

## X. PARKS AND RECREATION

---

The planning for both passive and active recreation opportunities is an important component of any comprehensive planning effort. Park and recreation planning seeks to determine the level of demand for recreation facilities and programs, and where needed parks and recreational facilities should be located. Finally, certain widely used procedures for the acquisition of parklands via dedication/fee-in-lieu thereof subdivision requirements are only legally defensible if they seek to implement legitimate and logical recreation goals and objectives. For these various reasons, a recreation analysis is offered in this Chapter.

With regard to the analysis, it is noted that the National Recreation and Park Association (NRPA) published park, recreation and open space guidelines in 1983 and revised them in 1996. These guidelines, which suggested ranges of “x” number of parkland acres per 1,000 persons for total parkland and various types of parks, were intended to assist local governments with determining recreation, park, and open space needs. This method of calculation, however, is now recognized as deficient. Current methodology calls on each community to determine its own defining blend of natural, social and economic characteristics. Each community has the opportunity to develop its own standard, or Level of Service (LOS), tailored to an appropriate range, quantity and quality of recreational facilities within its fiscal limits. Nevertheless, it can be cumbersome and expensive for every community to develop an individual standard. The municipalities in the Southern Region have not developed local standards. Thus, for purposes of analysis in this Chapter, the NRPA guidelines are used for comparison, NOT to set local standards or make recommendations.

### A. FACILITIES INVENTORY

The first step in a recreation analysis is an inventory of existing recreation facilities serving the Region's residents. The inventory, on the following pages, is a series of tables that list all identified recreation sites and their improvements within the Southern York County Region. This inventory indicates the site name, the site's map number corresponding to the *Public Parks Map*, the site's ownership and maintenance responsibilities, the site type, and its total recreation acreage. Following this is a specific list of recreation improvements at each site. This list is broken out under several major subheadings, including playgrounds, fields and courts, picnic facilities, pools, trails, and support facilities. A final section at the bottom of the table allows for comments concerning a particular site, or the listing of any additional improvements. With regard to site type, the parks are classified into four (4) categories based upon their size, service population, and intended use. The park categories include regional, community, neighborhood, and pocket.

The *Public Parks Map* utilizes the information from the inventory on the following pages to illustrate the geographic distribution of all recreation sites within the Southern York County Region. Parks located within New Freedom Borough are included in the inventory and analysis discussion as they also serve the residents of the Region.

**TABLE 41  
PARKS & RECREATION OUTDOOR FACILITIES INVENTORY**

BACKGROUND	SITE NAME	Susquehannock High/Southern Middle & Elementary Schools	Charles L. Sweeney Memorial Park & Fairgrounds	John J. O'Keefe Park at Windy Hill
	MAP NUMBER/LETTER	1	2	3
	OWNERSHIP & MAINTENANCE	Southern York S. D.	Shrewsbury Borough	Shrewsbury Township
	SITE TYPE	Community	Community	Community
	SITE CONDITION	Good	Good	Excellent
	TOTAL ACREAGE (DEVELOPED)	100 (15 acres for park)	8	12.52
PLAYGROUNDS	Swing Sets (swings)	2 (14)	1 (8)	1 (4)
	Sliding Boards	2	1	
	Climbing Equipment	5	3	
	Merry Go-Rounds		1	
	Seesaws	4	3	
	Sand Boxes			
	Rocking Toys	6	3	
	Big Toys	1	3	
	Hopscotch			
	Four-Square	4		
FIELDS & COURTS	Baseball/Softball Fields	3	1	2
	Soccer/Hockey Fields			2
	Football Fields	1 (1 practice)		
	Basketball Courts (hoops)	(8) + (2) indoors	1 (2)	
	Tennis Courts	4		
	Volleyball Courts			
	Racquetball & Handball Courts			
	Boccie Ball Courts			
Shuffleboard Courts				
PICNIC	Pavilions		2	1
	Picnic Tables		X	(planned)
	Barbecue Pits & Grills		3	
	Benches	3	3	5
POOLS	Outdoor Pools			
	Indoor Pools			
	Wading Pools			
	Bathhouse			
TRAILS	Walking/Exercise Trails (length)	X		2,150 L.F.
	Biking Trails (length)			
	Fitness Trails (no. of stations)		1 (9)	
	Measured Path			
SUPPORT	Parking Spaces	X	X	X
	Rest Rooms		2 (locked)	(portable)
	Water Fountains	X		
	Snack Bar		X	
	Waste Receptacles	X	X	carry-in/carry-out
	Bike Rack			
	Signs	X	X	
Other/Comments	* grandstand * bleachers * dugouts * 8 dodge ball	* bleachers * dugouts * amphitheater/band stand * horseshoe pit * Scout House * kitchen facility	* bleachers * storage building	

**TABLE 41  
PARKS & RECREATION OUTDOOR FACILITIES INVENTORY**

BACKGROUND	SITE NAME	Marge Goodfellow Playground	Arlington Ernst Nature Park	Glen Rock Park
	MAP NUMBER/LETTER	4	5	6
	OWNERSHIP & MAINTENANCE	New Freedom Borough	New Freedom Borough	Glen Rock Borough
	SITE TYPE	Community	Community	Community
	SITE CONDITION	Very Good	Partially Developed	Excellent
	TOTAL ACREAGE (DEVELOPED)	7.2	19	12.0
PLAYGROUNDS	Swing Sets (swings)	2 (4)		1(6)
	Sliding Boards			
	Climbing Equipment			1
	Merry Go-Rounds			
	Seesaws	1		
	Sand Boxes	1		
	Rocking Toys	1 (4)		3
	Big Toys	2		1
	Hopscotch/Four-Square			
FIELDS & COURTS	Baseball/Softball Fields	1		2
	Soccer/Hockey Fields	1		1
	Football Fields			
	All-Purpose Fields			
	Basketball Courts (hoops)	2		1 (2)
	Tennis Courts	2		1
	Volleyball Courts	1		2
	Racquetball & Handball Courts			
	Boccie Ball Courts			
	Shuffleboard Courts			
PICNIC	Pavilions	1	Future	1
	Picnic Tables	X	X	X
	Barbecue Pits & Grills		X	3
	Benches	5	X	5
POOLS	Outdoor Pools			
	Indoor Pools			
	Wading Pools			
	Bathhouse			
TRAILS	Walking/Exercise Trails (length)		X	
	Biking Trails (length)			
	Fitness Trails (no. of stations)			
	Measured Path			
SUPPORT	Parking Spaces	X	X	X
	Rest Rooms	X	Portable	2 (locked)
	Water Fountains			X
	Snack Bar	X		
	Waste Receptacles	X		X
	Bike Rack			X
	Signs			
Other/Comments	<ul style="list-style-type: none"> <li>* bandstand</li> <li>* horseshoe pits</li> <li>* handball wall</li> <li>* Scout building</li> <li>* access to Heritage Rail Trail County Park</li> <li>* bars</li> <li>* safety surfaces at playgrounds</li> </ul>		<ul style="list-style-type: none"> <li>* located in Shrewsbury Township</li> <li>* dugouts</li> <li>* bleachers</li> </ul>	

