










SOUTHERN YORK COUNTY REGION

Southern Region and Adjacent Municipality Land Use Map

Land Use

-  Agriculture/Rural
-  Residential
-  Multi-Family
-  Commercial
-  Industrial
-  Public/Semi-Public
-  Utility



0 2,000 4,000 6,000 8,000 10,000
Feet

0 0.5 1 1.5 2
Miles

York County Planning Commission
28 E. Market Street, 3rd Floor
York, PA 17401
Phone: 717-771-9870
Fax: 717-771-9511

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Map and Data Revised on Jan. 2009

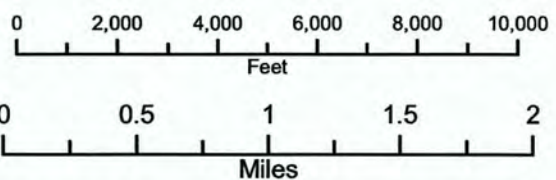
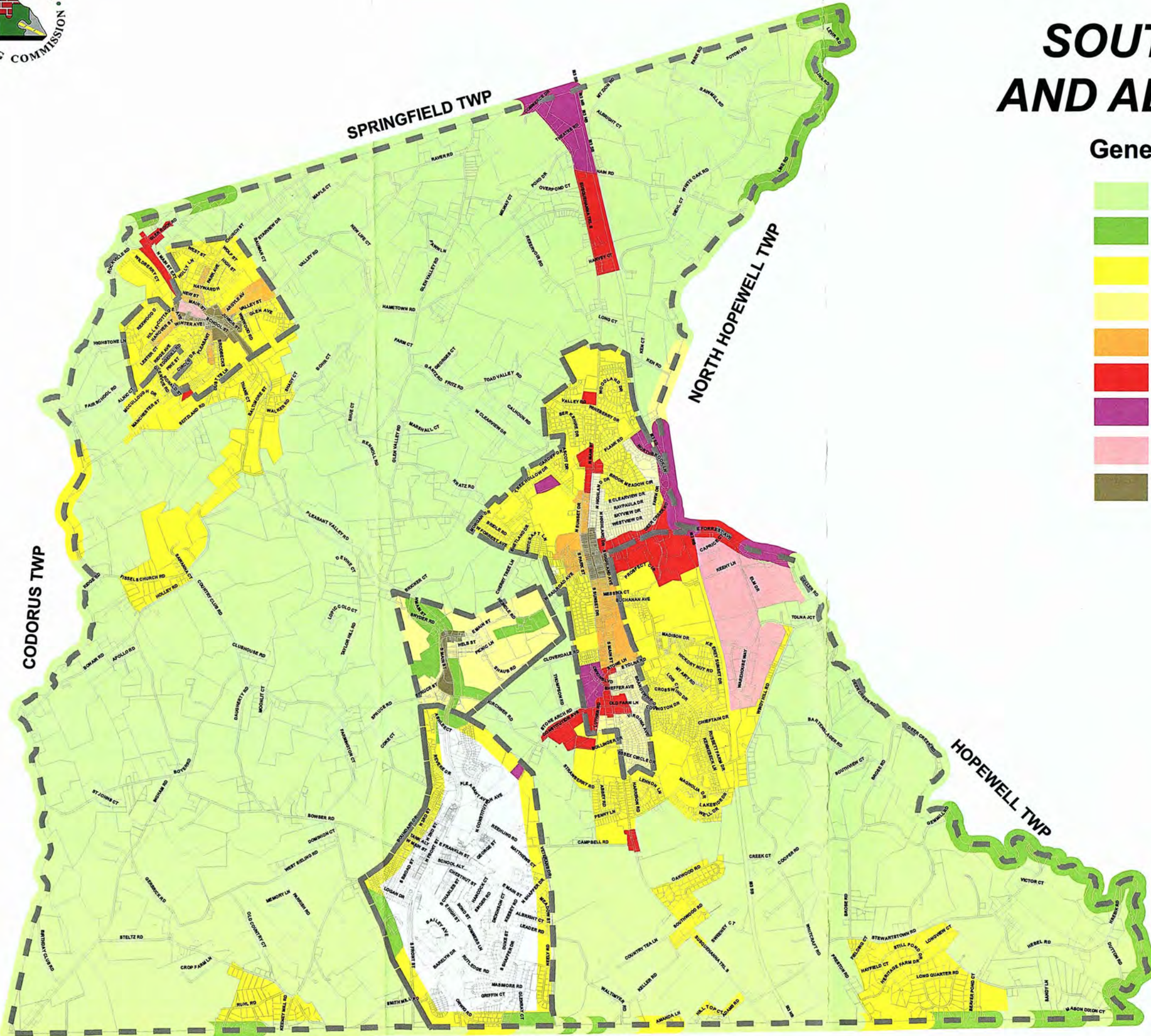
Baltimore County, MD



SOUTHERN REGION AND ADJACENT ZONING

General Zoning Classifications

- Agricultural
- Conservation
- Rural
- Residential Suburban
- Residential Urban
- Commercial
- Industrial
- Commercial/Industrial
- Village



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similar designations with the following exceptions; the lands designated as commercial-industrial and open space residential for future use are presently zoned agricultural. Sliding scale agricultural protection zoning is used in the agricultural and conservation zones.

D. CODORUS TOWNSHIP

Codorus Township adjoins Shrewsbury Township for the entirety of its western border. The Township's Comprehensive Plan, adopted January 9, 1975, is presently in the process of being updated. The Zoning Ordinance, originally enacted December 7, 1974, has been amended several times. The revisions have ranged from minor to substantial, with the most recent revision dated 2008.

The primary land use activity bordering Shrewsbury Township is agriculture with low density residential development scattered along the existing road frontages. Clusters of dwellings, however, occur along Sticks Road (SR 216), at the intersection of Roser and Rockville Roads, at the intersection of Bonair and Hildebrand Roads, and along Steltz Road (SR 851). Existing land uses on the Shrewsbury Township side of the border also include a mix of agriculture and low density residential uses.

According to the *Land Use Plan component* of the current *Comprehensive Plan*, lands adjacent to Shrewsbury Township are primarily proposed as conservation - stream belts & woodland protective areas. This designation seeks to protect Centerville Creek, which forms the border between the two (2) municipalities, and the adjacent floodplains and steep slopes. Other future land use classifications along the border include residential rural in the vicinity of Sticks Road (SR 216) and two (2) pockets of agriculture, one (1) south of the residential rural area and the other in the southeast corner of the Township. The *Codorus Township Zoning Map* reveals nearly all of the adjacent land to be zoned for agricultural purposes, reflecting the abundance of existing agricultural activity. The lone exception is a small area zoned for rural residential development, occurring along State Route 216. Sliding scale agricultural protection zoning is employed in the agricultural zone, while a minimum lot size of 40,000 square feet is required in the rural residential zone when single family dwellings are served by on-lot systems. Reduced lots sizes are permitted when served by public water and/or sewer.

E. NEW FREEDOM BOROUGH

New Freedom Borough abuts the southern border of Railroad Borough and adjoins Shrewsbury Township to the east, northeast and west. The southern portion of the Borough abuts Baltimore County, Maryland. New Freedom Borough adopted the Southern York County Region Comprehensive Plan on May 12, 2003; however, the Borough is in the process of preparing an individual Comprehensive Plan. The Borough's Zoning Ordinance was enacted on July 12, 1999, and updated in June of 2002. A few minor amendments have been made to the Ordinance subsequent to the update.

Existing land uses adjacent to Railroad Borough and Shrewsbury Township are reflective of the zoning classifications with the majority of land being used for residential purposes. On the Railroad Borough side of the border, lands are also being used for residential purposes. Within the Township, however, the predominant land use activity is agriculture, with some very low density residential development intermingled to the west.

As shown on the *Future Land Use Map* contained in the 2000 *Southern York County Region Comprehensive Plan*, lands adjacent to Railroad Borough are proposed as rural residential for future use, while lands bordering Shrewsbury Township are proposed for a variety of uses. Along the western boundary, rural residential uses are proposed in the northwest corner and south of the Country Club Road/SR 851 intersection; town residential is proposed between this intersection and Boundary Drive; and suburban residential is proposed between Boundary Drive and the northern terminus of Revere Drive. To the northeast, lands adjacent to the Township are proposed as suburban residential except for a small area in the vicinity of the railroad and SR 851 which is designated as industrial. Lands bordering the Township to the east are proposed for rural residential use north of Campbell Road and south of Waltrimyer Road; suburban residential uses are proposed north of Waltrimyer Road in the vicinity of Meadow Street; and public/civic uses are intermingled.

