainwater to rain gardens to promote groundwater recharge. Use high efficiency fixtures and composting toilets to reduce demand. Use re-circulating and water treatment systems for splash pads and spray features.
Emphasize and promote recycling	Reduce the amount of new materials required and lower the demand for new materials to be produced.	Reuse existing buildings, materials and infrastructure. Build with salvaged materials whenever available,
Participate in LEED system.	Employ the Leadership in Energy and Environmental Design (LEED) Green Building Rating System on site as the national standard for Green Design.	Use the LEED project checklist for all aspects of design from erosion & sedimentation control to green power and materials.

Chapter 6

Cost and Implementation Analysis

North Hills, Pleasureville, and Augustus H. Schaefer Parks Cost and Implementation Analysis

North Hills, Pleasureville, and Augustus H. Schaefer Parks will be an investment in the active and passive recreation opportunities for residents of Springettsbury Township. These opportunities will require the investment of significant capital expenditures and dedication of municipal staff to realize the vision established in these master plans. Cost opinions have been completed for North Hills, Pleasureville, and Augustus H. Schaefer Parks based on the findings of the master plan and knowledge of park facility and site development. The cost opinions should be used as a planning tool to guide funding initiatives and implementation considerations.

The following estimates of probable construction costs have been completed using DCNR format for use in future grant-funding applications. North Hills Park and Augustus H. Schaefer Park consist of one phase of development. Pleasureville Park is broken into two phases of construction. The first phase consists of proposed improvements east of the stream, and the second phase of construction consists of all proposed features west of the stream in the park. Costs are based on Pennsylvania prevailing wages for year 2008 construction prices. A fifteen percent contingency is included in each construction cost opinion. No increase or adjustments for inflation have been accounted for between phases. A summary of the costs is outlined in the table below and detailed construction cost opinions for each park begin on page 6-5.

Master Plans Probable Construction Cost Opinions	
North Hills Park	$350,404
Pleasureville Park Phase 1 - East Side of Stream	$489,778
Pleasureville Park Phase 2 - West Side of Stream	$527,595
Augustus H. Schaefer Park	$428,664
TOTAL	$1,796,441

The Study Committee considered the priority between the three parks for implementation of the master plans. Pleasureville Park was determined to be the highest priority for development based on the need for a neighborhood park in the northwest quadrant of the Township. Additional rationale for prioritizing Pleasureville Park included the potential to obtain grant funding for development, and the proposed multi-purpose field is a high need facility in the municipality. Augustus H. Schaefer Park is considered the second highest priority for development followed by North Hills Park.

Implementation Tasks

The creation of the park as depicted on the final master plans will require numerous approvals and permits. The following list outlines the implementation tasks that may be required for development of North Hills, Pleasureville, and Augustus H. Schaefer Parks. This list is provided for planning purposes and additional tasks, approvals, and permits may be required.

- Prepare land development plans for submission and review by Springettsbury Township and York County, as required.
- Develop construction documents. Construction documents shall detail and engineer the proposed improvements and associated amenities. Prepare a project manual including specifications for bidding.
- York County Conservation District approval for erosion and sedimentation control plans and NPDES Permit.
- Pennsylvania Department of Transportation approval for any work within a PennDOT right-of-way.
- Pennsylvania Department of Environmental Protection approval for any work within the waters of the Commonwealth including delineated wetlands and stream encroachments.
- Pennsylvania One Call. Pennsylvania law requires three working days notice for construction phase and ten working days in design stage.
- Approval from public utilities required for development such as electric service extensions, if desired.
- Each of the above permits and approval are typically involved and will require advance planning to facilitate the process. Adequate preparation and review time should be allotted.
- Upon approval of all required approvals and permits and completion of the construction documents, the project should be publicly bid for construction.

North Hills Park
Springettsbury Township, York County, Pennsylvania
Probable Construction Cost Opinion
Prepared : July 9, 2008

Item No.	Work Item	No. of Units		Unit Cost	Total Cost
1	**Demolition/Site Preparation**				**$1,500**
	A. Misc. Site Preparation	1	LS	$1,500	$1,500
2	**Earthwork**				**$27,000**
	A. Strip/Stockpile/Replace Topsoil	1,000	CY	$3	$3,000
	B. Grading Operations	6,000	CY	$4	$24,000
3	**Erosion Control Measures**				**$11,500**
	A. 18" Silt Fence	1,000	LF	$3	$3,000
	B. Stabilized Construction Entrance	1	EA	$1,000	$1,000
	C. Temp Diversion Swale	500	LF	$5	$2,500
	D. Sediment Trap	1	EA	$5,000	$5,000
4	**Stormwater Facilities**				**$19,800**
	A. Misc Trail Culverts	3	EA	$1,600	$4,800
	B. BMP Allowance	1	LS	$12,000	$12,000
	C. Drainage Swales	600	LF	$5	$3,000
5	**Signage**				**$27,200**
	A. Information Kiosk	2	EA	$5,000	$10,000
	B. Park Entrance Sign	1	EA	$4,000	$4,000
	C. Interpretive Sign	11	EA	$1,200	$13,200
6	**Access Drive and Parking, & Turn Around**				**$17,255**
	A. Excavation Fine Grade and Compaction	300	CY	4.00	$1,200
	B. 8" 2A Coarse Aggregate	500	SY	10.00	$5,000
	C. 2.5" ID2 Binder Course	500	SY	8.00	$4,000
	D. 1.5" ID2 Wearing Course	500	SY	7.00	$3,500
	E. 1.5" ID2 Wearing Course Overlay	315	SY	7.00	$2,205
	F. Concrete Curb Stop	10	EA	90.00	$900
	G. Parking Striping	1	LS	300.00	$300
	H. Handicap Parking Striping & Signage	1	SP	150.00	$150
7	**9-Hole Disc Golf Course**				**$8,478**
	A. Concrete Tee Pad	288	SF	6.00	$1,728
	B. Disc Basket	9	EA	750.00	$6,750
8	**8' Wide Aggregate Trail (2,500 L.F.)**				**$26,020**
	A. Excavation Fine Grade and Compaction	930	CY	$4	$3,720
	B. #2A Coarse Aggregate (6" Depth)	2,230	SY	$8	$17,840
	C. #10 Coarse Aggregate (1" Choke)	2,230	SY	$2	$4,460
9	**Wildlife Viewing Platform**				**$12,000**
	A. Wildlife Viewing Platform	2	LS	$6,000	$12,000
10	**Site Amenities**				**$18,250**
	A. Picnic Table	2	EA	$1,200	$2,400
	B. Benches	6	EA	$1,000	$6,000
	C. Trash Receptacle	-	EA	$800	$0
	D. Bicycle Rack	1	EA	$400	$400
	E. Bollard	3	EA	$400	$1,200
	F. Vehicular Gate	1	LS	$3,000	$3,000
	G. Guiderail at Cul-de-sac	150	LF	$35	$5,250

11	**Landscaping**			**$61,550**
	A. Lawn Seeding	170,000 SF	$0.13	$22,100
	B. Meadow Seeding	200,000 SF	$0.13	$26,000
	C. Evergreen Trees	12 EA	$250	$3,000
	D. Shade Trees	12 EA	$350	$4,200
	E. Flowering Trees	15 EA	$250	$3,750
	F. Shrubs	50 EA	$50	$2,500
12	**Bond Mobilization and Layout**			**$27,666**
	A. Bond Mobilization and Layout (12%)	1 LS	$27,666	$27,666
13	**Contingency**			**$38,733**
	A. 15% Contingency	1 LS	$38,733	$38,733
14	**Professional Fees**			**$53,451**
	A. Survey, Design, Engineering, and Permitting	1 LS	$53,451	$53,451
	Total			**$350,404**

Cost estimate does not include any utility connection fees, utility location and/or relocation, road improvements, removable of unsuitable materials, soil amendments, and construction management and/or inspection fees.

YSM is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires YSM to make a number of assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which YSM has no control. Given these assumptions which must be made, YSM states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs.