<b>TABLE 41 PARKS &amp; RECREATION OUTDOOR FACILITIES INVENTORY</b>				
<b>BACKGROUND</b>	SITE NAME	Hametown Park	Shrewsbury Elementary	Lot No. 2 Wethersfield
	MAP NUMBER/LETTER	7	8	9
	OWNERSHIP & MAINTENANCE	Shrewsbury Township	Southern York S. D.	New Freedom Borough
	SITE TYPE	Community Neighborhood	Community	Community
	SITE CONDITION	Very Good	Very Good to Good	Undeveloped
	TOTAL ACREAGE (DEVELOPED)	8.2	40 ac./20 for recreation	19.1
<b>PLAYGROUNDS</b>	Swing Sets (swings)	1 (6)	1 (8)	
	Sliding Boards			
	Climbing Equipment	1		
	Merry Go-Rounds			
	Seesaws			
	Sand Boxes			
	Rocking Toys	1		
	Big Toys	1	2	
<b>FIELDS &amp; COURTS</b>	Hopscotch/Four-Square			
	Baseball/Softball Fields	1	2	
	Soccer/Hockey Fields	1	2	X
	Football Fields			
	All-Purpose Fields			
	Basketball Courts (hoops)		2 + 2 indoor	
	Tennis Courts			
	Volleyball Courts	1		
	Racquetball & Handball Courts			
	Boccie Ball Courts			
<b>PICNIC</b>	Shuffleboard Courts			
	Pavilions	1		
	Picnic Tables	X		
	Barbecue Pits & Grills	2		
<b>POOLS</b>	Benches	4	X	
	Outdoor Pools			
	Indoor Pools			
	Wading Pools			
<b>TRAILS</b>	Bathhouse			
	Walking/Exercise Trails (length)			
	Biking Trails (length)			
	Fitness Trails (no. of stations)			
<b>SUPPORT</b>	Measured Path			
	Parking Spaces	X	X	
	Rest Rooms	X (portable)	X	
	Water Fountains		X	
	Snack Bar			
	Waste Receptacles	carry-in/carry-out, dumpster	X	
	Bike Rack		X	
Signs	X	X		
Other/Comments	* bleachers * meeting room * circus * bulletin board * large-screen movies * water and electric	* indoor gymnasium * outdoor macadam play area	* multipurpose field	

**TABLE 41  
PARKS & RECREATION OUTDOOR FACILITIES INVENTORY**

<b>BACKGROUND</b>	SITE NAME	Miller Family Memorial Park	Strawberry Fields	Coop Field
	MAP NUMBER/LETTER	10	11	12
	OWNERSHIP & MAINTENANCE	Shrewsbury Township	Shrewsbury Township	New Freedom Borough
	SITE TYPE	Community	Neighborhood	Neighborhood
	SITE CONDITION	Partially Developed	Excellent	Site Good, Structure Poor
	TOTAL ACREAGE (DEVELOPED)	22	8	3.9
<b>PLAYGROUNDS</b>	Swing Sets (swings)			
	Sliding Boards		2 doubles	
	Climbing Equipment		1	
	Merry Go-Rounds			
	Seesaws			
	Sand Boxes			
	Rocking Toys			
	Big Toys			
	Hopscotch/Four-Square			
<b>FIELDS &amp; COURTS</b>	Baseball/Softball Fields		1	1 (lighted)
	Soccer/Hockey Fields			
	Football Fields			Practice
	All-Purpose Fields	3		
	Basketball Courts (hoops)			
	Tennis Courts			
	Volleyball Courts	2		
	Racquetball & Handball Courts			
	Boccie Ball Courts			
Shuffleboard Courts				
<b>PICNIC</b>	Pavilions	1		1
	Picnic Tables		X	
	Barbecue Pits & Grills			
	Benches			
<b>POOLS</b>	Outdoor Pools			
	Indoor Pools			
	Wading Pools			
	Bathhouse			
<b>TRAILS</b>	Walking/Exercise Trails (length)	X	1.5 mi. (nature)	
	Biking Trails (length)			
	Fitness Trails (no. of stations)			X
	Measured Path			
<b>SUPPORT</b>	Parking Spaces	X	limited	
	Rest Rooms		(portable)	2
	Water Fountains			
	Snack Bar			X
	Waste Receptacles		carry-in/carry-out	multiple, dumpster
	Bike Rack			
	Signs		X	3
Other/Comments	* located on Strawberry Road	* bleachers * 3 bridges/1 covered * riparian habitat	* batting cage * meeting room * bleachers * wrestling room * weight room * SYCSC regional inventory storage	

**TABLE 41  
PARKS & RECREATION OUTDOOR FACILITIES INVENTORY**

SITE NAME	Mervin L Smith Woods	Railroad Park	Bunker Hill Park	
MAP NUMBER/LETTER	13	14	15	
OWNERSHIP & MAINTENANCE	New Freedom Borough	Railroad Borough	New Freedom Borough	
SITE TYPE	Neighborhood	Neighborhood	Pocket Park	
SITE CONDITION	Good	Fair	Excellent	
TOTAL ACREAGE (DEVELOPED)	3.1	3	1.5	
<b>PLAYGROUNDS</b>	Swing Sets (swings)		1 (3)	1 (4)
	Sliding Boards		1	
	Climbing Equipment		1	
	Merry Go-Rounds			
	Seesaws			1
	Sand Boxes			
	Rocking Toys			
	Big Toys			1
	Hopscotch/Four-Square			
<b>FIELDS &amp; COURTS</b>	Baseball/Softball Fields		1	
	Soccer/Hockey Fields			
	Football Fields			
	All-Purpose Fields			
	Basketball Courts (hoops)		1 (broken)	
	Tennis Courts			
	Volleyball Courts	1 net	1 net (broken)	
	Racquetball & Handball Courts			
	Boccie Ball Courts			
	Shuffleboard Courts			
<b>PICNIC</b>	Pavilions	1	1	
	Picnic Tables	X	X	
	Barbecue Pits & Grills	2 (1 large)	1	
	Benches			1
<b>POOLS</b>	Outdoor Pools			
	Indoor Pools			
	Wading Pools			
	Bathhouse			
<b>TRAILS</b>	Walking/Exercise Trails (length)			
	Biking Trails (length)			
	Fitness Trails (no. of stations)			
	Measured Path			
<b>SUPPORT</b>	Parking Spaces	X	X	cul-de-sac
	Rest Rooms			
	Water Fountains			
	Snack Bar			
	Waste Receptacles	X	X	
	Bike Rack			
	Signs			
Other/Comments	* wooded grove	* stream * access to Heritage Rail Trail County Park	* grass areas * safety surfaces at playground	

**TABLE 41  
PARKS & RECREATION OUTDOOR FACILITIES INVENTORY**

	Southern Farms Pocket Parks	Heritage Rail Trail County Park	Spring Valley County Park
<b>BACKGROUND</b>	SITE NAME		
	MAP NUMBER/LETTER	16	A
	OWNERSHIP & MAINTENANCE	Shrewsbury Township	York County
	SITE TYPE	Pocket Park	Regional (linear)
	SITE CONDITION	Fair	Excellent
	TOTAL ACREAGE (DEVELOPED)	1.85, .37, .45	NA
<b>PLAYGROUNDS</b>	Swing Sets (swings)	1 (6)	
	Sliding Boards		
	Climbing Equipment	1	
	Merry Go-Rounds		
	Seesaws		
	Sand Boxes		
	Rocking Toys		
	Big Toys		
	Hopscotch/Four-Square		
<b>FIELDS &amp; COURTS</b>	Baseball/Softball Fields		
	Soccer/Hockey Fields		
	Football Fields		
	All-Purpose Fields		
	Basketball Courts (hoops)	2	
	Tennis Courts		
	Volleyball Courts		
	Racquetball & Handball Courts		
	Boccie Ball Courts		
	Shuffleboard Courts		
<b>PICNIC</b>	Pavilions		X
	Picnic Tables		X
	Barbecue Pits & Grills		
	Benches	2	X
<b>POOLS</b>	Outdoor Pools		
	Indoor Pools		
	Wading Pools		
	Bathhouse		
<b>TRAILS</b>	Walking/Exercise Trails (length)		approx. 8 miles in Region
	Biking Trails (length)		approx. 8 miles in Region
	Fitness Trails (no. of stations)		
	Measured Path		
<b>SUPPORT</b>	Parking Spaces	along street	X
	Rest Rooms		X
	Water Fountains		
	Snack Bar		
	Waste Receptacles	carry-in/carry-out	
	Bike Rack		
	Signs		X
Other/Comments	* multi-purpose fields * grass areas * creek	Total length is 21 miles; connects to Northern Central Trail in Maryland	Portion of the Park is located within the Region * fishing areas * cross country skiing * scenic overlook * horseshoes * animal activity arenas