The *New Freedom Zoning Map* classifications are similar to the Future Land Use Map designations. The major differences are as follows: the public/civic land use designation has not translated into a zoning classification, instead these uses have been accommodated in a residential or natural resources zoning district; a natural resource zoning district has been created to protect sensitive areas and some of the public/civic lands identified in the Comprehensive Plan; the proposed suburban residential area along the western boundary is zoned for a mix of rural residential and traditional neighborhood development; and the proposed rural residential area along the southeastern border is zoned single family residential which correlates to the suburban residential land use designation.

F. BALTIMORE COUNTY

The Region adjoins Baltimore County to the south in Maryland. Within Maryland, land use planning and zoning responsibilities are with county governments. Baltimore County adopted its Comprehensive (Master) Plan on February 22, 2000. The County Zoning Ordinance was adopted in 1998 and updated in August of 2007.

Existing land uses along the County's border with Shrewsbury Township are predominantly agricultural with some very low density residential development interspersed. Much of the adjacent land in Shrewsbury Township is also used for agricultural purposes; however, there are also some clusters of rural residential development abutting the border. Although northern Baltimore County has a much lower percentage of high quality agricultural land than does southern York County, it has a substantially lower population density a result of zoning restrictions (see discussion below).

The *Land Management Map* contained in the *Baltimore County Master Plan 2010* depicts lands adjacent to the adjoining boundary as an agricultural preservation area except for a small area along York Road, in the town of Maryland Line, which is designated as rural residential. According to the Master Plan, agricultural preservation areas are intended to protect the County's agricultural industry, natural resources, and areas of scenic and historical significance. Areas designated as rural residential areas have a mix of single family residential development, woodlands, farm fields, stream valleys and lands with significant historic and cultural value and are envisioned to retain this character.

The *Baltimore County Zoning Map* likewise shows the land adjacent to Shrewsbury Township as being zoned agricultural protection. The only exceptions are the Deer Creek corridor that is zoned Resource Preservation and the Little Falls Creek corridor that is zoned Environmental Enhancement. The Agricultural Protection Zone is quite restrictive permitting a maximum of two (2) dwellings on parcels between two (2) and 100 acres and permitting one (1) dwelling for each 50 acres on parcels greater than 100 acres. The Resource Preservation Zone has a maximum density of one (1) lot per 25 acres; however parcels of less than 50 acres cannot be subdivided. Within the Environmental Enhancement Zone, a sliding scale is utilized; one (1) lot is permitted on parcels of ten (10) acres or less; two (2) lots on parcels between ten (10) and 30 acres, three (3) lots on parcels between 30 and 50 acres, and one (1) lot for each 50 acres on parcels of 51 acres or more.

G. YORK COUNTY

The *Growth Management Plan* component of the *York County Comprehensive Plan*, adopted in September of 1997 last amended in December of 2008, sets forth the countywide vision for future land use. The Plan's stated goals are as follows:

- *To protect and preserve important natural resources.*
- *To facilitate coordinated planning at all levels of government.*
- *To direct growth and development to appropriate locations.*

The Southern York County Regional Comprehensive Plan includes goal statements that closely parallel York County's policies on growth management and natural resource protection. Further, this Plan's regional approach should greatly enhance the ability of the Region's municipalities to coordinate their efforts in reaching these important goals.

The Growth Management Plan encourages development to occur within proposed growth areas (Primary Growth Areas and Secondary Growth Areas), which are capable of providing a range of necessary services and infrastructure. By channeling development to growth areas, the County hopes to encourage efficiency in the provision of public services and facilities and to relieve development pressures on Rural Areas, where the focus is on protection of important natural resources.

The *York County Growth Management Map* on the following page shows two (2) Established Primary Growth Areas and an Established Future Growth Area for the Southern York Region, which resulted from working cooperatively with the municipalities during preparation of the Regional Comprehensive Plan. The first Established Growth Area encompasses all of New Freedom and Shrewsbury Boroughs, a portion of Railroad Borough, and lands to the south and east of Shrewsbury Borough in Shrewsbury Township. The second Established Primary Growth Area includes all of Glen Rock Borough and adjacent lands to the east and southwest in Shrewsbury Township. Lands located in the eastern portion of Railroad Borough and an area of Shrewsbury Township that lies between the Boroughs are designated as an Established Future Growth Area. The balance of the Region is designated as an Established Rural Area.

According to the Plan, Primary Growth Areas are intended to have a concentrated development pattern with a mix of land use activities (residential, commercial, industrial,

institutional and recreational) and contain a full range of public services and facilities, such as public water and sewer, police, fire, medical, and schools, which would be necessary for a self-contained community. Secondary Growth Areas are also intended to accommodate a mix of land uses, but at a lesser intensity, and do not contain a full range of public services and facilities. Future Growth Areas, on the other hand, are proposed to accommodate development that exceeds projected growth and would create reasonable locations for the extension of public services and infrastructure.

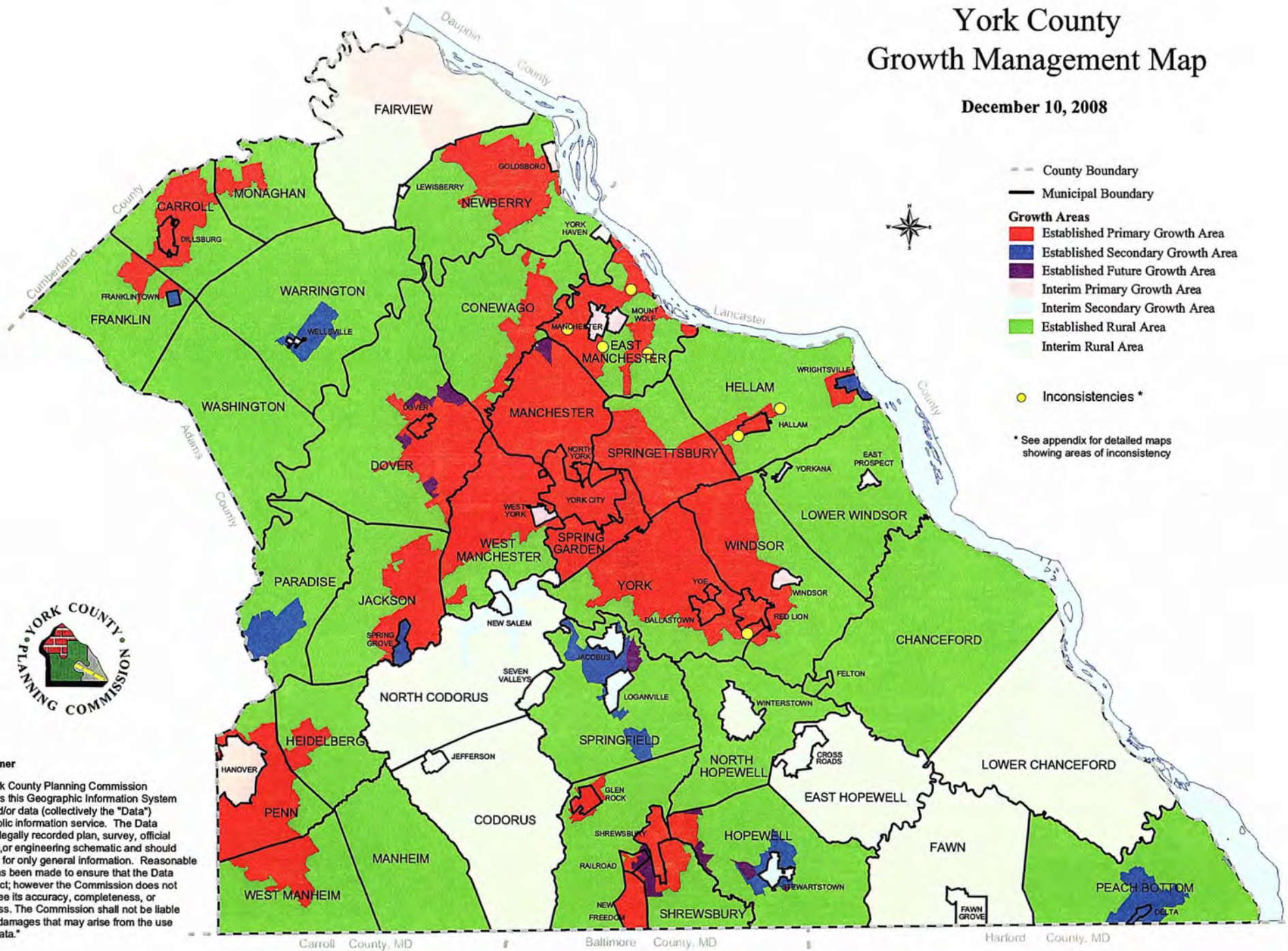
With regard to Rural Areas, the Growth Management Plan emphasizes the importance of protecting important natural resources, including the County's agricultural lands, thus recommends that development be limited and directed to lands in and around existing boroughs and villages or adjacent to a Growth Area. Agricultural protection zoning, which is currently being used by 22 townships within the County and Transfer of Development Rights, which is currently being used by ten (10) townships, are recommended as viable tools to curtail development in the Rural Areas. Shrewsbury Township is currently using both tools and remains committed to protecting its farmland and other critical natural areas.