Pleasureville Park

Springettsbury Township, York County, Pennsylvania

Probable Construction Cost Opinion

Prepared : December 4, 2008

Phase 1 - East Side of Stream

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	**Demolition/Site Preparation**			**$14,500**
	A. Playground Equipment Removal	1 LS	$3,000	$3,000
	B. Basketball Posts/Goal & Pavement Removal	1 LS	$3,500	$3,500
	C. Existing Pavilion Removal	1 LS	$3,000	$3,000
	D. Pavement Removal at Parking Area	1 LS	$2,000	$2,000
	E. Selective Tree Removal	1 LS	$3,000	$3,000
2	**Earthwork**			**$133,100**
	A. Strip/Stockpile/Replace Topsoil	1,700 CY	$3	$5,100
	B. Grading Operations	32,000 CY	$4	$128,000
3	**Erosion Control Measures**			**$9,000**
	A. Silt Fence	500 LF	$3	$1,500
	B. Temp Diversion Swale	500 LF	$5	$2,500
	C. Sediment Trap	1 EA	$5,000	$5,000
4	**Stormwater Facilities**			**$13,700**
	A. Misc Trail Culverts	2 EA	$1,600	$3,200
	B. BMP Allowance	1 LS	$7,500	$7,500
	C. Drainage Swales	500 LF	$6	$3,000
5	**Signs**			**$4,000**
	A. Park Entrance Sign	1 LS	$4,000	$4,000
6	**8' Wide Bituminous Walk (1,800+/- L.F.)**			**$36,800**
	A. Excavation (12" Depth)	800 CY	$4	$3,200
	B. 6" 2A Coarse Aggregate	1,600 SY	$8	$12,800
	C. 1" ID2 Wearing Course	1,600 SY	$6	$9,600
	D. 2" ID2 Binder Course	1,600 SY	$7	$11,200
7	**Pavilions**			**$28,000**
	A. Medium Pavilion	1 LS	$20,000	$20,000
	B. Medium Pavilion Delivery & Install. (40%)	1 LS	$8,000	$8,000
8	**Site Amenities**			**$66,400**
	A. Picnic Table	7 EA	$1,200	$8,400
	B. Playres Bench	4 EA	$650	$2,600
	C. Bench	4 EA	$1,000	$4,000
	D. Trash Receptacle	2 EA	$800	$1,600
	E. Rehabilitate Stream Crossing and Headwalls	1 LS	$2,500	$2,500
	F. Grills	2 EA	$400	$800
	G. Portable Restroom Enclosure	1 LS	$1,500	$1,500
	H. Pre Engineered Block Retaining Wall	1,500 SF	$30	$45,000
9	**Landscaping**			**$34,020**
	A. Lawn Seeding	140,000 SF	$0.13	$18,200
	B. Meadow Seeding	44,000 SF	$0.13	$5,720
	C. Evergreen Trees	3 EA	$250	$750
	D. Shade Trees	15 EA	$350	$5,250
	E. Flowering Trees	12 EA	$250	$3,000
	F. Shrubs	12 EA	$50	$600
	G. Perennials / Grasses	1 LS	$500	$500

10	**Bond Mobilization and Layout**			**$40,742**
	A. Bond Mobilization and Layout (12%)	1 LS	$40,742	$40,742
11	**Contingency**			**$57,039**
	A. 15% Contingency	1 LS	$57,039	$57,039
12	**Professional Fees**			**$52,476**
	A. Survey, Design, Engineering, and Permitting	1 LS	$52,476	$52,476
	Total			**$489,778**

Cost estimate does not include any utility connection fees, utility location and/or relocation, road improvements, removable of unsuitable materials, soil amendments, and construction management and/or inspection fees.

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Pleasureville Park

Springettsbury Township, York County, Pennsylvania

Probable Construction Cost Opinion

Prepared : December 4, 2008

Phase 2 - West Side of Stream

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	**Earthwork**			**$43,900**
	A. Strip/Stockpile/Replace Topsoil	1,300 CY	$3	$3,900
	B. Grading Operations	10,000 CY	$4	$40,000
2	**Erosion Control Measures**			**$8,000**
	A. Silt Fence	500 LF	$3	$1,500
	B. Temp Diversion Swale	300 LF	$5	$1,500
	C. Sediment Trap	1 EA	$5,000	$5,000
3	**Stormwater Facilities**			**$5,900**
	A. Misc Trail Culverts	1 EA	$1,600	$1,600
	B. BMP Allowance	1 LS	$2,500	$2,500
	C. Drainage Swales	300 LF	$6	$1,800
4	**Basketball Court (50' x 84')**			**$29,810**
	A. Excavation Fine Grade and Compaction	200 CY	$4	$800
	B. 8" 2A Coarse Aggregate	810 SY	$10	$8,100
	C. 2.5" ID2 Binder Course	810 SY	$7	$5,670
	D. 1.5" ID2 Wearing Course	810 SY	$6	$4,860
	E. Color Coat	810 SY	$8	$6,480
	F. Line Striping	1 LS	$400	$400
	G. Posts/Goals and Nets	2 EA	$1,750	$3,500
5	**Concrete Pads/Plaza Areas**			**$15,000**
	A. Concrete Pavement	2,500 SF	$6	$15,000
6	**8' Wide Bituminous Walk (1,000+/- L.F.)**			**$20,700**
	A. Excavation (12" Depth)	450 CY	$4	$1,800
	B. 6" 2A Coarse Aggregate	900 SY	$8	$7,200
	C. 1" ID2 Wearing Course	900 SY	$6	$5,400
	D. 2" ID2 Binder Course	900 SY	$7	$6,300
7	**Tot Lot (Ages 2-5)**			**$67,390**
	A. Play Equipment	1 LS	$24,000	$24,000
	B. Play Equipment Delivery & Installation	1 LS	$9,600	$9,600
	C. Excavation Fine Grade and Compaction	100 CY	$4	$400
	D. Concrete Curb Edging	210 LF	$18	$3,780
	E. Underdrain	100 LF	$10	$1,000
	F. Safety Surface (Poured-In-Place Rubber)	2,600 SF	$10	$26,000
	G. Stone Base & Filter Fabric	290 SY	$9	$2,610
8	**Youth Playground (Ages 5-12)**			**$73,385**
	A. Play Equipment	1 LS	$36,000	$36,000
	B. Play Equipment Delivery & Installation	1 LS	$10,800	$10,800
	C. Excavation Fine Grade and Compaction	80 CY	$4	$320
	D. Concrete Curb Edging	180 LF	$18	$3,240
	E. Underdrain	100 LF	$10	$1,000
	F. Safety Surface (Poured-In-Place Rubber)	2,000 SF	$10	$20,000
	G. Stone Base & Filter Fabric	225 SY	$9	$2,025
9	**Pavilions**			**$50,400**
	A. Medium Pavilion	1 LS	$20,000	$20,000
	B. Medium Pavilion Delivery & Install. (40%)	1 LS	$8,000	$8,000
	C. Firehouse Pavilion	1 LS	$16,000	$16,000
	D. Firehouse Pavilion Delivery & Install. (40%)	1 LS	$6,400	$6,400

10	**Site Amenities**				**$32,600**
	A. Picnic Table/Game Table	10	EA	$1,200	$12,000
	B. Bench	4	EA	$1,000	$4,000
	C. Trash Receptacle	2	EA	$800	$1,600
	D. Creek Observation Deck	1	LS	$6,000	$6,000
	E. Pre Engineered Block Retaining Wall	300	SF	$30	$9,000
11	**Landscaping**				**$18,650**
	A. Lawn Seeding	60,000	SF	$0.13	$7,800
	B. Meadow Seeding	-	SF	$0.13	$0
	C. Evergreen Trees	6	EA	$250	$1,500
	D. Shade Trees	15	EA	$350	$5,250
	E. Flowering Trees	12	EA	$250	$3,000
	F. Shrubs	12	EA	$50	$600
	G. Perennials / Grasses	1	LS	$500	$500
12	**Bond Mobilization and Layout**				**$43,888**
	A. Bond Mobilization and Layout (12%)	1	LS	$43,888	$43,888
13	**Contingency**				**$61,443**
	A. 15% Contingency	1	LS	$61,443	$61,443
14	**Professional Fees**				**$56,528**
	A. Survey, Design, Engineering, and Permitting	1	LS	$56,528	$56,528
	Total				**$527,595**

Cost estimate does not include any utility connection fees, utility location and/or relocation, road improvements, removable of unsuitable materials, soil amendments, and construction management and/or inspection fees.