**TABLE 42  
PARKS & RECREATION INDOOR FACILITIES INVENTORY**

SITE NAME	Susquehannock High School	New Freedom Community Center	
MAP NUMBER/LETTER	--	--	
SITE TYPE	Community	Community	
Gymnasium	2	1	
Full Basketball Court	2		
Swimming Pool			
Diving Pool			
Locker Rooms	X		
Weight Room	X		
Wrestling Room			
Multipurpose Room		5	
Auditorium (no. of seats)	(1,000)	(400)	
Music Room	X		
Gymnastics Room (equipment)			
Library	X		
Meeting Room		several	
Indoor Track			
Dark Room	X		
Planetarium			
Computer Lab	X		
Industrial Arts	X		
Other/Comments		* 2 Kitchens * Elevator * Recently renovated as per Department of Labor & Industry and Americans With Disabilities Act * Senior Center	

# PUBLIC PARKS MAP – 11 X 17



## B. REGIONAL PARKS

Regional parks are generally 100+ acres in size and are meant to serve a regional market, such as a county. Regional parks are usually located within a one-half to one hour's driving time from the population served. Generally, these parks will have a natural orientation with hiking, hunting, camping, and/or picnicking facilities. Other activity-oriented facilities might also be included. Regional parks are most often provided at the County or State level. The suggested NRPA standard for regional parks is 20 acres per 1,000 persons. Within a one-half hour's driving time from the Southern York County Region are the following regional public recreation facilities:

<b>Recreational Facility</b>	<b>Municipality(ies)</b>
Spring Valley County Park	North Hopewell, Springfield & Shrewsbury Townships
Nixon County Park	York & Springfield Townships
William H. Kain County Park	York & Springfield Townships
P. Joseph Raab County Park	North Codorus Township
Codorus State Park	Manheim, Heidelberg, Penn, & West Manheim Townships
State Game Lands No. 181	Lower Chanceford Township
State Game Lands No. 83	Lower Chanceford & Chanceford Townships
Apollo County Park	Chanceford Township
Sam Lewis State Park	Lower Windsor Township
Highpoint Scenic Vista & Recreation Area	Lower Windsor Township
Native Lands County Park	Lower Windsor Township
Rocky Ridge County Park	Hellam & Springettsbury Townships
Pretty Boy Reservoir	Baltimore County

These parks offer a variety of recreational opportunities, including boating, hiking, camping, and picnicking among others. York County exceeds the recommended standard for the provision of public regional parkland acreage. The Region is further afforded regional recreation opportunities through the private Bon Air Country Club, which is located in central Shrewsbury Township and offers an 18-hole golf course, tennis courts and a swimming pool, and through the private Summit Grove Camp in New Freedom Borough. The southern branch of the YMCA also provides recreational opportunities, most notably an indoor swimming pool (which is used by the school district), for the citizens of the region.

## C. COMMUNITY PARKS

The second park type is called the community-wide park. These parks generally contain over ten acres. NRPA guidelines suggest that community parks be provided at the minimum rate of five (5) acres to ten (10) acres for each 1,000 persons served. For purposes of the analysis, the lower end of the scale is used for the Boroughs, while Shrewsbury Township has chosen ten (10) acres as their minimum figure. The suggested travel distance for residents served by a community park is up to two miles. These parks generally involve a fairly high level of improvement with multiple sets of athletic fields and courts. Sometimes, swimming pools

and indoor recreation centers are sited within these community-wide parks. Community parks may also include areas of natural or environmental quality for passive outdoor recreation, such as walking, picnicking, bird watching, etc. Finally, large school sites (usually middle and senior high schools) have the facilities that qualify as community parks, and represent valuable recreation resources that can significantly enhance the level of recreation services offered to a given area. Students have priority use; therefore, school facilities are not always available to the public.

### **EXISTING FACILITIES**

Within the Southern York County Region, there are several publicly owned community parks and recreation facilities. These facilities are described below. As previously noted, facilities in New Freedom Borough are included as they serve residents of the Region.

1. ***Susquehannock High School and Southern Middle and Elementary Schools*** - These schools, which share the same campus in the western part of the Township, provide for 15 acres of community recreational facilities. The campus includes playing fields and courts, as well as indoor recreation facilities. However, municipal officials state that access to these facilities is often restricted and the facilities are not as well used as they might be.
2. ***Charles L. Sweeney Memorial Park*** - This 8 acre park, centrally-located within Shrewsbury Borough, includes a ball field, a basketball court, a playground area and a picnic pavilion. This park provides recreational opportunities for residents of Shrewsbury Borough and is convenient to Railroad Borough. Parking has been expanded and is now paved.
3. ***John J. O'Keefe Park*** - This 12.5 acre park, located in the eastern section of the Township, features two (2) ball fields, two (2) soccer fields, and swing sets. It also contains a picnic pavilion, walking and exercise path and a storage shed. This park is accessible to all residents.
4. ***Marge Goodfellow Playground*** - The 7.2 acre New Freedom Playground, in the west-central area of the Borough, includes a bandstand, ball field, two (2) basketball and two (2) tennis courts, two (2) playgrounds with safety surfaces, and a Scout building, among other facilities. This park is in need of shade trees.
5. ***Arlington Ernst Nature Preserve*** - This 19 acre site is situated in the southeast corner of New Freedom Borough. It is principally used for passive pursuits with picnic facilities, a parking lot and a trail.
6. ***Glen Rock Park*** - This 12 acre park, located just outside the Borough in Shrewsbury Township, includes two (2) ball fields, playing courts, a playground area, picnic pavilion and parking area. While the park is not central to its users, it is the Region's most complete and best-maintained park facility. Additional parking is needed at this site.

7. ***Hametown Park*** - While this 8.2 acre Shrewsbury Township park is generally too small to be considered a community park, its high level of improvement and “drive-to” location makes it function like one. It contains a volleyball court, a picnic pavilion, a soccer field, a baseball/softball field, and a playground.
8. ***Shrewsbury Elementary School*** - This 20 acre site, which straddles the Shrewsbury Township/Borough line, includes a full complement for a modern urban elementary school. Its combined indoor and outdoor facilities (two ball fields) greatly enhance recreation opportunities within the Region.
9. ***Lot 2 Wethersfield*** - This new 19.1 acre undeveloped park in New Freedom Borough is to be used for an open grass multipurpose field initially with soccer fields to be installed.
10. ***Miller Family Memorial Park*** - This new 22 acre partially developed park, on Strawberry Road in Shrewsbury Township, presently includes three (3) all-purpose fields, two (2) volleyball courts, a walking/exercise trail, a pavilion, and on-site parking.