H. CONSISTENCY

The existing land uses and zoning classifications in the Region are generally consistent with the existing land uses and zoning classifications in adjacent municipalities. In addition, future land use classifications proposed within this Comprehensive Plan (see Chapter XIII) are consistent with existing and proposed uses in the surrounding jurisdictions. All neighboring municipalities were provided a copy of the plan for review and comment prior to adoption. Consistency with the County Comprehensive Plan is discussed in Chapter XIII.

Growth Management Map

December 10, 2008



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IX. COMMUNITY FACILITIES AND SERVICES



A. SCHOOLS

A high quality education is a widely held objective for most of our society. Historically, school districts have forecast short-term future demands for school facilities, enabling them to program additional building expansion, construction, consolidations, and closures to meet forecasted demands. School district planning can have a direct effect on, as well as be affected by, the land use activities within an area. For instance, new or expanded schools may generate increased nearby residential development, and school closures may contribute to the de-population of communities. At the same time, long-range municipal land use planning may designate new growth areas at some distance from existing or planned school facilities. All of these issues underlie the importance of coordinating school district and municipal comprehensive planning processes to assure that existing and future schools and planned community growth occur hand-in-hand.

The Southern York County Region is served by the *Southern York County School District*, which also serves neighboring New Freedom Borough and Codorus Township. The District is governed by a nine (9) member school board whose membership is elected every two (2) years and serve four (4) year terms.

The following grade format has been used since the 1998-99 school year:

Elementary School	K-6
Middle School	7-8
High School	9-12

In addition to the usual academic curricula, the School District provides facilities, programs and services for its special needs students.

In the 1970s, a District consolidation resulted in the closure of four (4) small elementary schools in Glenville and Shrewsbury, New Freedom and Glen Rock Boroughs, and the construction of the Southern Elementary School in western Shrewsbury Township at the site of the existing middle and high schools. These schools, comprising a single campus, are illustrated on the *Community Facilities Map*. Residents of the Region are also served by the Friendship Elementary School, located in the eastern part of Codorus Township, and the Shrewsbury Elementary School, which straddles the Shrewsbury Borough/Township boundary. The following describes the service areas for the respective elementary schools:

Friendship Elementary School – Codorus Township, Glen Rock Borough, New Freedom Borough, and northwest Shrewsbury Township;

Southern Elementary School – New Freedom and Railroad Boroughs, and central Shrewsbury Township; and

Shrewsbury Elementary School – Shrewsbury Borough and southeast Shrewsbury Township.

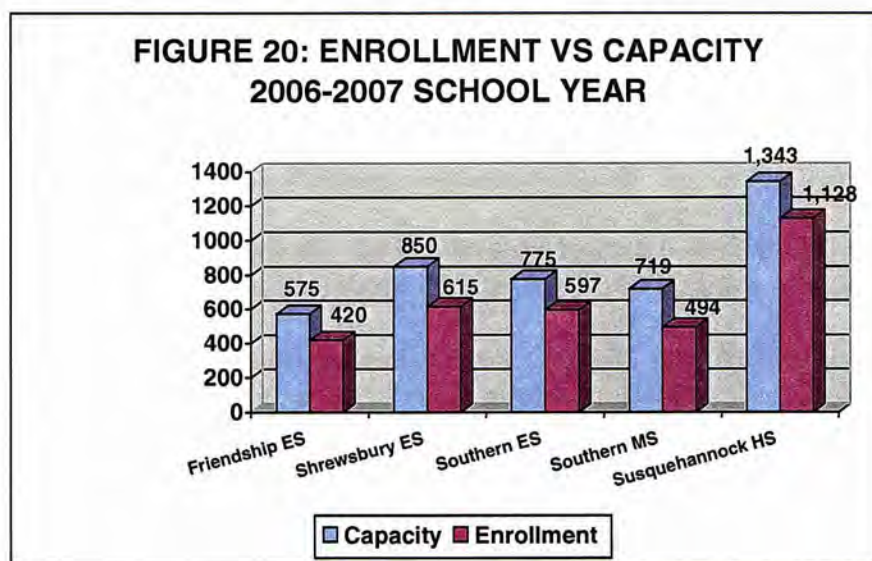
The following tabulates and graphs conditions at each of the five (5) school sites:

TABLE 38 SOUTHERN YORK COUNTY SCHOOL DISTRICT FACILITIES							
School Name	Year Built	Renovation Dates	Site Size (acres)	Rated Condition	Grades Housed	Rated Capacity	2006-07 Enrollment
Friendship Elementary	1958	1990	22	Good	K-6	575	420
Shrewsbury Elementary	1998	—	37	Excellent	K-6	850	615
Southern Elementary	1972	1999	93.5*	Good	K-6	775	597
Southern Middle	1967	1999	93.5*	Good	7-8	719	494
Susquehannock High	1952	1958, 1975, 1987, 2002	93.5*	Excellent	9-12	1,343	1,128

*located at one site

Source: Southern York County School District

In addition, to the schools and sites listed above, the School District recently purchased 200 acres of property located in Shrewsbury Township, adjacent to New Freedom Borough. Currently, there is no planned use of this site. There is also no anticipated major building construction at any of the existing school sites for the short-term future.



As can be seen from the preceding chart, each of the five (5) schools is operating below its rated capacity. This change over the past few years is largely due to the opening of the Shrewsbury Elementary School. This opening allowed for an overall reduction in enrollment at each of the elementary schools even though the grade format shifted the sixth grade back to the elementary schools. Also, renovations at Southern Middle School in 1999 and Susquehannock High School in 2002 increased their rated capacities. Overall, the Southern School District was at 76% capacity during the 2006-2007 school year.

The School District has a six (6) year strategic plan (2001-02 through 2006-07) which was adopted in 2001 and which is reviewed annually. A new six (6) year strategic planning process is underway and will be completed during the 2007-08 school year. Local officials should seek participation in the District's periodic updating of its strategic plan, including determining the desirability of accommodating future enrollment increases through additions to existing schools or the construction of new schools. The District supports careful municipal planning for future growth and encourages local officials to voice support for adequate State funding of public education to secure the State's commitment to the funding formula.

Since 1960, Shrewsbury Borough and Township have experienced substantial growth. While the Borough's population has begun to level off, the Township has considerable additional growth potential. Shrewsbury Township intends to direct the bulk of its future growth adjacent to the Glen Rock, New Freedom, Shrewsbury and Railroad Boroughs and discourage growth in the more rural parts of the Township. Thus, any future school sites should be directed to locate in close proximity to the Region's population centers to best serve area students. Local schools serve three (3) important functions:

1. A ***neighborhood school***. One to which students can walk, that functions as an integral part of a neighborhood, has greater student involvement, and has a higher level of parental participation.
2. A ***recreational facility***. Local schools have traditionally provided important recreational facilities for use during non-school hours by neighborhood residents.
3. A ***community center***. School buildings can be important facilities for community activities. Public meetings, adult education and scouting are examples of the uses to which school buildings can be put during non-school hours. These functions are much more convenient and likely to be better attended when they take place in proximity to population concentrations.