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Augustus H. Schaefer Park
Springettsbury Township, York County, Pennsylvania
Probable Construction Cost Opinion
Prepared : July 9, 2008

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	**Demolition/Site Preparation**			**$26,000**
	A. Playground Equipment Removal	1 LS	$3,000	$3,000
	B. Basketball Posts/Goal & Pavement Removal	1 LS	$3,500	$3,500
	C. Tree Removal	1 LS	$8,000	$8,000
	D. Field Sideline Fencing Removal	200 LF	$4	$800
	E. Field Backstop Removal	1 LS	$800	$800
	F. Infield Mix Removal	1,300 SY	$3	$3,900
	G. Pavilion Demolition	1 LS	$6,000	$6,000
2	**Earthwork**			**$7,500**
	A. Strip/Stockpile/Replace Topsoil	500 CY	$3	$1,500
	B. Grading Operations	1,500 CY	$4	$6,000
3	**Erosion Control Measures**			**$3,800**
	A. 18" Silt Fence	600 LF	$3	$1,800
	B. Stabilized Construction Entrance	1 EA	$1,000	$1,000
	C. Temp Diversion Swale	200 LF	$5	$1,000
4	**Stormwater Facilities**			**$7,500**
	A. BMP Allowance	1 LS	$5,000	$5,000
	B. Drainage Swales	500 LF	$5	$2,500
5	**Signs**			**$4,000**
	A. Park Sign	1 LS	$4,000	$4,000
6	**Concrete Steps w/ Railing**			**$12,000**
	A. Northern Steps	1 LS	$8,000	$8,000
	B. Southern Steps	1 LS	$4,000	$4,000
7	**Informal Multi-Purpose Field**			**$2,880**
	A. 10' High Backstop Fencing	60 LF	$48.00	$2,880
8	**Basketball Court (40' x 60')**			**$19,780**
	A. Excavation Fine Grade and Compaction	185 CY	$4	$740
	B. 8" 2A Coarse Aggregate	490 SY	$10	$4,900
	C. 2.5" ID2 Binder Course	490 SY	$7	$3,430
	D. 1.5" ID2 Wearing Course	490 SY	$6	$2,940
	E. Color Coat	490 SY	$8	$3,920
	F. Line Striping	1 LS	$350	$350
	G. Posts/Goals and Nets	2 EA	$1,750	$3,500
9	**Concrete Pads/Plaza Areas**			**$18,000**
	A. Concrete Pavement	3,000 SF	$6	$18,000
10	**8' Wide Bituminous Walk (1,200+/- L.F.)**			**$24,250**
	A. Excavation Fine Grade and Compaction	445 CY	$4	$1,780
	B. 6" 2A Coarse Aggregate	1,070 SY	$8	$8,560
	C. 1" ID2 Wearing Course	1,070 SY	$6	$6,420
	D. 2" ID2 Binder Course	1,070 SY	$7	$7,490

11	**Tot Lot (Ages 2-5)**				**$38,850**
	A. Play Equipment	1	LS	$12,000	$12,000
	B. Play Equipment Delivery & Installation	1	LS	$4,800	$4,800
	C. Excavation Fine Grade and Compaction	70	CY	$4	$280
	D. Concrete Curb Edging	175	LF	$18	$3,150
	E. Underdrain	100	LF	$10	$1,000
	F. Safety Surface (Poured-In-Place Rubber)	1,600	SF	$10	$16,000
	G. Stone Base & Filter Fabric	180	SY	$9	$1,620
12	**Youth Playground (Ages 5-12)**				**$75,545**
	A. Play Equipment	1	LS	$24,000	$24,000
	B. Play Equipment Delivery & Installation	1	LS	$9,600	$9,600
	C. Excavation Fine Grade and Compaction	120	CY	$4	$480
	D. Concrete Curb Edging	265	LF	$18	$4,770
	E. Underdrain	150	LF	$10	$1,500
	F. Safety Surface (Poured-In-Place Rubber)	3,200	SF	$10	$32,000
	G. Stone Base & Filter Fabric	355	SY	$9	$3,195
13	**Pavilion**				**$16,900**
	A. Picnic Pavilion	1	LS	$13,000	$13,000
	B. Picnic Pavilion Delivery and Installation	1	LS	$3,900	$3,900
14	**Site Amenities**				**$14,000**
	A. Picnic Table	2	EA	$1,200	$2,400
	B. Bench	5	EA	$1,000	$5,000
	C. Trash Receptacle	2	EA	$900	$1,800
	D. Vehicular Gate	1	LS	$3,000	$3,000
	E. Game Table & Chair Unit	1	EA	$1,800	$1,800
15	**Landscaping**				**$26,150**
	A. Lawn Seeding	70,000	SF	$0.13	$9,100
	B. Evergreen Trees	8	EA	$250	$2,000
	C. Shade Trees	24	EA	$350	$8,400
	D. Flowering Trees	15	EA	$250	$3,750
	E. Shrubs	48	EA	$50	$2,400
	F. Perennials / Grasses	1	LS	$500	$500
16	**Bond Mobilization and Layout**				**$35,659**
	A. Bond Mobilization and Layout (12%)	1	LS	$35,659	$35,659
17	**Contingency**				**$49,922**
	A. 15% Contingency	1	LS	$49,922	$49,922
18	**Professional Fees**				**$45,928**
	A. Survey, Design and Engineering (12%)	1	LS	$45,928	$45,928
	Total				**$428,664**

Cost estimate does not include any utility connection fees, utility location and/or relocation, road improvements, removable of unsuitable materials, soil amendments, and construction management and/or inspection fees.

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Chapter 7

Operations, Budget, and Management

Operations, Budget, and Management

Springettsbury Township recognizes the tremendous value parks, recreation facilities, and programs provide to the community. The Township desires to improve existing parks and recreation facilities and to proactively plan for the parks and recreation needs of its current and future residents.

Planning for the maintenance and management of North Hills, Pleasureville, and Augustus H. Schaefer Parks during the master plan process helps to insure that Springettsbury Township's investment into significant improvements to the facilities and amenities at each park is protected.

This operations, budget, and management plan provides a framework for managing the parks once they are improved. Recreation opportunities and maintenance and security needs of each park will be addressed.

Operations and maintenance is an essential element of the overall planning process for the parks. A successfully managed park system must not only budget and expend funds for park land acquisition, design and construction, but also for operations and maintenance. Maintenance and operations funds are continuing expenses and must be budgeted and allocated from the Township's general fund.

Public Support

The Springettsbury Township Comprehensive Recreation, Park and Open Space Plan was adopted in 2008 after a year-long strategic planning process that included public participation, an assessment of facilities and programs, and an evaluation of management and funding. Community input was sought through interviews with key stakeholders, group forums, a community survey and community workshops. A 14-member steering committee met regularly in open public meetings throughout the planning process.

From its inception, Springettsbury Township stressed the importance of developing a Comprehensive Recreation, Park and Open Space Plan that responds to the needs of its citizens in an effective manner. The Township believes the public should be the guiding force behind park and recreation decisions.

A major factor in the successful operation and management of parks is the level of public support. As related to the three parks, the public participation process indicated public support for providing a balance between active and passive recreation facilities at Springettsbury Township parks. There is also increased interest in outdoor, nature-based recreation opportunities, and citizens desire natural resource and open space protection.