### **FUTURE NEEDS**

While a municipality-by-municipality analysis (see Table 44) of existing park acreage compared to the NRPA suggested acreage to serve future growth indicates that Shrewsbury Borough and Railroad Borough may have a shortfall of community parklands, an understanding of existing regional cooperation suggests otherwise. Overall, the Region has an adequate amount of community parkland, especially when New Freedom Borough community parkland is taken into consideration. Except for the remote Southern York County School District Campus, existing community parks are conveniently accessible to the population centers. Only the extreme southeast and southwest corners of Shrewsbury Township, where only a very limited amount of residential growth can occur, are located beyond the *NRPA suggested two (2) mile service radius for existing community parks*.

*As long as all of the municipalities and the School District cooperate, and continue to allow free access by the Region's residents to these existing facilities, there will be less need to construct additional community parks through the year 2020. Instead, the municipalities should focus upon making further improvements to existing facilities as demand for activities warrant. Also, as additional residential development occurs in Shrewsbury Township in the vicinity of Glen Rock Borough Park, Township Officials should perhaps consider contributing to the development and/or maintenance of this Borough owned Park to meet the needs of its residents. Nevertheless, in some cases, needed facilities may not be able to “fit” within the existing sites resulting in the need for additional community parklands. One such proposal is to expand the Miller Family Memorial Park on Strawberry Road, as recommended in the 2002 Master Plan prepared for the Park. Approximately 7.5 acres of land situated between the existing Park complex and Strawberry Road is designated as a potential site for future expansion. Shrewsbury Township has included this site in its Official Map Ordinance. Additionally, the municipalities and the School District should cooperatively seek to more fully involve and program the use of all existing and future park/recreational facilities.*

*The bulk of revenues generated by new developments for community parks, via payment of a fee in lieu of the dedication of land for recreation, should be targeted toward making improvements at existing and planned sites.* This might require monies collected in one municipality to be spent on a community park owned by, and/or located in, another municipality. For example, the Boroughs might wish to participate in the creation of a large community park located in the Township. Another example would be for the Township to contribute to the development of Glen Rock Borough Park if it serves new development in its vicinity. More discussion regarding this topic is presented later in this chapter in the Mandatory Dedication section.

**Based on discussions with local athletic groups, a desire for additional fields and courts in the Region has been expressed.** These include multi-purpose fields, lacrosse fields, baseball fields, soccer fields (indoor and outdoor), football field, outdoor racquetball court, volleyball courts, and basketball courts (indoor and outdoor). All of the Region’s municipalities must fully cooperate if the residents are to be provided an optimal level of service at the least cost. In addition, parks should accommodate walking paths, nature trails, weight training facilities, and other such opportunities for exercise by older citizens. Residential developments should provide for neighborhood recreation and exercise, and access thereto.

In addition, municipalities should consider providing additional walking paths, nature trails, weight training facilities, and other such opportunities for exercise by older citizens. New residential developments should be encouraged to provide for walking paths and trails that not only offer exercise opportunities, but which also provide linkages to recreational facilities, schools, and nearby shopping areas.

Table 44 below identifies the community parkland that currently serves the Region's residents and, using the NRPA suggested park acreage, a suggestion as to how much park acreage may be needed to serve the projected 2020 population is provided.

<b>TABLE 44</b>				
<b>COMMUNITY RECREATION OVERVIEW</b>				
<b>Municipality</b>	<b>Year 2020 Population</b>	<b>Existing Community Park Acreage</b>	<b>NRPA Suggested Park Acreage Year 2020**</b>	<b>2020 Deficiency/Surplus Based on NRPA Suggestion (Acres)</b>
<b>Glen Rock Borough</b>	2,245	12.0 ac.	11.2 ac.	0.8 ac. surplus
<b>Railroad Borough</b>	306	0 ac.	1.5 ac.	1.5 ac. deficit
<b>Shrewsbury Borough</b>	4,466	18.0* ac.	22.3 ac.	4.3 ac. deficit
<b>Shrewsbury Township</b>	8,559	52.7* ac.	85.6 ac.	32.9 ac. deficit
<b>Region</b>	<b>15,576</b>	<b>82.7 ac.</b>	<b>119.1 ac.</b>	<b>36.4 ac. deficit***</b>

\*The Shrewsbury Elementary School acreage was equally divided among Shrewsbury Borough and Shrewsbury Township.

\*\*5 acres/1,000 population is used for Boroughs and 10 acres/1,000 is used for the Township.

\*\*\*Assumes full use of all school facilities, which is not the case in reality.

Table 44 above does not take into consideration the 45.2 acres of community parkland that exists in neighboring New Freedom Borough. These parks are within a two (2) mile radius of many residents of the Region and provide a wide range of recreational opportunities. When these parks are taken into consideration, there is a regionwide surplus of 8.8 acres based on the NRPA suggested acreages used in the Table.

## **D. NEIGHBORHOOD PARKS**

Neighborhood parks are the third park type identified. These parks are generally between one (1) and ten (10) acres in size and are meant to serve a population of up to 5,000 persons. The suggested service area for these parks is a one-half mile radius. Neighborhood parks should be easily and safely accessible by pedestrians. As implied by the name, these parks are intended to provide close-to-home areas for limited athletic activities, playgrounds, and passive pursuits. The location and sizing of neighborhood parks are often tied to elementary school sites that serve individual neighborhoods. *The NRPA suggests that a minimum of one (1) acre of public-owned land be devoted to neighborhood parks for each 1,000 residents.*

### **EXISTING FACILITIES**

11. ***Strawberry Fields*** - This 8 acre park in the southern part of the Township offers ball fields, a playground area and a nature trail. While this park is technically available to all residents of the Township, its orientation makes it most accessible to residents in the Strawberry Fields development south of Shrewsbury Borough.
12. ***Coop Field*** - This 3.9 acre site features a softball diamond, pavilion and exercise stations on New Freedom Borough's eastern edge. The former chicken coop, used for a meeting room, is dilapidated and needs to be replaced.
13. ***Mervin L. Smith Woods*** - This 3.1 acre New Freedom site includes a picnic/barbecue area. This facility is located in the central part of the Borough adjacent to the Community Center.
14. ***Railroad Park*** - This approximate 3 acre park includes a ball field and the playground is in fairly poor condition; however, new playground equipment is planned for installation in 2009. The park is located in the southern part of the Borough.

### **FUTURE NEEDS**

The following table compares the neighborhood parkland that currently serves the Region's residents with the suggested acreage to serve the projected 2020 population based on NRPA suggested acreages.

<b>TABLE 45</b>				
<b>NEIGHBORHOOD RECREATION OVERVIEW</b>				
<b>Municipality</b>	<b>Year 2020 Population</b>	<b>Existing Neighborhood Park Acreage</b>	<b>NRPA Suggested Park Acreage Year 2020</b>	<b>2020 Acreage Deficiency/Surplus Based on NRPA Suggestion</b>
<b>Glen Rock Borough</b>	2,245	0 ac.	2.2 ac.	2.2 ac. deficit
<b>Railroad Borough</b>	306	3 ac.	0.3 ac.	2.7 ac. surplus
<b>Shrewsbury Borough</b>	4,466	0 ac.	4.5 ac.	4.5 ac. deficit
<b>Shrewsbury Township</b>	8,559	8 ac.	8.6 ac.	.6 ac. deficit
<b>Region</b>	<b>15,576</b>	<b>11 ac.</b>	<b>15.6 ac.</b>	<b>4.6 ac. deficit</b>

Although the above table shows possible shortages of neighborhood parkland, a practical analysis of the spatial distribution of existing parklands within the Region offers relief. Throughout the Region, there is a series of widely scattered community parks that serve and are accessible to many of the developed neighborhoods, plus the Region benefits to a limited degree from the two (2) neighborhood parks in New Freedom. These frequent community parks offer access and use that would otherwise be provided by neighborhood parks.