Finally, the School District hopes to engage a cooperative review process for proposed residential developments within the Region so that it can better prepare for needed school expansion and bus routing. The District estimates that each new house constructed within the Region produces educational demand at the rate of .75 to .9 students. Based on these figures, the projected housing unit increase from 2008 to 2020, presented in Chapter V, would generate between 766 and 919 new students. Considering that the combined excess capacity in the schools for the 2006-2007 academic year was only 1,008 students, the potential new students listed above could have a serious impact. Thus, it is important that there be open communication between the School District and the municipalities with regard to proposed residential development and the accommodation of potential new students.

One means to initiate communication is for each municipality within the Region to revise its subdivision and land development application requirements to assure that the School District is provided adequate and timely notification of residential plans. Another avenue to encourage communication is to create an ongoing committee, comprised of School District and municipal representatives, to think about and discuss the nexus of residential development and schools. Open dialogue could prove to be very beneficial to all parties.

- *Seek participation in the School District's periodic updating of its strategic plan in order to maximize coordination and cooperation on issues of common concern.*
- *Encourage the School District to locate any future school sites within designated growth areas to best serve area students.*
- *Each municipality within the Region should revise its subdivision and land development application requirements to assure that the School District is provided adequate and timely notification of residential plans.*
- *Invite the School District and all municipalities in the District to participate in ongoing discussions regarding residential development and the schools needed to support development.*

B. POLICE PROTECTION

Police protection is an obvious public service that benefits residents and businesses. The traditional role of the police involves three functions: law enforcement, order maintenance, and community service. Law enforcement involves the application of legal sanctions, usually arrest, to persons who injure or deprive others of life or property. Order maintenance involves the handling of disputes, or of behavior that threatens to produce disputes. The third aspect of the police function, and the one most likely to occupy the major portion of an officer's time, varies from community to community according to tradition and local ordinances. These activities include such tasks as traffic control, rescue operations, animal control, and ambulance and first-aid services.

Police protection within the Southern York County Region is provided by a mix of regional and State police coverage. In addition, all emergency police calls are dispatched through the York County "911" Communications Center. The *Police Service Area Map* illustrates the location of the Region's police departments and their service areas.

SOUTHERN REGIONAL POLICE DEPARTMENT

The Southern Regional Police Department presently serves Glen Rock, New Freedom, Railroad, and Shrewsbury Boroughs, as well as the school sites for the Southern York County School District. As a result, the Region is divided into five (5) patrol zones.

The Department is presently housed at 47 East High Street in the Borough of New Freedom. The building provides a holding cell, processing room, state of the art evidence room, male and female locker rooms, private interviewing room, training and meeting room, two (2) car garage, and private offices for the Chief of Police, Lieutenant of Police and Detective. Currently, the Police Department consists of 11 full-time officers, one (1) part-time officer, one (1) full-time administrative assistant, and one (1) part-time police clerk. There is a plan to hire one (1) full-time and one (1) part-time officer as a result of the increase of calls for service and the addition of another officer assigned to the criminal investigation unit.



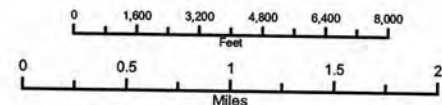
SOUTHERN YORK COUNTY REGION POLICE SERVICE AREA

Police Coverage

STATE POLICE SERVICE

SOUTHERN REGIONAL POLICE SERVICE

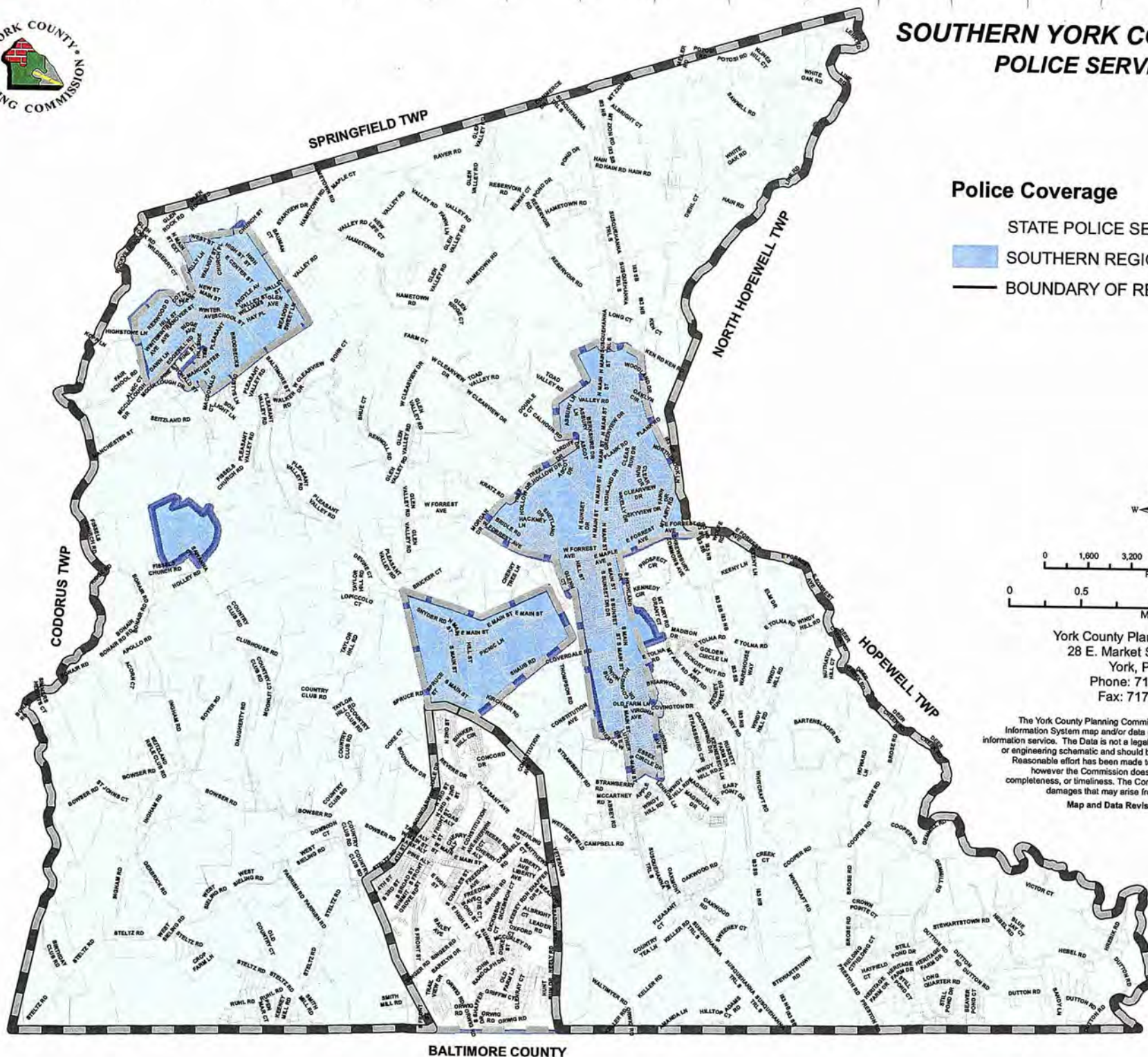
BOUNDARY OF REGION



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Map and Data Revised on Jan. 2009



The patrol fleet consists of five (5) marked police units, two (2) unmarked police units, one (1) police motorcycle, one (1) police 4x4 ATV, and two (2) police mountain bicycles. The police department also has one (1) speed timing/message board trailer and one (1) utility trailer for hauling the Department's motorcycle or ATV. Within the fleet, two (2) of the units are four (4) wheel drive (one marked unit and one unmarked unit). Each unit is equipped with a first-aid kit and there are three (3) AED's available for officers to take on patrol. In addition, each of the patrol units is equipped with in-car computers, as well as other types of police equipment that allows the officers to provide modern police service to the public.