Existing Conditions

This section details the existing facilities, programs held and maintenance performed at each park.

North Hills Park is an undeveloped 38-acre natural area. It contains no active recreation facilities. Much of the park is densely vegetated and steeply sloped. A power line right-of-way runs north-south and bisects the site. Some walking trails have been forged but there are no developed recreational facilities on the property. The Township uses a small portion of the site as a temporary transfer site for spoil piles according to conditions of a PA Department of Environmental Protection permit. No recreational programs are currently held at this site. This site is currently not maintained for recreational use by the public.

Pleasureville Park is a small five-acre neighborhood park that contains a basketball court, playground equipment, picnic pavilion, grill and open lawn space. It shares a paved parking area with the York Area United Fire and Rescue Station 89-3. The Township sponsors an eight-week supervised summer playground program at the park for ages 6 to 14. No other programs are held at the park.

Augustus H. Schaefer Park is a two-acre mini park located in the center of a block of residential homes. It contains a ball field, playground equipment, a basketball court, picnic pavilion, grill and water fountain. No off-street parking is available and the entrance to the park off Lynbrook Drive North is not well marked. The ball field is currently used for youth baseball practice and games. No Township-sponsored programs are conducted here.

Both Pleasureville and Augustus H. Schaefer Parks offer close-to-home recreation facilities that citizens can use informally, on their own. Maintenance of these parks, like all Springettsbury Township parks, is performed by the Public Works Department. This includes routine grass mowing and trash pick-up. Little to no revenue is generated by the parks at the present time. There are very few rentals of the existing picnic pavilions at Pleasureville and Augustus H. Schaefer Parks.

Recreation Opportunities

The primary goals of the park master plans are to:

1. Design the parks to meet the recreation needs of residents.
2. Expand recreation opportunities for people of all ages with differing interests and abilities.
3. Address accessibility and facility upgrades.
4. Preserve and enhance the natural resources of North Hills Park.

The planning process will help to determine how each park can serve the public most effectively. Opportunities, partnerships and potential ways for each park to generate revenues to offset operating costs will be considered.

The parks will help to meet general needs for recreation programming for current and future residents. The areas for program expansion that were identified during the Comprehensive Recreation, Park and Open Space Plan process in 2008 include: nature and environmental education; fitness and wellness; and adult enrichment.

Due to the small size of the current Parks and Recreation Department staff, it is unrealistic to project the addition of a large number of recreation programs at the parks. Building on current programming will be the way to go. For the most part, unstructured recreation experiences like walking on a trail, playing on playground equipment or shooting a basketball will bring people to the parks, if they are made aware of the opportunities.

Group outings will be accommodated in the new picnic pavilions at Pleasureville and Augustus H. Schaefer Parks. Recreation and support amenities such as the ball fields, playground areas and grills will make the experience more enjoyable.

Walking is the primary form of exercise in the United States. The trails and pathways proposed for the parks will give people safe and attractive places to walk, helping them to become more active and healthier.

The opportunity for self-directed activities on the play equipment, basketball courts and informal athletic fields will make the parks destinations for families and people of all ages from young children to grandparents.

In addition to the picnicking, walking, play equipment use and informal court and field use, the following recreation opportunities are possibilities for each park.

North Hills Park

Open space and natural resource protection is a priority as the Township reaches build-out. Township officials are currently considering whether to officially designate this site as a conservation area which will protect this natural environment for future generations and also allow the Township to focus its resources on the more accessible and active park areas. Regardless of whether citizens use the park or not, preservation of its natural resources is of value.

During the course of this master plan process the Study Committee has investigated the type of facilities that would be appropriate for this natural area to help guide the Township if this area is considered for future development. The proposed park design most suited for this area allows for low-impact, nature-based recreational activities and includes: earthen trails, including a perimeter loop trail; an accessible eight-foot wide aggregate walking trail; environmental education signage along the trails; a wetland observation deck; information kiosks; an outdoor classroom/ gathering area, connected by a trail to the middle school; and a nine-hole disc golf course.

The park's major uses will be self-directed, resource-oriented outdoor recreation activities such as animal and bird watching, trail use and nature enjoyment that complements the unique and natural features of the site without harming the environment. North Hills Park will provide for a wide diversity of recreation opportunities including nature study, environmental education and hiking. Dog walking will be a popular activity. Facilities will be low-impact, such as trails, trailheads, information/interpretive kiosks, and directional, way-finding signage. An interpretive signage and educational program that highlights the natural features of the area will help to encourage self-directed use of the park.

This open space area provides passive recreation opportunities and contributes to the quality of life in Springettsbury Township by protecting views and vistas, and water, soil, plant and wildlife habitat. North Hills Park will be managed to preserve natural processes. A "carry-in/carry-out" trash policy should be established within this natural park. See Appendix B for an example of this policy.

If developed, organized programs at this park should focus on nature and environmental education and lifelong fitness and wellness. The park will offer trails that will be excellent for cross country running or mountain biking events. Holding an elementary school Run for Fun and Fitness cross country event would help to get families out to the park. To encourage use of the disc golf course, the Township should hold an event to instruct people on the rules and skills of the game.

To offer programming at this park, educational programming partners will need to be determined. Possible partners include the York Suburban and Central York School Districts and the York County Parks and Recreation Department. The proximity of the park to the Central Middle School makes the school a natural partner. With no indoor location at the park, any programs planned will be held outdoors. Use of the school building would add to community programming possibilities. Programs also could be planned for the middle school students at the site, with the help of the environmental science teachers.

The Pennsylvania Department of Education has set forth a complete set of Academic Standards for Environment and Ecology. The type of programs that would be planned for North Hills Park relate directly to the mission and goals of this area of education.

A partnership with the School Districts would also be valuable in terms of offering fitness and wellness activities at the park. School Districts have wellness plans as part of their curricula in accordance with Pennsylvania Department of Education requirements. North Hills Park will offer opportunities for healthy lifestyle activities such as hiking, walking, cross country running, and just generally being active outdoors.

Academic Standards for Environment and Ecology

Environment and Ecology places its main emphasis in the real world. It allows students to understand, through a sound academic base, how their everyday lives evolve around their use of the natural world and the resources it provides.

As we move into a more technologically-driven society, it is crucial for every student to be aware of his/her dependence on a healthy environment. The 21st century will demand a more sophisticated citizen capable of making sound decisions that will impact our natural systems forever.

The study of Environment and Ecology will allow students to be active participants and problem solvers in real issues that affect them, their homes, schools and communities.

Source: The PA Department of Education

Pleasureville Park

The park design includes a multi-purpose athletic field, two medium-sized pavilions, one with game tables; an eight-foot wide bituminous

walking trail around the perimeter of the park, a basketball court with a seating wall, a stream observation deck, a first responders playground (a learning playground to promote safety) with a tricycle course, a firehouse pavilion in the middle of the playground, and picnic tables.

The multi-purpose athletic field could help to meet the immediate need for sports fields in the Township. Its size would make it suitable for soccer, lacrosse, or rugby play.

The first responders playground could host safety courses for children. Its unique design will attract visitors from throughout the Township. A natural partner for this park is the adjacent York Area United Fire and Rescue Station 89-3.

Pleasureville Park will continue to host a supervised summer playground program for school age children. With the addition of a pavilion near the play equipment area, a preschool summer playground program could also be held at the park for ages 3 to 5. The Township does not currently sponsor preschool summer playgrounds. It would operate as a parallel program to the existing summer playground program for school age children. It should be a fee-based program offered during morning hours.

Augustus H. Schaefer Park

The Comprehensive Recreation, Park and Open Space Plan recommends the elimination of organized sports from the neighborhood parks as new community parks are developed. Eliminating competitive play on the youth baseball field makes sense due to the small size of this park and the lack of parking areas, and to ensure the safety of park visitors using other park facilities such as the basketball court.

The park design includes an informal multi-purpose field with a backstop, a picnic pavilion, a youth playground (ages 5-12), a tot lot playground (ages 2-5), a seating area between the playground equipment areas, an eight-foot wide bituminous walking trail around perimeter of the park, and a basketball court with an adjacent seating area.