However, it is noted that the only park facility owned by Glen Rock Borough is a community park located outside the Borough and topographically isolated from its residents. Therefore, it is suggested that a more accessible neighborhood park be developed, perhaps near the downtown area, with connectivity to/from the Heritage Rail Trail County.

With regard to future residential development, municipalities should evaluate whether additional neighborhood recreation land is needed during the subdivision/land development review process. Some new developments will be with a reasonable distance of existing parks; in these areas, the existing parkland acreage should be adequate. Thus, the municipality could opt to seek payment of a fee in lieu of the dedication of recreation land. The fee could be used to provide new facilities at the existing park.

It is also very important that safe and convenient access to parkland be assured. For these reasons, new residential developments should be fitted with sidewalks or pathways to provide a connection to nearby parklands. For example, when the expansive undeveloped area within Shrewsbury Township, between East Tolna Road and Forrest Avenue, is developed, it should provide direct pedestrian linkages to the adjoining Shrewsbury Elementary School. Not only will this allow for safe movements for school children, but it will also connect the entire neighborhood with its local park. In addition, the Region’s residents could benefit from the use of School District after school hours; this would provide for more efficient use of the resident's tax dollars and avoid the need for duplicative parks.

Finally, if the Region's community parks are to serve each neighborhood's recreation needs, then they should be fitted with locally-oriented improvements, in addition to those normally associated with the larger community needs. The following lists general guidelines for neighborhood parks and a “typical” schedule of improvements and their respective costs.

## GUIDELINES FOR NEIGHBORHOOD PARKLANDS

1. *Neighborhood parks should be centrally located amid the service population so that the greatest level of convenient access is achieved. This can mean an integration within one large development proposal, or the placement of the park between several adjoining developments.*
2. *Neighborhood parks should be situated so that the bulk of the children within the area don't have to cross major roads to get to the park. Also, where practical, the park should have safe sidewalks to or direct access to the Heritage Rail Trail County Park.*
3. *Innovative subdivision design, including clustered buildings, can provide a system of greenways that connect with the neighborhood park. This increases the accessibility and safety of those traveling to and from the park. The Borough could provide an incentive for such site design through incentive/cluster zoning.*
4. *Because of the activity-orientation of neighborhood parks, future parklands should be relatively flat (storm water detention basins, floodplains, rock outcroppings, etc.). However, should a development be proposed in an area with particular environmental and/or scenic value, a nature-based neighborhood park could provide a means for its protection.*
5. *Playground equipment located within any park should be surrounded by a soft and flexible surface. Flexible surfacing materials include fine sand, uniform wood chips, double shredded mulch, and resilient rubber.*
6. *In order to insure safety, individual pieces of playground equipment should be sufficiently separated from each other and any other obstructions, such as a wall, tree, fence, or other equipment.*
7. *In order to maximize the number of play opportunities within a neighborhood park, and to allow children to spread out and use the park and playground more creatively, local officials should consider providing areas for physical play, social play, creative/cognitive play, and quiet/solitary play.*
8. *All new recreation sites or facilities must comply with the Americans With Disabilities Act (ADA).*
9. *The following lists "typical" improvements (not including land costs) for a neighborhood park:*

Facility Improvement	Space Required	Cost
<i>basketball court</i>	<i>6,000 sq. ft.</i>	<i>\$20,000</i>
<i>1/2-acre open play area (grading &amp; seeding)</i>	<i>20,000 sq. ft.</i>	<i>\$5,000</i>
<i>modular playground equipment with surfaces*</i>	<i>12,000 sq. ft.</i>	<i>\$30,000</i>
<i>picnic pavilion</i>	<i>2,500 sq. ft.</i>	<i>\$34,000</i>
<i>picnic tables (6) 2 being handicap accessible</i>	<i>in pavilion</i>	<i>\$1,344</i>
<i>park benches (4)</i>	<i>N/A</i>	<i>\$1,176</i>
<i>landscaping (including shade trees)</i>	<i>43,560 sq. ft.</i>	<i>\$21,500</i>
<i>1,200 lineal feet bituminous trail system @ \$4.00/sq. ft.</i>	<i>7,200 sq. ft.</i>	<i>\$28,800</i>
<i>park sign</i>	<i>N/A</i>	<i>\$150</i>
<i>bike rack</i>	<i>N/A</i>	<i>\$475</i>
<i>waste receptacles (3)</i>	<i>N/A</i>	<i>\$470</i>
<i>20-space parking lot</i>	<i>6,000 sq. ft.</i>	<i>\$12,000</i>
<b>Subtotal</b>	<b>97,260 sq. ft. (2.2 ac.)</b>	<b>\$154,915</b>
<i>Design and Engineering - 10% of Subtotal</i>		<i>\$15,492</i>
<i>Contingency - 10% of Subtotal</i>		<i>\$15,492</i>
<b>TOTAL IMPROVEMENT COSTS</b>		<b>\$185,899</b>

*The list of facility improvements noted above should be used only as a benchmark for future neighborhood park development; it does not dictate definitive park improvements for any one particular park site. In addition, public recreation preferences should be utilized when developing any park, either through the Community Planning Survey results, or through neighborhood meetings. Costs given are approximations and may vary significantly given the character of the site developed and the type of park equipment selected. Prices tend to rise yearly by 10 to 20%.*

## E. POCKET PARKS

A fourth park type is the pocket park, which is often referred to as a play-lot or tot-lot. These facilities are provided at the sub-neighborhood level and are meant to serve residents within its immediate vicinity. These parks are generally less than one (1) acre in size and can be quite small in size; in some areas pocket parks are as small as 2,500 square feet. Typically, pocket parks include several pieces of playground equipment and park benches. These parks are aimed at providing close-to-home play areas for small children and/or passive areas for adults. They are often located upon the site of multiple-family dwelling unit complexes that tend to house many young families. They are also located within municipalities that have higher residential densities and smaller lots. The NRPA suggests that one-half acre of public-owned land be devoted to pocket parks for each 1,000 residents.

Within the Southern York County Region, there are three (3) publicly-owned pocket parks within the Southern Farms Development, plus there is one (1) pocket park in New Freedom Borough that is accessible to residents of the Region. A description of these facilities follows.

15. ***Bunker Hill Park*** - This 1.5-acre park in New Freedom Borough provides playground facilities and a volleyball net that are accessible to residents in the northernmost part of the Borough and nearby residents in Shrewsbury Township.
16. ***Southern Farms Development*** - This Shrewsbury Township development includes three (3) small, undeveloped grassed play areas located on Strasburg Circle that together total 1.85 acres, a .37 acre grassed play area on Briarwood Road, and the .45 acre playground on Winchester Road.