Training is one of the most important functions of the Police Department other than providing police service. Officers attend, as a group, over 4,000 hours of police training annually. It has been a goal of Chief James C. Childs III to allow officers of the Southern Regional Police Department to take additional training other than what is mandated by the Pennsylvania Police Training Commission. This goal has now allowed officers within the Department to have training in areas in which they wish to specialize. The Police Department also has several officers who are instructors in various areas; this permits officers to be trained in-house instead of going elsewhere for training. Some of those areas where officers have received special training include firearms, rapid deployment to emergency incidents, police tactical, canine, explosives, juvenile officer, drug and criminal investigations, crime prevention, community policing, D.A.R.E. (Drug Abuse Resistance Education), computer crime and identity crime. In addition, the Police Department teaches the D.A.R.E. Program in three (3) elementary schools and the middle school for the Southern York County School District, has an officer assigned to the York County Drug Task Force, and two (2) officers assigned to the York County Forensic Team.

The Southern Regional Police Department provides round-the-clock coverage with officers currently working 12-hour shifts to provide that coverage. Each of these shifts is assigned two (2) officers and 90% of the time there could be three (3) officers on a shift. The average response time for service calls is four (4) minutes. Officers from the Southern Regional Police Department are backed up as needed by officers from the Pennsylvania State Police, Stewartstown Borough Police and Southwestern Regional Police Department.

Chief James C. Childs III believes that the cooperation among the area emergency services (police, fire and emergency medical service) is great and is the key to providing emergency services to the southern York County area. He calls it "*Team Emergency Services*" and, when issues arise, they discuss them as a group, allowing issues to be resolved before they become big problems. Chief Childs believes that the biggest issues confronting regional policing are funding and municipalities losing their identity. In order to improve service, he feels that the department must create partnerships with the communities involved, emergency services agencies, government agencies, school districts, and anyone else that is a stakeholder within those areas covered by a regional police department. In addition, he believes that a true regional system, involving all the various municipalities within Southern York County, would help to improve police protection.

Over the last three (3) years, there has been not only an increase in calls for service, but also an increase in property and people crimes, especially computer, identity, and property crimes (vandalism). These types of crimes involve not just one group of people, but individuals of all ages. Through the development of partnerships and ongoing training, Chief Childs believes that police protection throughout the Region will be enhanced.

PENNSYLVANIA STATE POLICE

The Pennsylvania State Police serves a large number of municipalities within York County. Specifically within the Southern York County Region, it offers principal coverage for Shrewsbury Township. Upon-request, service is provided to Glen Rock, Railroad and Shrewsbury Boroughs.

Within the Southern York County Region, manpower assignments generally provide for one (1) or two (2) vehicles with one (1) officer per vehicle during daytime and evening shifts. Overnight, there is usually one (1) vehicle with two (2) officers on patrol. These patrol assignments are subject to ongoing adjustment depending upon the number of officers actually available for patrol versus those who are appearing in court or responding to some "special" circumstance. Manpower needs are assessed regularly by the Pennsylvania State Police Department, Bureau of Research and Development, using a complex equation that considers demographics, geography, crime patterns, statistics, and other factors

Emergency response times generally do not exceed ten (10) minutes for emergency calls. There is good cooperation among the other local police departments, as well as the local fire and ambulance companies. The Loganville station, from which the State Police operate, is modern and fully equipped.

The State Police appear to have the necessary manpower and resources to adequately serve the Region's needs in the near term. Rural inhabitants of the area could help police efforts by more closely observing "unusual or suspicious" activities within their neighborhoods and contacting the police departments sooner, when they observe such activities.

FUTURE REGIONAL POLICE PROTECTION

As previously noted, Glen Rock, Railroad and Shrewsbury Boroughs currently support and subscribe to the services of the Southern Regional Police Department. Presently, Shrewsbury Township continues to use the Pennsylvania State Police for primary police services. Shrewsbury Township, for the foreseeable future, does not propose to acquire regional police protection. The Township Board of Supervisors, however, has a standing offer to the public that they can create policing districts and pay for the Southern Regional Police Department protection themselves. In addition, it is important to note that the current Glen Rock Borough Council (2009) has notified the Southern Regional Police Department of possible withdrawal from their services for the year beginning January 1, 2011, as the cost for service may be prohibitive for the Borough.

Nevertheless, Shrewsbury Borough supports full regionalization of police protection services. As the providing of such services is a substantial part of the budget of Shrewsbury Borough and as State Police will not fully service communities that provide for police protection, Shrewsbury Borough believes that the only way to achieve fair, equal taxation as provided under the Pennsylvania Constitution is to charge communities that choose to utilize only State Police to offset the taxes paid by residents in communities that afford police protection services.

C. FIRE PROTECTION

Fire protection is a basic public safety service that is important to the Region. Obviously, fire protection is intended to minimize the loss of life and property due to fire and related hazards. The level of fire protection a community offers also affects the rate which area residents and business owners must pay for fire insurance. Three (3) separate fire companies have first-call responsibilities within the Southern York County Region and other adjoining municipalities. The *Fire Service Area Map* depicts these respective service areas. In addition to being responsible for their primary service areas, these companies provide reciprocal mutual aid assistance to each other and to other surrounding fire companies as needed. Likewise, neighboring volunteer fire companies (Loganville, North Hopewell and Eureka) provide mutual aid assistance to the Region. Mutual aid assistance enables neighboring fire departments to supplement manpower and equipment and thereby respond more effectively to multiple or major calls. The following table summarizes the “first-call” fire protection services within the Region:

TABLE 39			
SUMMARY OF FIRE PROTECTION SERVICE			
	Fire Company		
	Glen Rock Hose & Ladder	Rose (New Freedom)	Shrewsbury
First Call Service Areas Within the Region (see <i>Public Facilities Map</i>)	Glen Rock Borough & northwest Shrewsbury Township	southern Shrewsbury Township	Shrewsbury & Railroad Boroughs & central Shrewsbury Township
Station Locations Within the Region (see <i>Public Facilities Map</i>)	15–17 Hanover Street Glen Rock Borough	200 East Main Street New Freedom Borough	21 West Forrest Avenue Shrewsbury Borough
Average No. of Volunteers Responding Per Call (2001-2006)	20	9	8
Listing of Responses/Run Totals** (2001-2006)	2006 – 313 (no other data available)	2001 - 354 2004 - 454 2002 - 412 2005 - 436 2003 - 460 2006 - 398 (avg. 419 responses/year)	2001 - 699 2004 - 833 2002 - 760 2005 - 853 2003 - 845 2006 - 833 (avg. 804 responses/year)
Listing of Major Firefighting Equipment	Engine 59-1: 2006 Sutphen Shields (1500 gpm pump/750 gal. tank) Engine 59-2: 1994 Seagrave (1500gpm pump/750 gal. tank) Utility 59: 1989 Ford Rescue 59: 1988 Ford/E-One Tanker 59: 2001 Mack/New Lexington (1250 gpm pump/3000 gal. Tank) Brush 59: 1974 Chevy (1000 gpm pump/250 gal. tank) Service 59: 1993 Chevy Silverado/Reading body Boat 59: Inflatable boat (carried on Rescue 59) Boat 59-1: 14 ft. Achilles 25hp Mercury	Engine 58-1: 2007 Seagrave Marauder II (1500 gpm pump/ 1000 gal. tank) Engine 58-2: 1995 KME Engine (1500 gpm pump/ 1000 gal. tank) Utility 58: 1989 Ford Car 58: 2000 Ford Expedition Truck 58: 2000 E-One Cyclone II with 95 foot aerial tower	Engine 61-1: 2007 Spartan Gladiator/4 Guys (1500 gpm pump/1000 gal. tank/30 gal. Foam) Engine 61-2: 1994 Spartan Gladiator/EEI (1500 gpm pump/1000 gal. tank) Rescue 61: 2003 Spartan Gladiator/Kenco Heavy Rescue/Technical Rescue Unit Brush 61: 2001 Ford F-450/Reading/4x4 500 gpm/225gal. tank Utility 61: 1994 Ford F-250/Reading Body Car 61: 2007 Ford Expedition (Duty Officer)

*All of the fire companies have additional first-due service areas that extend beyond the bounds of this Region to adjoining townships (e.g., Springfield, Codorus, Hopewell, and North Hopewell).

**Includes First Due and Mutual-Aid responses

A trend that has continued since adoption of the 2000 Plan is declining manpower (volunteers) and increasing call volume. Fire companies are finding it much more difficult to recruit volunteers, due to the time commitment and increased training requirements

mandated by national standards. This is a major concern as the population of the Region continues to climb and more land becomes developed. Another serious issue facing fire companies in the Region is that fundraising has become inefficient. The cost to run fundraising events has increased, thus making it harder to maintain a good profit margin. Simultaneously, the prices of equipment have risen tremendously; today, the cost to outfit a firefighter is nearly \$2,000/person.