The demographics of the neighborhood served by the park are changing, as families with younger children are moving in. Holding a supervised summer playground program at the park should be considered after the park improvements are made. This may be a perfect site to host a preschool playground program for ages 3 to 5 such as the one discussed for Pleasureville Park.

Potential Partners

As stated above, partners can help to offer programs, provide financial and technical assistance and support the Township’s parks and recreation efforts in other ways. Any increase in programming will require partnerships with other public agencies, non-profit and

educational organizations, the business and corporate community, volunteer organizations, and other individuals and groups that can provide funding or advocacy assistance or whose programs or activities can enhance the utilization of the parks.

Springettsbury Township cannot, nor should it be expected to, do all park maintenance, management and programming on its own. The list of potential partners includes environmental groups, health care providers, business owners, residents and governmental agencies. In addition to these groups, school districts, neighborhood watches, civic associations, colleges and universities and community clubs could be partners. Partners such as these can provide valuable resources while building community stewardship for the parks. The development and sustaining of partnerships will require additional staff time and should be phased in to make sure that the partnership can be supported over time.

Maintenance Needs

The amount of maintenance required at each park is very much related to design, construction, intensity of use, type of activities, and community expectations. The complete rehabilitation of Pleasureville and Augustus H. Schaefer Parks will require the Public Works Department to adjust its current maintenance practices to continue providing the appropriate level of care to these new capital investments that the existing facilities receive. No new maintenance needs will be required at North Hills Park if it is designated as a conservation area without any additional public access. If the site is ever developed with the passive facilities presented in this master plan, the Township will have to insure that the Public Works Department receives the additional resources needed to adequately care for this new public park.

Parks maintenance is now completed by the Public Works Department at the Pleasureville and Augustus H. Schaefer Parks at a moderate level. As stated in the Springettsbury Township Comprehensive Recreation, Park and Open Space Plan, maintenance is the single largest recurring expenditure in parks and recreation operations. Over the lifetime of a park, about 75 percent of its cost is in maintenance while only about 25 percent is in acquisition, development, design and construction.

The maintenance program for the three parks that are the focus of this master plan study are already integrated into the overall program that is provided by the Public Works Department for Springettsbury Township parks and recreation areas. Listed below are general guiding principles that are reflected in the proposed maintenance plan for the three parks contained in this master plan which may also be relevant for the entire Township park system.

1. The purpose of the maintenance program is to provide the personnel, equipment and materials in an effective and efficient manner that achieves the Township's goals and objectives. The Public Works Department must continue to

provide an appropriate number of trained staff, equipped with the needed mechanized equipment and supplies to perform each maintenance function.

2. The Township will continue to evaluate and update its maintenance objectives and standards as needed to meet the following goals:

   - Provide areas and facilities that are safe for users and employees.
   - Provide areas and facilities that are usable and allow park visitors to enjoy the parks experience as it was designed.
   - Provide clean and attractive areas and facilities.

   The specific maintenance standard for each park area and facility must be established by the Township in a manner that describes what the facility "looks like" when the service is completed. The maintenance levels suggested in this operations and management plan are the minimum that should be considered by the Township to manage these three parks.

3. The park areas and recreation facilities shall continue to be designed, constructed and maintained in a manner that is accessible to the public. Recreation program services shall be planned and managed with accessibility in mind and the Recreation Department shall provide reasonable accommodations as appropriate.

4. The Public Works Department will continue to track maintenance and inspections performed to know how efficiently and effectively the maintenance program is working.

5. The Township will continue to provide an emphasis on preventative, routine and scheduled maintenance. A proactive approach to maintenance rather than reacting to crisis management not only saves time and money, but it provides a higher quality of experience to park visitors.

6. The Public Works and Parks and Recreation Departments will continue to actively pursue partner organizations and groups who are willing to assist with one-time and recurring maintenance tasks either by performing the work themselves or by contributing the funds needed to contract the maintenance service. Potential partners include local service organizations, the numerous youth sports organizations that utilize Township park areas and facilities, scout organizations, churches, school districts, and special interest groups such as garden clubs. Community service workers can also be utilized for maintenance work.

7. The Parks and Recreation and Public Works Departments will continue to closely coordinate the design, construction, maintenance, and use of all sites to manage the parks in keeping with each site's purpose.

8. The Public Works Department will continue to notify the Police Department immediately when acts of vandalism are discovered and then correct the effects of vandalism within 24 hours of learning about an incident.

General Maintenance

Turf Care – Mowing is the most basic and time consuming of all turf maintenance activities. The main reasons to mow grass in the parks are to maintain an aesthetically pleasing appearance and to produce an activity surface that will support a variety of activities.

Turf at the neighborhood parks should be mowed weekly and fertilized and aerated as needed to maintain a vigorous stand of turf. Spraying for weeds and insects should only take place when there is a serious threat of damage to the turf.

Athletic Field Turf Care – The new multi-purpose athletic field in Pleasureville Park may require more maintenance and certainly greater user management to provide a safe, consistent playing surface that accommodates the needs of users without experiencing any significant turf loss. Ideally the field should begin each season with one hundred percent (100%) turf coverage. Listed below are general maintenance and management practices that can help to maintain the field in Pleasureville Park in good playable condition throughout the season. The need to implement these practices is largely dependent on the intensity of use scheduled for the field.

Maintenance:

- Aerate the field by using a core aerator crossing the field two to four times at least twice each year in the Spring and Fall then break up and spread the cores with a drag mat or chain drag. Increase aeration as needed to reduce compaction and maintain healthy turf.
- Over-seed preferably using a slit-seeder with a mixture of perennial ryegrass and bluegrass in the Spring and Fall after aeration.
- Fertilize in the Spring and Fall with a granular slow release nitrogen fertilizer in a formula indicated by a soil test. Also apply limestone if indicated by a soil test.
- Mow the grass weekly at a height of two to three inches. Never allow the turf to grow taller than four and a half inches between mowing.
- Over-seed bare spots throughout the year using perennial ryegrass.

- Top-dress the field annually.

Management:

- Meet with the field users to educate them about practices that will help the field to remain in better condition. Hold teams accountable for repairing damaged turf when they don't follow field use rules.
- Restrict field use when the soil is very wet and when the soil is extremely dry and the turf is wilted.
- Move the areas of the field where repetitive activity takes place. For example, if the field is being used for soccer, ask the teams to move the location of the goals periodically. Adjusting the location of the sidelines and the field centerline from Spring to Fall will also provide benefits.

Litter Control – Trash and recycling collection across a Township system of parks can become a time-consuming task especially when sites enjoy increased usage that park rehabilitation usually brings. The Township may wish to examine an alternative program that eliminates the Public Works requirement for routine year-round trash collection which has been successfully implemented in Manheim Township, Lancaster County. This alternate to the weekly collection is a "carry in, carry out" policy", which not only requires the removal of all disposal containers in the parks but more importantly it requires the ongoing education of parks users and staff through the placement of new signage and other promotional materials about this innovative program. Appendix B is an announcement about this successful program that has been well received by both staff and the community in Manheim Township.

In the event that trash and recycling collection is preferred, the weekly collection with possible additional visits based on pavilion rentals and youth sports activities scheduled should continue. In addition to providing the collection, the Township should reinforce their efforts to require the youth sports teams and all pavilion rentals to remove the trash generated from their activities. Such a requirement should be well received by these groups given the low cost of field and pavilion rental fees.

Road and Parking Areas – The parking area at Pleasureville Park is fully maintained by the Fire Company. There are no roads or parking provided at Augustus H. Schaefer Park and no new construction anticipated in the near future at the North Hills site.

Pavilions and Picnic Areas – Pavilions should be swept and tables cleaned as needed, at least weekly from April through October. The Township may want to consider requiring groups that obtain permits to use the pavilions to sweep pavilion floors and clean tables after their use. The annual repair and maintenance of all movable picnic tables should take place during the winter months.