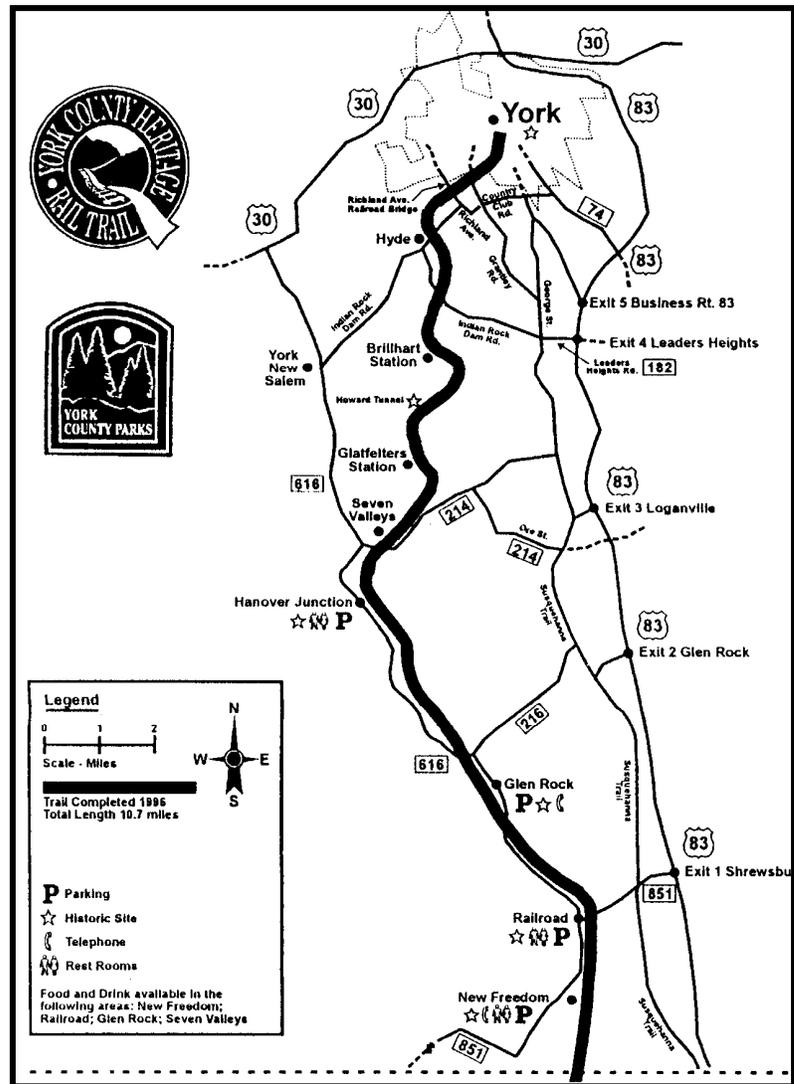
These facilities offer some recreation amenity. In some cases, they appear to be more of a nuisance to neighboring properties as evidenced by their complete enclosure with fences of adjoining homes. With today's tools for parkland acquisition, it is recommended that pocket parks only be applied to highly developed high-density complexes. The Region should instead focus upon making improvements to existing community and neighborhood parks and developing new parks only when necessary to meet local needs. Municipalities might also wish to explore the sale or donation of existing pocket parks to local citizen groups or other organizations that will maintain them.

## F. LINEAR PARKS

Linear parks involve a wide variety of shapes, sizes and uses. Generally, these facilities are long, narrow, and can run for miles on end in which case they are usually considered a regional park. However, they can be smaller, in which case they could be classified as a community or neighborhood park. These facilities are more dependent upon natural or built corridors that can be easily transformed for such use; thus, there is no suggested size. Hiking, biking and jogging are the primary orientation of such parks; however, other uses might include snowmobiling, cross-country skiing, horseback riding, and canoeing or simply passive recreation. Stream valleys and their floodplains, abandoned railroad lines, and major utility rights-of-way provide ideal opportunities for the creation of effective linear parks.

## EXISTING FACILITIES

In 1990, York County purchased the Northern Central Railroad corridor right-of-way between the City of York and New Freedom Borough and established the York County Rail Trail Authority, responsible for the construction, operation and maintenance of the *Heritage Rail Trail County Park*. This 21 mile linear park, now completed and illustrated on the *Public Parks Map*, passes through the center of Glen Rock Borough, Shewsbury Township, Railroad Borough and New Freedom Borough. The trail, which is heavily used by York County, as well as Maryland, residents for hiking, biking, cross-country skiing and horse-back riding, is an extension of the Northern Central Railroad Trail which extends from the



Pennsylvania border south to Ashland, Maryland, just north of Baltimore. Amenities along the trail include parking, benches, picnic tables, portable toilets, and information boards.

The Heritage Rail Trail County Park is currently being extended approximately five (5) miles northeastward to connect to John Rudy County Park in East Manchester Township. The first segment (approximately 1.5 miles) of the “*Northern Extension*,” which begins at John Rudy County Park and extends southward, was officially opened in August of 2007.

The downtown areas through which the trail passes offer opportunities for users to explore these local communities full of historic charm. A variety of restaurants, inns, bed-and-breakfast establishments, antique and gift shops have sprung up adjacent to the trail within the Boroughs, making the trail even more attractive for users wishing to stay overnight and/or eat or shop. In addition, the trail adjoins Railroad Park and the New Freedom Playground, and parallels the South Branch of Codorus Creek for most of its length, providing access to additional recreational opportunities. Finally, the trail's rural setting amid expanses of rolling farmland provides a very attractive scenic background.

## **FUTURE LINEAR PARK OPPORTUNITIES**

There is the potential for linking the existing Heritage Rail Trail County Park to Shrewsbury Borough and/or area schools, parks or other sites along existing or future corridors. Specifically, the Stewartstown Railroad Company rail line that links New Freedom and Stewartstown Boroughs, traversing parts of Shrewsbury Borough and Shrewsbury and Hopewell Townships, could be developed as a linear park. Much of the rail line runs behind a number of industrial and commercial sites, thus some screening may be necessary to improve the attractiveness of a trail in this location. The cooperation of the municipalities and the Railroad Company would be needed to initiate this project. Should this proposed Stewartstown rail line linkage come to fruition, it is suggested that a trailhead be located along Tolna Road, just east of the underpass of Interstate 83. Also, should usage of the Heritage Rail Trail continue to increase, consideration should be given to adding an additional trailhead along this corridor. A suggested location is north of Glen Rock Borough, just east of the trail, in the vicinity of Glen Rock Road and North Main Street Extended. These potential trailhead sites are included in the Shrewsbury Township Official Map Ordinance.

Another possible Heritage Rail Trail County Park linkage is from Railroad Borough through Shrewsbury Township to Shrewsbury Borough along a tributary of the South Branch of Codorus Creek. This linkage could begin at Railroad Park and run parallel to Kirchner and Stone Arch Roads, through mostly farmland, providing an attractive linear connection. This could link up with the Stewartstown Railroad line.

It is important to note that Springfield Township has proposed a series of greenways in its Comprehensive Plan and has included the proposed greenways in its Official Map Ordinance. Two (2) of the proposed greenways in the southern portion of the Township, the Glen Valley Road Greenway and the Potosi Road Greenway (also includes Park Road), extend to the border with Shrewsbury Township. These greenways are intended to provide a means through Springfield Township to ultimately link Heritage Rail Trail County Park and Spring Valley County Park. Completion of the connection, however, would necessitate extension of the Potosi Greenway into Shrewsbury Township and an extension of the Glen Valley Road Greenway into Shrewsbury Township and Glen Rock Borough.