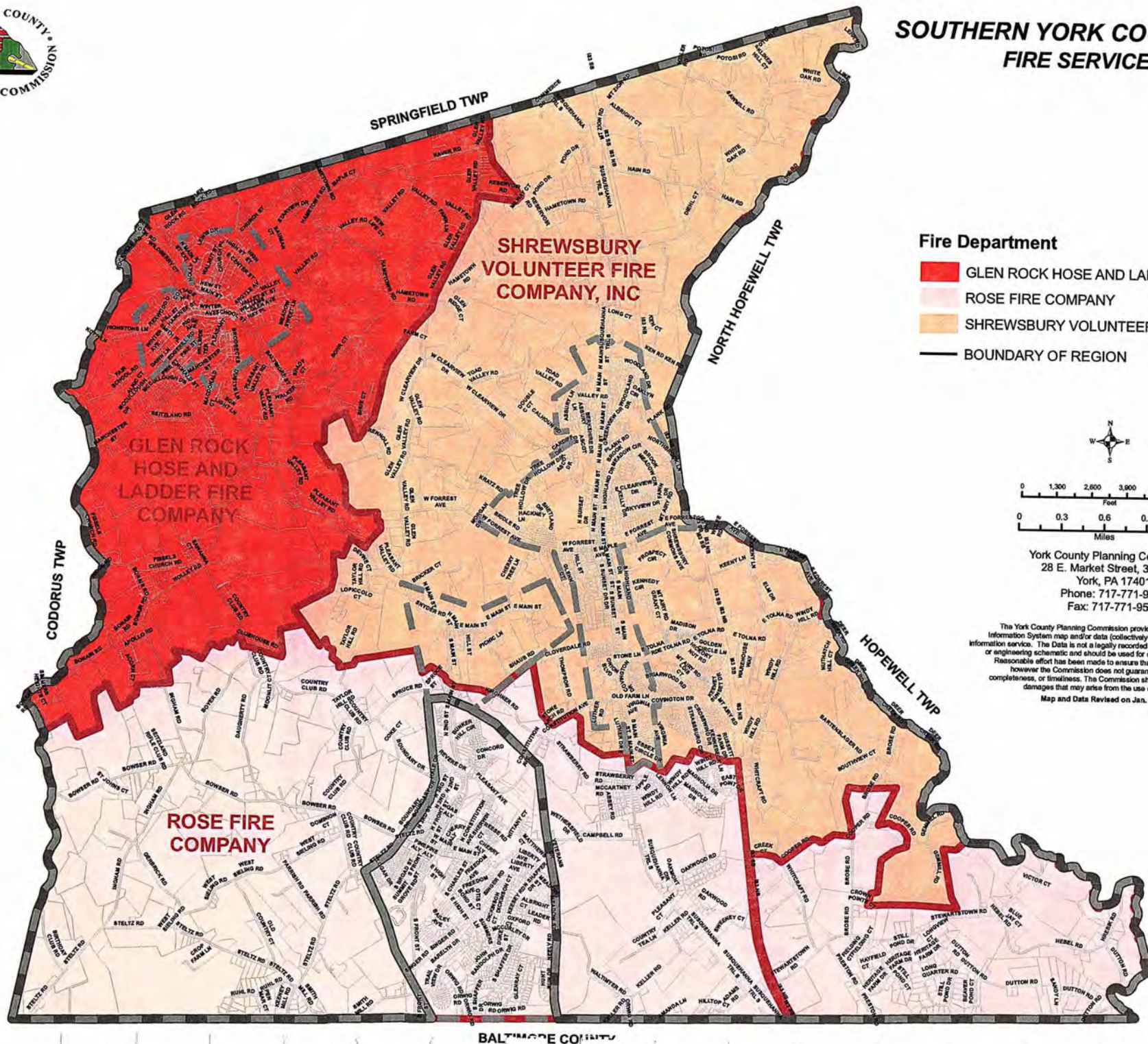
Despite the issues mentioned above, there have been some notable improvements related to increasing the cost effectiveness of each fire company and providing adequate services. All are participating in more inter-company training and mutual aid has increased in an effort to maintain sufficient manpower response at each incident. Also, the Knox Box Program, previously used only by the Shrewsbury Fire Company, is now being used by all fire companies in the Region. Shrewsbury administers the system for the three (3) companies and finds it beneficial for all to be using the same program. This Program provides a secure Knox Box Entry System for area businesses, whereby the fire company can enter an occupied business without damaging the entry doors. The Fire Companies in the Region are also appreciative of the increased dialogue that they are having with the municipalities that they service. For example, in developing its Public Safety Ordinance, Shrewsbury Township sought the input of the local fire company.

Looking to the future, the fire companies identified the need for the following initiatives to be given consideration as support for their efforts:

1. Ongoing financial support from municipalities, including adjusting annual contributions for inflation and developing capital funding arrangements. It is noted that Shrewsbury Township enacted a fire tax (1/4 mill) in 2006 to support the three (3) "first call" fire companies serving the Township.
2. Financial incentives, such as tax breaks, pension plans or gas vouchers, to aid in the recruitment and retention of volunteer fire fighters need to be developed and supported by the served municipalities. At some point, consideration may need to be given to having some paid fire fighters.
3. Forming regional fire companies could possibly improve the viability of fire companies from a financial standpoint, as well as make the area stronger. If the individual fire companies joined forces to create a regional fire company, they would no longer have to compete against one another for recruitments and fundraising.
4. With the increased call volume each year, hiring a regional fire chief to organize operations could prove to be beneficial.
5. Federal and State agencies should offer more grant programs to benefit fire companies.

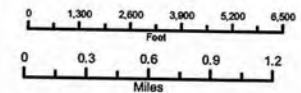


SOUTHERN YORK COUNTY REGION FIRE SERVICE AREA



Fire Department

- GLEN ROCK HOSE AND LADDER FIRE COMPANY
- ROSE FIRE COMPANY
- SHREWSBURY VOLUNTEER FIRE COMPANY
- BOUNDARY OF REGION



York County Planning Commission
28 E. Market Street, 3rd Floor
York, PA 17401
Phone: 717-771-9870
Fax: 717-771-9511

The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct, however the Commission does not guarantee its accuracy, completeness, or timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data.
Map and Data Revised on Jan. 2009

D. AMBULANCE SERVICE

Ambulance service is an obvious lifesaving benefit. Emergency ambulance service involves the pick-up of patients at the scene of an accident or other medical emergency, and their transport to local medical care facilities for treatment. Ambulance service can also involve routine transport, which is the transport of patients from one medical facility to another, or to their home.

The Southern York County Region is served by two (2) ambulance companies whose facilities and service areas are illustrated on the *Ambulance Service Area Map*. The Glen Rock Ambulance Company provides service to **Glen Rock** Borough, the northwestern part of **Shrewsbury** Township, and parts of adjacent municipalities. The Rose of New Freedom Ambulance Company provides service to **Railroad** and **Shrewsbury** Boroughs, the southeastern part of Shrewsbury Township, and all or parts of adjacent municipalities. The following figure and table summarize ambulance service within the Region.