Trees, Shrubs, and Landscape – The need for tree trimming should continue to be determined annually by the Public Works Department with the work scheduled as needed. Shrubs should be trimmed annually according to plant requirements. Landscaped beds should be annually

prepared and mulched in the Spring and weeded throughout the season from April through October to maintain an attractive appearance.

Because of the limited resources available to provide the intense maintenance needed to maintain landscaped beds let alone the time needed to enhance them with annual color, the Township could actively seek partners who would assume care for each site. Good candidates for this type of partnership are local garden clubs or environmental committees of local civic clubs.

Spraying to combat disease or insect damage should be contracted only when serious damage is likely to occur to the plantings.

Play Equipment Areas – The new play areas planned at Pleasureville and Augustus H. Schaefer Parks are designed to be constructed with poured-in-place rubber which provides a consistently safe surface for the play environment. It is also more economical over the lifetime of a play area when compared with a properly maintained loose fill surface like wood mulch. The poured-in-place rubber surface should be blown off after each mowing and the play equipment and surfacing washed on an as needed basis.

In the event that the play areas are constructed with loose fill material, the maintenance staff should rake the material back into place each time they visit the park but at least weekly. The loose fill material will also need to be periodically loosened, refilled and replaced to maintain its safety and accessibility characteristics.

The weekly inspection of the play equipment areas that are conducted by the Public Works staff should continue to occur. The results of these inspections should continue to be documented and repairs completed as needed.

Basketball Courts – The recreational courts planned at Pleasureville and Augustus H. Schaefer Parks should be blown off after each mowing and the nets should be replaced as needed. Court lines should be repainted every three to five years.

Walks and Trails – All gravel or earthen pedestrian trails that are constructed in any of these three parks should be repaired to eliminate low spots at least every other month. Hard-surfaced trails should be patched any time a depression/crack of one inch or more occurs in the surface. Clearance for all walking paths and trails should be maintained to at least eight feet overhead and side clearance of a minimum of three feet.

The Township should establish its snow clearing policy for walks and trails in each park on a case-by-case basis.

Pedestrian Bridges and Viewing Decks – The Public Works Department should continue its practice of conducting an annual inspection of each structure including the support beams, pilings, footings and abutments. Maintenance should be scheduled based on the inspection report and the manufacturer's recommendations for construction materials used.

Maintenance Tasks

Whenever a park is constructed or rehabilitated the Public Works Department updates its site inventory and makes adjustments to the tasks needed to properly care for the facility.

The following estimate of staff time needed to maintain each park site is based on the facility inventory that is recommended on each master site plan contained in this planning document, combined with a list of tasks that will be performed on a recurring or routine basis to maintain the park.

In order to provide an estimate that is realistic, the length of time used to complete many of the tasks was based on the Public Works Department's records from the recent three years. When records for specific tasks were not available, the time estimated was based on National Recreation and Park Association (NRPA) standards. The actual time to complete each task can vary greatly depending on variables such as site conditions, equipment used, personnel assigned, weather, unexpected equipment breakdowns, vandalism, etc. More accurate estimates on the time needed to complete these tasks will be determined by the Public Works Department over time by continuing to track the actual hours logged by the maintenance staff. The NRPA standards may be used by the Public Works Director to evaluate the efficiency of the Department performance by comparing the standard with the actual time that it takes staff to perform each function.

It must be noted that the estimates listed below do not include needed travel time to move staff and equipment from site to site. The tasks, frequency and annual staff hours for each park are presented separately.

North Hills Park Maintenance

As previously mentioned Township officials are currently considering whether to officially designate this site as a conservation area which will protect this natural environment for future generations and also allow the Township to focus its resources on the more accessible and active park areas. If the site is designated a conservation area without public access then there will be no regular recurring or routine maintenance required as a recreation area.

If this area is developed at some future time with improvements for low-impact, nature-based recreational activities as envisioned in the master site plan, the following table presents the minimum maintenance requirements.

North Hills Park Maintenance	
Description of Task	Annual Hours
Turf Care	
▪ Mow 4 acres of turf along pathways, with the disc golf course, and at park entry points every other week (10 mowings of 4 acres at 4 acres per hour)	10
▪ Trim the earthen trails monthly from April to October to maintain usability and access to environmental education signs and viewing areas (7 times at 8 hours each)	56
▪ Mow meadow grass area of about 5 acres annually	4
Trash and Recycling Collection	
▪ Remove trash and recycling on 52 weeks during the year	26
▪ Remove litter from the site each time the grass is mowed	5
Annual Inspection and Maintenance	
▪ Picnic tables and benches, informational and interpretive signs, disc golf course, viewing platforms and bridges	120
Trail Maintenance	
▪ Add stone, grade and roll surface annually, routine maintenance throughout the year	40
Parking Area and Cul-de-Sac	
▪ Sweep the parking area 3 times per year	3
▪ Remove snow from the parking area on 8 events per year	8
Total Hours	272

Pleasureville Park Maintenance	
Description of Task	Annual Hours
Turf Care	
▪ Mow 5 acres of grass weekly from April to October (20 mowings of 6 acres at 4 acres per hour)	30
▪ Trim weekly around pavilion and landscape features (20 times at 2 hour x 2 staff each)	80
▪ Mow meadow grass annually (1 mowing of 1 acre at 2 hours)	2
▪ Aerate the multipurpose field twice each year in the spring and fall	8
▪ Over-seed the multipurpose field twice each year in the spring and fall	8
Trash and Recycling Collection	
▪ Remove trash and recycling on 52 weeks during the year	26
▪ Remove litter from the site each time the grass is mowed	10
Roads and Parking Area (Maintained by the Fire Company)	0
Pavilion and Picnic Areas	
▪ Sweep off two pavilion areas each time the grass is mowed (15 minutes per pavilion each visit) and wash tables and floors as needed	10
Trees, Shrubs and Landscape	
▪ Trim shrubs annually	16
▪ Weed landscape beds every two mowings from April to October	10
▪ Mulch landscape beds annually	8
Play Equipment Area	
▪ Sweep off the surfacing after each mowing and wash as needed	10
▪ Inspect the play equipment each time the grass is mowed using a written inspection form	10
▪ Parks and Recreation Director inspects the play equipment during March, May, July and September	12
Basketball Court	
▪ Sweep off the court after each mowing and replace nets as needed	10
Total Hours	250

Augustus H. Schaefer Park Maintenance	
Description of Task	Annual Hours
Turf Care	
▪ Mow 2 acres of grass weekly from April to October (Average 20 mowing times per season of 2 acres at 4 acres per hour)	10
▪ Trim during each mowing at the entrance and around landscape features (20 times at 2 hours x 2 staff each)	80
Trash and Recycling Collection	
▪ Remove trash and recycling on 52 weeks during the year (30 minutes per collection)	26
▪ Remove litter from the site each time the grass is mowed (15 minutes per visit)	5
Pavilion and Picnic Area	
▪ Sweep off pavilion area each time the grass is mowed (15 minutes per visit) and wash tables and floors as needed	5
Trees, Shrubs, and Landscape	
▪ Trim shrubs annually	16
▪ Weed landscape beds every two mowings from April to October	10
▪ Mulch landscape beds annually	8
Play Equipment Area	
▪ Sweep off the surfacing after each mowing and wash as needed	10
▪ Inspect the play equipment each time the grass is mowed using a written inspection form	10
▪ Parks and Recreation Director inspects the play equipment during March, May, July and September	12
Basketball Court	
▪ Sweep off the court after each mowing and replace nets as needed	10
Total Hours	202

Parks Maintenance Calendar

A Maintenance Calendar is another useful tool for the administration of the overall maintenance program. The calendar included below quickly depicts the major tasks that are needed to successfully maintain the three parks, the frequency that the task is completed, and when the work is scheduled. This tool can be expanded over time to include all of the maintenance and administrative tasks in the Public Works Department to form a more complete picture of both the total workload and also the staffing requirements for the entire parks system.