With regard to the Potosi Greenway, it is suggested that Shrewsbury Township continue the Greenway along the portions of Potosi and Park Roads in the Township. To create a greenway loop in this locale, the Township should consider creating a greenway that would extend from Potosi Road along Sawmill, White Oak School, Brillstrick, and Line Roads. Much of this greenway loop would be along the East Branch of the Codorus Creek and a tributary to the Creek, plus would traverse the southern end of Spring Valley County Park, thus creating a scenic trail. This greenway/trail concept has been included in the Shrewsbury Township Official Map Ordinance.

A potential extension of the Glen Valley Road Greenway to connect with Heritage Rail Trail County Park could continue along Glen Valley Road in Shrewsbury Township to Raver Road, parallel Raver Road to Valley Road, and parallel Valley Road to the Heritage Rail Trail in Glen Rock Borough. This route would also parallel the Glen Rock Valley stream, creating another scenic route for pedestrians and bicyclists.

Main Street in Railroad Borough provides a ready-made linkage for bicyclists who wish to

cycle into Shrewsbury Borough. This connection has the advantages of providing access to Shrewsbury Borough's attractive historic center and the Sweeney Memorial Park. Signage and possibly a bicycle lane along this route is all that would be needed for its development as a linear connection. However, stricter enforcement of speed limits along Rt. 851 would be required to provide an adequate level of safety for both bicyclists and pedestrians.

It is also noted that New Freedom Borough, although not part of the Region, has established a goal to create an integrated network of bikeways connecting to most of the Borough's existing and planned recreational facilities, as well as the downtown area. This includes linkages to the Heritage Rail Trail County Park and potential Stewartstown Rail Line Trail that provide connections to municipalities and other sites in the Southern Region.

➤ *Each municipality could adjust its land use regulations for new development to promote, even require, provision for pedestrian access to adjoining uses and parks.*

## **G. PARK AND RECREATION LAND ACQUISITION TECHNIQUES**

A variety of techniques can be used to acquire needed parkland and improvements. These techniques involve multiple participants often working together. Park and recreation land acquisition requires both careful advance planning and a willingness to move quickly when opportunities present themselves.

### **MANDATORY DEDICATION**

Local officials can require developers to dedicate particular areas of land within any proposed development for recreation purposes. This approach is fairly widespread within the south-central portion of Pennsylvania and is suggested by the State in its publication entitled, *Adding Parkland to Your Community Through Mandatory Dedication* (July, 1982). Enabling legislation for the mandatory dedication of recreation land is provided through the *Pennsylvania Municipalities Planning Code*. All of the Region's municipalities currently have such provisions in their Subdivision and Land Development Ordinance for mandatory dedication in conjunction with residential development. As a guide for possible revisions to existing mandatory dedication provisions among the Region's municipalities, the following discussion is presented.

One element fundamental to requiring mandatory dedication is the calculation of how much land would be dedicated for each new dwelling unit proposed. In order to assure that these requirements are logical, reasonable and legally defensible, the following analysis is offered.

Table 47 below shows the amount of parkland that could potentially be gained through the mandatory dedication for recreation land for residential development. The projected 2020 housing needs per Chapter V (Table 30) was multiplied by the parkland dedication requirement, established by each municipality in its current Subdivision and Land Development Ordinance, to determine the potential 2020 dedicated parkland acres.

<b>TABLE 46</b>			
<b>POTENTIAL PARKLAND FROM MANDATORY DEDICATION</b>			
<b>Area</b>	<b>Projected Residential 2020 Housing Need (see Chapter V)</b>	<b>Residential Dedicated Parkland Standard Currently Used* (Per Lot or Dwelling Unit)</b>	<b>Potential 2020 Dedicated Parkland Acres (Based on Projected Housing Need &amp; Current Standards)</b>
Glen Rock Borough	57	.02**	1.14
Railroad Borough	3	.02	.06
Shrewsbury Borough	279	.02	5.58
Shrewsbury Township	682	.03	20.46
<b>Region</b>	<b>1,021</b>	<b>.022</b>	<b>27.24</b>
<p><i>* The figures in this column were taken from each municipality's Subdivision and Land Development Ordinance.</i></p> <p><i>** Glen Rock Borough requires a higher standard for residential developments with more than 25 lots or dwelling units; however, the minimum is used for this analysis.</i></p>			

Based on the above analysis, 27.24 additional acres of local parklands could potentially be obtained through mandatory dedication by the year 2020. While most developers who dedicate parkland do so using acreage from the development site, there is no requirement that this be the case, so long as the dedicated parkland is located proximate to the developed area to be served. For this reason, developers should be made aware of the municipality's desired future neighborhood park locations and encouraged to purchase land for dedication at these sites.

As stated, the foregoing figures of acreage that could be obtained for parkland is based on current standards. Municipalities in the Southern York County Region may, in the future, choose to utilize a different standard. Further, because land acquisition costs are typically only about half the total costs of park development, the Region's municipalities may actually double their acreage exaction if they choose to fund park improvements. Local officials must, however, be mindful that whatever acreage standard it seeks from developers, localities must deliver in dedicated parkland. This might involve the expenditure of additional public funds to provide all desired improvements.

Although mandatory dedication to date has been limited to residential development, it is pointed out that an increasing number of municipalities across the Commonwealth are adding non-residential dedication provisions to their subdivision and land development ordinances. There are, however, varying legal opinions with regard whether non-residential dedication is permissible under the PA Municipalities Planning Code. Municipalities that have opted to require non-residential dedication justify it based on the fact that the use and development of land for non-residential purposes results in concentrations of people on the subject property as employees, guests, clients, and others who utilize existing municipal parks and will continue to use such facilities in the future. The most typical non-residential mandatory dedication of land requirement for park or recreation use is ten percent (10%) of the gross land area. Municipalities in the Southern York County Region should discuss this perspective option with their respective solicitor.

- *As discussed earlier, the Region should only amass new parklands for a number of specific neighborhood parks, a large community park in the Township (or straddling municipal lines), and possibly some linear park linkages. Therefore, the bulk of its proceeds from mandatory dedication should be taken as a fee-in-lieu as described below rather than parkland.*
- *Municipalities should determine whether non-residential mandatory dedication of land for park or recreation use is a viable option that they could pursue.*

**FEES-IN-LIEU**

As an alternative to land dedication, local officials can allow the developer to make payment equal to the fair market value of the recreation land that would otherwise be required for dedication. This approach can only be used in those instances where the developer is agreeable to making payment rather than dedicating lands. Fees-in-lieu are particularly appropriate when applied to smaller subdivisions that would otherwise not result in the dedication of sufficient land to constitute a neighborhood park.

Payment is kept in a fund that must be used within three (3) years to provide local residents with a new recreation facility and/or facility improvements. Such funds cannot be used merely to maintain existing facilities, but must be used to purchase new parkland or new equipment for either new parkland or existing parks that already serve the development's residents. Funds collected under this approach must be used to provide for recreational facilities that are accessible to residents of the proposed development.

To calculate the fees-in-lieu of dedicated recreation land, municipalities should determine the amount of land required for dedication and then, using an appraiser, periodically establish the fair market value of such land to prescribe the fee amount. Low fees-in-lieu may encourage developers to utilize this option, whereas high fees-in-lieu will encourage land dedication instead.