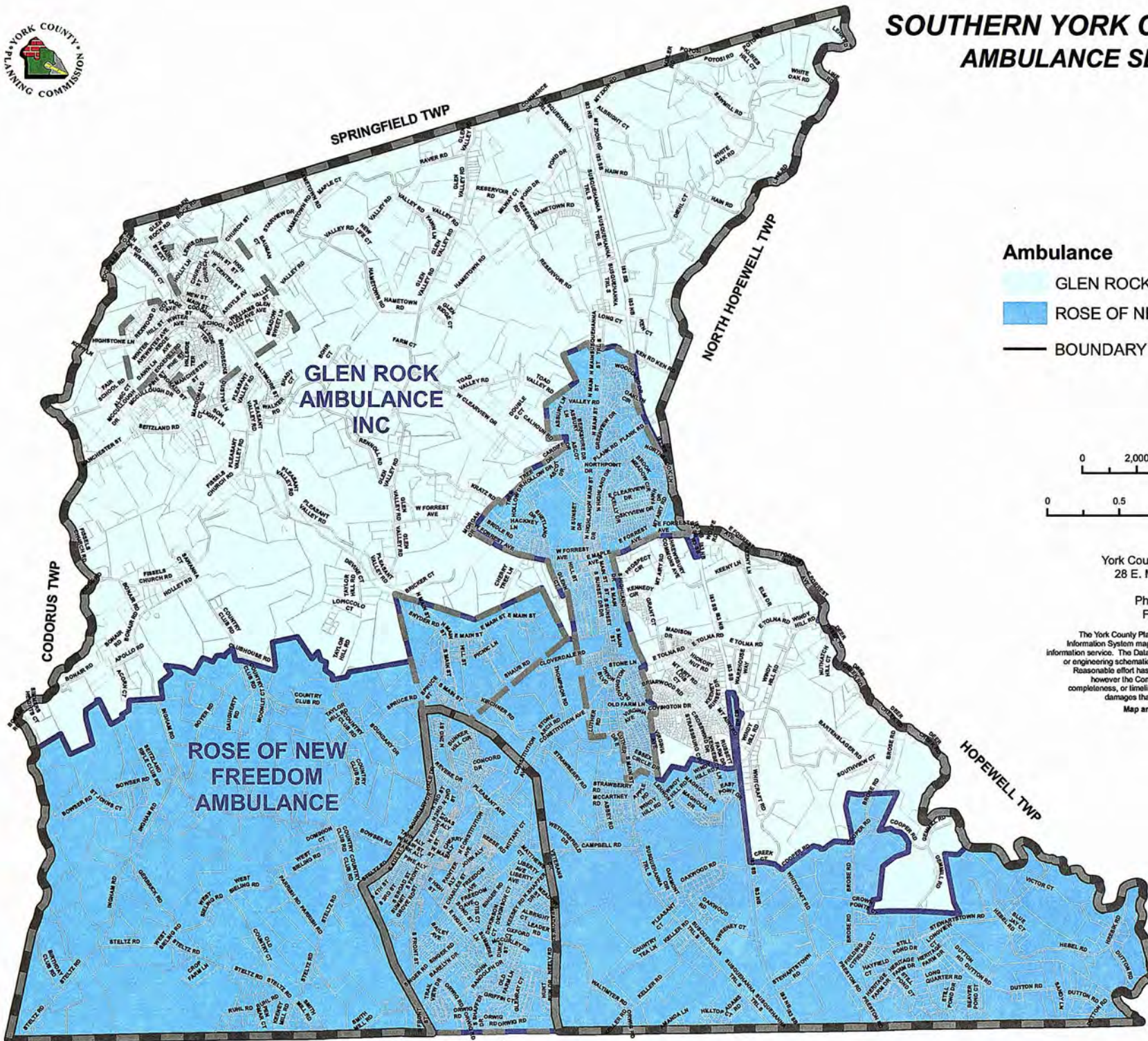
TABLE 40		
SUMMARY OF AMBULANCE SERVICE		
	Ambulance Company	
	Glen Rock	Rose of New Freedom
Service Areas Within the Region (see <i>Ambulance Service Area Map</i>)	Glen Rock Borough & northern Shrewsbury Borough & Township	Railroad Borough & southern Shrewsbury Borough & Township
Station Location Within the Region	15-17 Hanover Street Glen Rock Borough	200 East Main Street New Freedom Borough
Average # of Crew Responding per Call 2001-2007	2	2
Number of Response Incidents per Year 2001-2007	2001 – 540 2005 - 607 2002 – 637 2006 – 643 2003 – 516 2007 - 708 2004 – 544 2007 - 708 (average 599 response incidents/year)	2001 – 1,069 2005 – 1,235 2002 – 1,079 2006 – 1,177 2003 – 1,153 2007 – 1,134 2004 – 1,162 (average 1,144 response incidents/year)
Major Equipment	2 Basic Life Support vehicles	2 Basic Life Support vehicles

Response time is an important indicator of emergency service effectiveness. York County operates a 911 Central Emergency Communication Dispatch System. Under established guidelines, the first-due ambulance company must have a vehicle on the street within six (6) minutes of the initial call. If the first-due ambulance cannot meet its six (6)-minute deadline, the second-due ambulance is dispatched.

As can be seen from the above table and graphs, the Glen Rock Ambulance Club calls have been steadily increasing since 2003, most likely due to residential growth in the service area. Conversely, Rose of New Freedom ambulance responses increased from 2001 to 2005 and have since experienced a gradual decline.



SOUTHERN YORK COUNTY REGION AMBULANCE SERVICE AREA



York County Planning Commission
28 E. Market Street, 3rd Floor
York, PA 17401
Phone: 717-771-9870
Fax: 717-771-9511

The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however the Commission does not guarantee its accuracy, completeness, or timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data.
Map and Data Revised on Jan. 2009

The Rose of New Freedom Ambulance Company is State Certified and currently provides first response for emergency calls on I-83. The company utilizes a paid daytime ambulance crew. Many of the future considerations listed under fire protection apply to ambulance service as well.

E. MUNICIPAL GOVERNMENT

This section provides a description of local government structure and function in the Region's four (4) municipalities. The role of local officials, boards, commissions, authorities, committees, and staff are set forth to provide an understanding of the hierarchy of local decision-making, input into these decisions, and the role of citizen involvement.

SHREWSBURY TOWNSHIP

The Township's administrative offices are located at 11505 Susquehanna Trail South, Glen Rock, PA 17327-9067.

Township Government:

- *Board of Supervisors* - Is responsible for all legislative and financial functions of the Township. The five (5) members, elected at-large to serve staggered, six (6) year terms, meet the 1st Wednesday of each month at 7 p.m. The meetings are advertised and open to the public.
- *Zoning Hearing Board* - Acts on special exceptions, variances and interpretations of the Zoning Ordinance. The three-member, Board of Supervisors-appointed body, which serves staggered, three-year terms, meets on an as-needed basis. The meetings are advertised and open to the public.

Township Administration:

The Township employs the following administrative staff as of 2008:

Full-Time	Part-Time	Contractual
<ul style="list-style-type: none"> · Secretary/Treasurer · Maintenance Dept. (6) 	<ul style="list-style-type: none"> · Assistant Secretary/Treasurer · Maintenance Dept. (1) 	<ul style="list-style-type: none"> · Solicitors (2) · Engineers (1) · Sewage Enforcement Officer · Codes Enforcement Officer · Building Codes Officer · Tax Collector

Advisory Boards and Commissions:

- *Planning Commission* - Advises Board of Supervisors on proposed comprehensive plans, zoning ordinances, map and text amendments and conditional uses; administers subdivision and land development ordinance. The seven (7) member Commission, appointed by the Board of Supervisors, meets on the 3rd Wednesday of each month at 7:00 p.m. The meetings are advertised and open to the public.

- *Environmental Advisory Council (Shrewsbury Township & Railroad Borough)* – Advises the Shrewsbury Township and Railroad Borough Planning Commissions on the environmental impacts of subdivision and land development plans and prepares/maintains an open space plan for Shrewsbury Township. The Council meets on the 4th Tuesday of each month in the Shrewsbury Township Municipal Building at 7:00 p.m.

SHREWSBURY BOROUGH

The Borough's administrative offices are located at 35 West Railroad Avenue.

Borough Government:

- *Mayor* - Serves as chief executive of the Borough and is elected by the general public to a four-year term.
- *Borough Council* - Is responsible for all legislative and financial functions of the Borough. The seven (7) members, elected at-large to serve staggered, four (4) year terms, meet the 2nd Wednesday and, when necessary, the 3rd Wednesday of each month at 7:30 p.m. The meetings are advertised and open to the public.
- *Zoning Hearing Board* - Acts on special exceptions, variances and interpretations of the Zoning Ordinance. The three (3) member, Council-appointed, body serves staggered, three (3) year terms and meets the 2nd Thursday of each month at 7:30 p.m., as necessary. The meetings are advertised and open to the public.