Parks Maintenance Calendar													
	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
A. Courts - Outdoors													
All courts - inspect	annual			X									
All Paved courts – sweep as needed	1x / mo				X	X	X	X	X	X			
Basketball – inspect / install nets	2x / year				X			X					
B. Misc. Park Maintenance													
Annual Park inspection & clean up	annual			X	X								
Leaf Removal	annual										X	X	
Snow Removal – establish policy	As needed	X	X	X									X
Storm - Inspection & Clean up	As needed	X	X	X	X	X	X	X	X	X	X	X	X
Trash / Litter Control	weekly	X	X	X	X	X	X	X	X	X	X	X	X
Weed and Brush Control													
Herbicide application – (contractor)	Annual					X							
Vandalism Repair (report to Police Dept.)	ASAP	X	X	X	X	X	X	X	X	X	X	X	X
Graffiti Removal (report to Police Dept.)	24 hours	X	X	X	X	X	X	X	X	X	X	X	X
C. Park Equipment													
Benches – portable Put out / Bring in	Annual			X								X	
Benches – portable repair & paint as needed	Annual	X	X										X
Benches –outdoor Inspect / repair	Annual			X	X								
Benches –outdoor paint	As needed					X	X						
Fences / Railings - Paint	As needed					X	X						
Fences / Railings - Repair	As needed				X								
Fences/ Railings - Inspect	Annual			X									
Picnic Tables – Paint / Stain & Repair	Annual	X	X										X
Picnic Tables – Put out / take in	Annual			X								X	

Parks Maintenance Calendar Continued													
	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
D. Picnic Areas and Pavilions													
Pavilion – Inspection / repair	Annual			X	X								
Pavilion – paint as needed	As needed								X	X			
Pavilion – sweep / wash as needed	weekly				X	X	X	X	X	X			
Picnic Tables – wash as needed	weekly				X	X	X	X	X	X			
E. Play Equipment													
Play Equipment – Paint	As needed					X							
Play Equipment – Sweep rubber surfacing as needed	weekly			X	X	X	X	X	X	X	X	X	
Play Equipment – Safety Inspection	Monthly	X	X	X	X	X	X	X	X	X	X	X	X
Play Equipment – repairs	As needed	X	X	X	X	X	X	X	X	X	X	X	X
F. Drives and Parking													
Drains & catch basins - Inspect & Clean	3X's / yr			X				X				X	
Drives & Parking – Inspect	annual			X									
Drives & Parking – paint lines	As needed					X	X	X					
Drives & Parking – Repair	As needed				X	X							
Drives & Parking – Sweep Pavement	3x's / yr				X		X			X			
G. Trees, Shrubs, and Flowers													
mulch all landscape areas	Annual										X	X	
Flower Beds - Weed	2x's / mo				X	X	X	X	X	X	X		
Flower Beds –annuals planted / removed	Annual					X					X	X	
Shrub – trimming	Annual						X						
Tree – trimming/removal	As needed	X	X	X								X	X

Parks Maintenance Calendar Continued													
	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
H. Turf													
Lawn drains – clean and repair	4x's / yr			X	X					X	X		
Turf – aeration (contracted)	2x's / yr.					X				X	X		
Turf – Mowing / trimming	weekly				X	X	X	X	X	X	X		
Turf – Seeding as needed	As needed			X	X	X				X	X		
Turf – soil test (contracted)	Every 2 yrs.										X	X	
Turf – Fertilize, weed and disease control (contracted)	As needed												
I. Walks, Trails, and Bridges													
Add wood chips, stone, etc. / grade surface	annual			X	X	X							
Inspect / Repair	monthly	X	X	X	X	X	X	X	X	X	X	X	X
Paint / stain bridges	As needed								X	X			
Sweep Paved Walks	2x's / yr				X				X				

Operational Cost

Township funding must be provided to assure adequate support and continual maintenance of park and recreation facilities.

Projected One-Year Expenses

Below is a one-year projection of operating expenses for the three parks. This budget does not include capital expenses associated with professional services and contracting to improve the parks. It focuses on items that relate to the maintenance operation of the parks. Expenses are inclusive to provide a realistic view of the cost to operate the parks.

Springettsbury Township's philosophy is to recover program costs through user fees and charges and sponsorships, while directing tax revenues towards the parks and recreation programs and facilities that benefit the community at-large. The philosophy is to keep user fees low. The goal is to recover the cost of providing the program through a fee charged to the participant who benefits directly from a service or program. Overall, the Township regards financial support of public recreation as a public service. There are no fees for the summer playground program, for instance. Cost recovery for program expenses is the basis for setting fees for those programs where fees are charged.

Springettsbury Township charges fees for the reserved use of picnic pavilions. After the improvements are made at the parks, pavilion rentals will increase.

Because potential revenues to be realized at the parks will be minimal, the budget listed below is limited to the anticipated expenses needed to maintain the parks by the existing Public Works Department staff and equipment. The hourly labor rate includes the estimated cost of wages and benefits for a full-time Public Works Department employee at $35 per hour and the equipment costs are based on Penn DOT values established for small equipment at $12 per hour and major equipment at $33 per hour. This process of identifying the expenses associated with the maintenance of these new parks is designed to provide the Township with a better understanding about the minimum requirements to care for these facilities.

Projected One-Year Operating Expense by Park			
Description	Hourly Rate	Annual Hours	Total Cost
Augustus H. Schaefer Park			
Labor	$35	202	$7,070.00
Major Equipment	$33	10	$330.00
Minor Equipment	$12	121	$1,452.00
Supplies			$500.00
Contracted Services ▪ Fertilizer ▪ Tree Trimming			$1,000.00
Total Expense			$10,352.00
Pleasureville Park			
Labor	$35	250	$8,750.00
Major Equipment	$33	48	$1,584.00
Minor Equipment	$12	126	$1,512.00
Supplies			$1,000.00
Contracted Services ▪ Fertilizer ▪ Grass seed ▪ Tree Trimming			$3,000.00
Total Expense			$15,846.00
North Hills Park			
Labor	$35	272	$9,520.00
Major Equipment	$33	65	$2,145.00
Minor Equipment	$12	156	$1,872.00
Supplies			$1,000.00
Contracted Services ▪ Invasive Species Removal ▪ Tree Trimming			$3,000.00
Total Expense			$17,537.00

Periodic Maintenance and Capital Equipment Replacement

In addition to those regular maintenance duties that are required each year there are other tasks that must be completed during the lifetime of

any facility. These tasks deal with periodic maintenance such as painting, sealing, etc. and the normal replacement of minor and major equipment such as play equipment, park benches, picnic tables, etc. The timing for these repairs/replacements is determined largely by the materials used, weather, use of the facility, and the maintenance performed during its life. Listed below are examples of such items without estimated costs. Costs are not estimated because the time frame is years away and an exercise in projecting these expenses would not be accurate.

Springettsbury Township Parks Periodic Maintenance and Capital Equipment Replacement	
Item	Time Frame
Restriping Parking Lots	5 years
Resealing Pavements	5 years
Power Washing and Painting Pavilions Play and Park Equipment	As Needed
Pavilions	20 years
Repaving	15 plus years
Playground Equipment and Surfacing	10 years
Park Furnishings	15 Years

The American Public Works Association recommends budgeting two to four percent of the capital development costs annually to establish as a capital reserve account for the major capital repairs/replacements needed for each park. While this method of depreciating capital expenses is certainly not a normal practice in Pennsylvania municipalities it is something that Springettsbury Township may want to consider.

Park Security

One of the most important duties of the Parks and Recreation and Public Works Departments is to provide safe facilities that are secure and free of danger for both visitors and employees. This sense of security can be the difference between having a successful, well-used park or one that is seldom frequented by Township residents. In addition to protection of people, a goal of a good security plan is to also protect the site from vandalism, theft or other degradation.

Vandalism is one of the most frequent crimes committed in parks. While vandalism does not usually rise to the level of a major offense, it certainly can end up being the most costly problem for a park.