Assuming an average cost of \$90,000 per acre for residentially zoned improved land in each of the Region's municipalities (*defined as land with access to public streets, water, sewer, and other public infrastructure*) and multiplying it by the respective "*Potential 2020 Dedicated Parkland Acres*" contained in Table 46, yields the potential fees-in-lieu revenue to the year 2020. Region-wide fees-in-lieu revenue to the year 2020 could potentially be as high as \$2,451,600 using each municipality's current acreage dedication standard and the \$90,000 per acre figure. In all probability, a combination of the two (2) approaches will be used, yielding a mix of dedicated parkland and fees-in-lieu for the purchase and development of additional parkland.

<b>TABLE 47 POTENTIAL FEES-IN-LIEU OF DEDICATED PARKLAND</b>	
<b>Municipality</b>	<b>Potential Fees-In-Lieu of Dedicated Parkland from Projected Growth 2020</b>
Glen Rock Borough	\$102,600
Railroad Borough	\$5,400
Shrewsbury Borough	\$502,200
Shrewsbury Township	\$1,841,400
<b>Region</b>	<b>\$2,451,600</b>

Municipalities in good standing, with regard to their current and future provision of community parkland, may desire to acquire and develop linear parkland facilities, by stipulating that some portion of acreage acquired for community parkland (or fees-in-lieu thereof) be set aside for linear parkland.

Any funds collected as fees-in-lieu of the dedication of parkland are subject to several guidelines imposed by the Pennsylvania Municipalities Planning Code that must be followed in order to utilize such funds. These guidelines are described in the inset at right. In addition, it is critical that municipal officials have a plan for the expenditure of collected fees in advance of their receipt. This will avoid last minute scrambling and the possible selection of inappropriate sites or improvements.

### ***FEES-IN-LIEU GUIDELINES***

1. *The SALDO must contain definite standards for determining the amount of any fee to be paid.*
2. *Any and all funds collected as fees-in-lieu of open space must be deposited in an interest-bearing account. This account shall be separate from other municipal accounts and shall clearly identify the specific recreation facilities for which the fee was received. Interest earned on all monies deposited in such accounts shall become funds of that account.*
3. *Funds from the above-referenced account must be expended at the discretion of the governing body in properly allocable portions of the cost incurred to construct the specific recreation facilities that will benefit the subdivision or land development for which they were collected.*
4. *If funds collected are not expended within three (3) years of receipt, the developer may request a refund, in which case the municipality must refund such fee, plus interest accumulated thereon from the date of payment by the developer.*

### **EXISTING PROVISIONS**

***Shrewsbury Borough*** requires the public dedication or private reservation of land for recreation use, the construction of recreation facilities, or the payment of a fee-in-lieu of the foregoing, or some combination thereof that meets the intent of the Comprehensive Plan and the Borough's Subdivision and Land Development Ordinance (SALDO). Dedication or reservation is in accordance with site suitability standards and a requirement of .02 acres of land for each residential lot or dwelling unit, which yields approximately eight (8) acres of parkland per 1,000 persons. Fees-in-Lieu of Dedication permit the payment of a fee-in-lieu of land, that is currently \$960 for each residential lot or dwelling unit. This fee yields a market value of \$48,000 per acre as compared to the \$90,000 per acre figure used to calculate the potential fees-in-lieu of dedication in Table 47.

***Shrewsbury Township's*** SALDO provisions state that where a proposed recreational facility is shown in the Comprehensive Plan or when the Township considers another site necessary to carry out the purpose of the Ordinance, the Township may require the public dedication or private reservation of all or a portion of the site. Dedication is in accordance with suitability standards and a requirement of .03 acres of land for each residential lot or dwelling unit. Fees-in-Lieu of Dedication provisions permit the payment of a fee-in-lieu of land which is \$2,500 for each residential lot or dwelling unit. Shrewsbury Township's requirement of .03 acres for mandatory dedication yields about 12 acres of parkland per 1,000 residents. At the assumed average value of \$90,000 per acre, the Township's .03 acres of required parkland

could require a fee-in-lieu equal to \$2,700 per lot or dwelling unit. The Township's Draft Subdivision and Land Development Ordinance Update proposes increasing the fee-in-lieu to \$2,700.

***Glen Rock Borough*** requires the public dedication or private reservation of land for recreation use, the construction of recreation facilities, or the payment of a fee-in-lieu of the foregoing, or some combination thereof. Dedication or reservation is in accordance with suitability standards and a requirement of .02 acres of land for each residential lot or dwelling unit in developments with between one (1) and 25 lots or dwelling units; if a development contains more than 25 dwelling units, .02 acres is applied to the first 25 lots or dwelling units and one (1) acre is required for each additional 25 lots/dwelling units or increment thereof. Fees-in-Lieu of Dedication are to be substantially equal to .02 acres of land for each lot or dwelling unit shown on the final plan which is specified to be a minimum of \$2,500 per lot or dwelling unit. This fee yields a market value of \$125,000 per acre as compared to the \$90,000 per acre figure used to calculate the potential fees-in-lieu of dedication in Table 47.

***Railroad Borough's*** provisions permit it to require the public dedication or private reservation of all or part of sites proposed for recreational use in the Comprehensive Plan or other sites the Borough considers necessary to carry out the purpose of the Ordinance. Dedication is in accordance with site suitability standards and a requirement of .02 acres of land for each residential lot or dwelling unit. The .02 acres for mandatory dedication yields about 8 acres of parkland per 1,000 residents. Payment of a fees-in-lieu of dedication is permitted and the fee that must be substantially equal to the value of the land that would have been set aside. An exact dollar amount is not specified. Based on the current estimated \$90,000 per acre for residentially zoned improved land, the fee-in-lieu would be \$1,800. **Railroad Borough Officials should amend the Borough's Subdivision and Land Development Ordinance to specify a fee in order to meet the requirements of the PA Municipalities Planning Code.**

### **OTHER TECHNIQUES BEING USED TO PROVIDE OPEN SPACE**

***Shrewsbury Township*** currently require that any residential development, consisting of six (6) or more dwelling units and located in a Suburban Residential Zone or Transfer of Development Rights Receiving Area, set aside a minimum of 20% of the total parcel being developed as open space. The 20% open space is in addition to the area that must be set aside for the protection of any critical environment area. The Township's Zoning Ordinance also requires that, in subdivisions containing 30 or more dwelling units, all critical environmental areas must be set aside as open space and managed by a Homeowner's Association, land trust, or similar perpetual non-profit organization.

From this chapter, the following specific recommendations are offered:

- *A regional recreation forum to discuss and plan for parklands regionwide should be created. Needs change so park development, improvements and amenities should be ongoing topics of discussion.*
- *Municipalities need to maintain existing park and recreational facilities and provide improvements as needed to meet local needs. New parklands should be acquired if the existing sites cannot accommodate needed facilities.*
- *A new neighborhood park to serve local residents should be pursued in the downtown area of Glen Rock Borough.*
- *Those existing community parks that serve adjoining neighborhoods should be fitted with “neighborhood-type improvements.”*
- *Linkages to the Heritage Rail Trail County Park should be encouraged.*
- *Each municipality could adjust regulations for new development to promote and/or require pedestrian linkages with nearby parks, schools and other activity centers.*
- *Each municipality should review and “shore up” its mandatory dedication/fee-in-lieu provisions in its Subdivision and Land Development Ordinance, including discussing the feasibility of mandatory dedication for non-residential development. Also, the cost of land in the Region should be monitored since this is a basis for determining the fee-in-lieu of dedication.*