The following methods will increase site security and reduce the opportunity for a crime against persons or the environment.

Site Design – The control of site access, use of appropriate materials and posting of signs that clearly state rules will all help to provide additional security.

Patrols – The periodic presence of a marked Township Police Department vehicle is an excellent crime deterrent and an essential component to any park security program. The addition of a community site watch program (crime watch program) will provide the Police Department with the benefit of added park visits that their standard patrol schedules don't allow.

Because of the size of the Township's entire park system and the intensity of use at their community park and the anticipated increase in use at these three parks, the Township may want to consider the addition of a part-time park attendant program. The park attendants would make their rounds to all park sites on evenings and weekends to perform minor maintenance tasks such as litter control, filling supplies and cleaning restrooms or emptying trash cans; enforcing park rules; handling minor behavior problems and referring others to the Police Department; assisting groups with reservations when possible to enhance their use of the park, etc.

As an alternative to a park attendant program the Township may also consider expanding the existing contract with the security firm that is currently patrolling Springettsbury Park to include Pleasureville and Augustus H. Schaefer Parks depending on site use and frequency of problems.

All patrols will reduce the attractiveness to criminals because they significantly increase the risk of being caught.

Increased Site Use – Like patrols, the increased use of the site by the community for recreation programming and reservations for a variety of uses such as pavilion or athletic field or court rental further reduces the opportunity for crime.

Maintenance – A well-maintained facility where the effects of vandalism are quickly removed or repaired is less inviting to be a target. Plus, the additional presence of Township maintenance staff further reduces the opportunity for bad behavior.

Park Safety

Maintenance and safety are synonymous because parks are can only remain safe (and useable) when a quality maintenance and inspection program is in place. The informal inspection of each site should continue to be completed by the Public Works Department staff each time that they visit a site to identify hazards as well as other issues that need to be addressed. Minor issues should be resolved immediately provided the staff has the needed tools, equipment and materials to complete the repair. Some issues will require later scheduling of work, perhaps closing access to facilities or equipment that pose a serious hazard, and notification of the Police Department. All issues should continue to be recorded and reported to the Public Works Director.

Play Equipment Inspections – A regular play area maintenance and inspection program is a very effective method to ensure that the Township provides a safe play environment. Play equipment inspections should continue to be completed at the neighborhood parks weekly when the maintenance staff is mowing the grass. These

inspections need to follow a written form with specific tasks to be performed, written responses required, and then follow-up required for any deficiency recorded. Such a program will work best if the same staff member is responsible for the inspection at a particular site. The staff member will become very familiar with the site's equipment and once trained in the methods and procedures to complete the inspection they will be a valued asset in maintaining a safe and useable facility.

Because no one on the Public Works staff has completed the National Playground Safety Inspector (NPSI) certification to date it is recommended that the Parks and Recreation Director also inspect the play equipment once during March, May, July, and September. The Public Works Department should make it a priority to have at least one staff member obtain the NPSI certification. This will relieve the Parks and Recreation Director from the periodic inspections and also allow the certified Public Works staff member to train the other maintenance staff to complete the weekly inspections.

Annual Inspection – The Director of Parks and Recreation and the Director of Public Works will continue to conduct their walk-through annual inspection of all recreation and parks facilities during the Spring each year. The Township's insurance carrier loss control representative could be requested to participate in this inspection to obtain their input into the Township's maintenance and risk management program.

Appendix A

Demographics

2000 Demographic Profile				
	Springettsbury Township	York City	York County	Pennsylvania
Population Statistics				
2000 Population - Under 5 - 5-19 - 20-44 - 45-64 - 65+	23,883 1,015 4,297 7,819 5,855 4,897	40,862 3,268 9,511 15,812 7,803 4,468	381,751 23,220 80,072 135,165 91,802 51,492	12,281,054 727,804 2,542,780 4,254,648 2,836,657 1,919,165
1990 Population	21,564	42,192	339,574	11,881,643
Population Growth 1990-2000 *	10.8%	-3.2%	12.4%	3.4%
Gender	Male – 49.8% Female – 50.2%	Male – 48.2% Female – 51.8%	Male – 49.2% Female – 50.8%	Male – 48.3% Female – 51.7%
Race/Ethnicity **	91.1% Caucasian 4.3% African American 2.5% Asian	59.8% Caucasian 25.1% African American 10.7% Hispanic	92.8% Caucasian 4.2% African American 3.0% Hispanic	85.4% Caucasian 10.5% African American 3.2% Hispanic
Median Age	42.1	31.3	37.8	38.0
Household and Housing Statistics				
Family Households	6,360 units or 68.9%	9,249 or 57.3%	105,486 or 71.2%	3,208,388 or 67.2%
Average Family Size	2.84 persons	3.17 persons	2.98 persons	3.04 persons
Owner Occupied	6,856 units or 74.3%	7,550 or 46.8%	112,852 or 76.1%	3,406,337 or 71.3%
Housing Units	9,483	18,534	156,720	5,248,750
Median House Value	$116,900	$56,500	$110,500	$97,000
Socio-Economic Characteristics				
Median Household Income	$49,176	$26,475	$45,268	$40,106
Per Capita Income	$24,608	$13,439	$21,086	$20,880
Employment (top 3 categories by %)	-Management, professional and related occupations 38.6% - Sales and office occupations 28.5% - Manufacturing 22.1% - Educational, health and social services 19.2%	-Production, transportation, material moving 29.1% -Manufacturing 26.2% -Sales, office 25.0% -Service occupations 19.3%	-Management, professional 28.4% -Sales, office 26.2% -Manufacturing 23.9% -Production, transportation, material moving 22.7%	-Management, professional 32.6% -Sales, office 27.0% - Education, health and social services 21.9% - Manufacturing 16.0%

* US Census 1990, 2000

Appendix B

Carry-In Carry-Out Policy Example

Park Initiative Announcement

CARRY-IN CARRY-OUT TRASH REMOVAL PROGRAM

This notice is to inform **all** Manheim Township Park Users to the new Carry-In Carry-Out Trash Removal Program being implemented by the Manheim Township Parks & Recreation Department. **The program requires all park users to "Carry-Out" any and all trash they generate or "Carry-In".** This program will take effect May 13th, 2002.

The purposes of this policy are;

#1 To Promote a Conservation Ethic within our Community and by Park Users
#2 To Promote Responsibility for Individual Behavior
#3 To Minimize Safety & Health Concerns associated with Open Trash Containers.... Rodents, Diseases, Bees, etc.
#4 To Reduce Staff Costs associated with Trash Removal
#5 To Provide more Aesthetically Pleasing Parks

Exceptions to this program include those areas which trash is generated by Manheim Township Parks & Recreation Department, i.e. concession areas and vending machines. Trash containers will continue to be provided at concession locations. Recycling containers will be provided at vending machine locations and pavilions.

Groups or individuals reserving pavilions will be provided 8-10 trash bags upon request. Bags will be available at Stauffer Mansion, 1241 Lititz Pike. These bags are to be used for trash only, no aluminum, plastic or steel cans. Recycling cans are provided at pavilions for these materials. Before leaving the facility, those groups or individuals will be responsible for depositing bags in trash dumpsters closest to the pavilion. Bags are not to be left at pavilions. You will be billed for any clean up of trash & debris left in pavilions @ $50 per hour.

The Manheim Township Parks & Recreation Department would like to thank you for your cooperation with the Carry-In Carry-Out Trash Removal Program. Please help us be good stewards of the parks and inform those you see who might not be aware of this program. This program has been adopted by the Manheim Township Commissioners and supported by an amendment to Township Ordinance #1977-7. Violators can be reported to the Manheim Township Police Department @ 664-1180 and prosecuted.

Comments or concerns can be made in writing to Manheim Township Parks & Recreation Department c/o Carry-in Carry-out Program 2040 Lititz Pike, Lancaster, Pa. 17601 or by calling 717-560-4185 or emailing dlovelette@manheimtownship.org