Borough Administration:

The Borough employs the following administrative staff as of 2008:

Full-Time	Part-Time	Contractual
<ul style="list-style-type: none"> · Secretary/Treasurer · Public Works Employees (5) 	<ul style="list-style-type: none"> · Assistant Secretary · Receptionist · Zoning Officer · Building Inspector 	<ul style="list-style-type: none"> · Solicitors (2) · Engineer · Sewage Enforcement Officer · Tax Collector

Commissions, Boards, Authorities, and Committees:

- *Planning Commission* - Advises Council on proposed comprehensive plans, zoning ordinances, map and text amendments and conditional uses; administers subdivision and land development ordinance. The five (5) member, Council-appointed, Commission meets on the 4th Monday of each month at 7:30 p.m. The meetings are advertised and open to the public.
- *Shade Tree Commission* - Acts on shade tree-related issues. The five (5) members of this Commission serve staggered, five (5) year terms and meet the 1st Monday of each month at 7:30 p.m.
- *Sewer Authority* - Is responsible for all functions of the Authority. The five (5) members of this Authority serve staggered, five (5) year terms and meet the 4th Wednesday of each month at 7:00 p.m.

- ***Borough Committees:***

- Water & Sewer
- Public Roads & Lighting
- Public Safety, Welfare & Personnel
- Public Lands & Buildings & Finance
- Retirement & Trustees Pension
- Tax Payer Bill of Rights
- Local Government Advisory
- Council of Governments
- Earned Income Tax Board of Directors
- Vacancy Board
- Police Pension
- Subdivision/Land Development & Zoning

RAILROAD BOROUGH

The Borough's administrative offices are located at 2 East Main Street.

Borough Government:

- *Mayor* - Serves as chief executive of the Borough and is elected by the general public to a four (4) year term.
- *Borough Council* - Is responsible for all legislative and financial functions of the Borough. The five (5) members, elected at-large to serve staggered, four (4) year terms, meet the 3rd Tuesday of each month at 7:30 p.m. The meetings are advertised and open to the public.
- *Zoning Hearing Board* - Acts on special exceptions, variances and interpretations of the Zoning Ordinance. The three (3) member, Council-appointed, body serves staggered, three (3) year terms and meets on an as-needed basis. The meetings are advertised and open to the public.

Borough Administration:

The Borough employs the following administrative staff as of 2008:

Full-Time	Part-Time	Contractual
None	<ul style="list-style-type: none"> • Secretary-Treasurer • Assistant Secretary/Treasurer • Water System Operator • Assistant Water System Operator 	<ul style="list-style-type: none"> • Solicitors (2) • Engineer • Zoning & Permit Officer • Tax Collector

Commissions and Councils:

- *Planning Commission* - Advises Council on proposed comprehensive plans, zoning ordinances, map and text amendments and conditional uses; administers subdivision and land development ordinance. The three (3) member, Council-appointed, Commission meets on the 4th Monday of each month at 7:00 p.m. The meetings are advertised and open to the public.
- *Environmental Advisory Council (Shrewsbury Township & Railroad Borough)* – Advises the Township and Borough Planning Commissions on the environmental impacts of subdivision and land development plans and prepares/maintains an Open Space Plan for Shrewsbury Township. The Council meets on the 4th Tuesday of each month in the Shrewsbury Township Municipal Building.

GLEN ROCK BOROUGH

The Borough's administrative offices are located at 1 Manchester Street, Glen Rock, PA 17327.

Borough Government:

- *Mayor* - Serves as chief executive of the Borough and is elected by the general public to a four (4) year term.
- *Borough Council* - Is responsible for all legislative and financial functions of the Borough. The seven (7) members, elected at-large to serve staggered, four (4) year terms, meet the 3rd Wednesday of each month at 7 p.m. in the Glen Rock Ambulance Club Meeting Room. The meetings are advertised and open to the public.
- *Zoning Hearing Board* - Acts on special exceptions, variances and interpretations of the Zoning Ordinance. The three (3) member, Council-appointed, body serves staggered, three (3) year terms and meets the 4th Monday of each month at 7:30 p.m. The meetings are advertised and open to the public.

Borough Administration:

The Borough employs the following administrative staff as of 2008:

Full-Time	Part-Time	Contractual
· Public Works Employee	· Secretary-Treasurer · Assistant Secretary-Treasurer	· Solicitors (2) · Engineer · Sewage Enforcement Officer · Zoning & Permit Officer · Snow Removal (2) · Tax Collector

Commissions, Boards and Authorities:

- *Planning Commission* - Advises Council on proposed comprehensive plans, zoning ordinances, map and text amendments and conditional uses; administers subdivision and land development ordinance. The three (3) member Council-appointed Commission meets on the 2nd Wednesday of each month at 7:30 p.m. The meetings are advertised and open to the public.
- *Recreation Board* - Acts on park and recreation-related issues. The five (5) members of this Board serve staggered, three (3) year terms and meet the 3rd Monday of each month.
- *Sewer and Water Authority* - Is responsible for all functions of the Authorities. The seven (7) members of this Authority serve staggered, five (5) year terms and meet the 2nd Wednesday of each month.

SOUTHERN YORK COUNTY REGION

- *Southern York County Regional Planning Commission* – Prepares planning studies and advises the participating municipal governing bodies on a variety of

planning related issues. The participating municipalities presently include Shrewsbury Township, and Glen Rock, Railroad and Shrewsbury Boroughs. A representative of each municipality, appointed by their respective governing body, serves on the Commission. The Regional Planning Commission meets on the first Tuesday beginning in February, at 7:30 pm, in the Shrewsbury Township Municipal Building meeting room, 11505 Susquehanna Trail South, Glen Rock, PA.

- *Municipalities should encourage the Southern Regional Planning Commission to provide information for existing and prospective residents and businesses on its website.*

- *Southern York County Library Board – Acts on library issues. The seven (7) members of this Board serve staggered three (3) year terms and meet the 1st Monday of each month at 7:00 p.m. at the Library, located at 80 Constitution Avenue in Shrewsbury Borough. Four (4) representatives of Shrewsbury Borough and one (1) representative of Shrewsbury Township serve on the Board.*

In order to maintain open communication among the Southern Region municipalities in planning for the future, it is recommended that consideration be given to creating the following committees and communication opportunities:

- *Invite the School District and all municipalities in the District to participate in ongoing discussions regarding residential development and the schools need to support development.*
- *A Region-wide committee, such as the Southern York County Regional Planning Commission, to work with Economic Development entities, such as the York County Economic Development Corporation, to enhance commercial and industrial presence in the area.*
- *An ongoing committee to participate in local, regional, and statewide discussions concerning public transportation in Southern York County.*
- *A committee or entity to address communication matters or issues, such as 911 emergency, in the Region.*
- *Periodic regional recreation forums that provide an opportunity for municipal officials and residents to discuss and plan for parklands and park improvements to meet local needs.*

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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		* bandstand * horseshoe pits * handball wall * Scout building * access to Heritage Rail Trail County Park * bars * safety surfaces at playgrounds		* located in Shrewsbury Township * dugouts * bleachers

TABLE 41 PARKS & RECREATION OUTDOOR FACILITIES INVENTORY				
BACKGROUND	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
PLAYGROUNDS	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	
	Hopscotch/Four-Square			
FIELDS & COURTS	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			
	Shuffleboard Courts			
PICNIC	Pavilions	1		
	Picnic Tables	X		
	Barbecue Pits & Grills	2		
	Benches	4	X	
POOLS	Outdoor Pools			
	Indoor Pools			
	Wading Pools			
	Bathhouse			
TRAILS	Walking/Exercise Trails (length)			
	Biking Trails (length)			
	Fitness Trails (no. of stations)			
	Measured Path			
SUPPORT	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**

BACKGROUND	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
PLAYGROUNDS	Swing Sets (swings)			
	Sliding Boards		2 doubles	
	Climbing Equipment		1	
	Merry Go-Rounds			
	Seesaws			
	Sand Boxes			
	Rocking Toys			
	Big Toys			
	Hopscotch/Four-Square			
FIELDS & COURTS	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			
PICNIC	Pavilions	1		1
	Picnic Tables		X	
	Barbecue Pits & Grills			
	Benches			
POOLS	Outdoor Pools			
	Indoor Pools			
	Wading Pools			
	Bathhouse			
TRAILS	Walking/Exercise Trails (length)	X	1.5 mi. (nature)	
	Biking Trails (length)			
	Fitness Trails (no. of stations)			X
	Measured Path			
SUPPORT	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

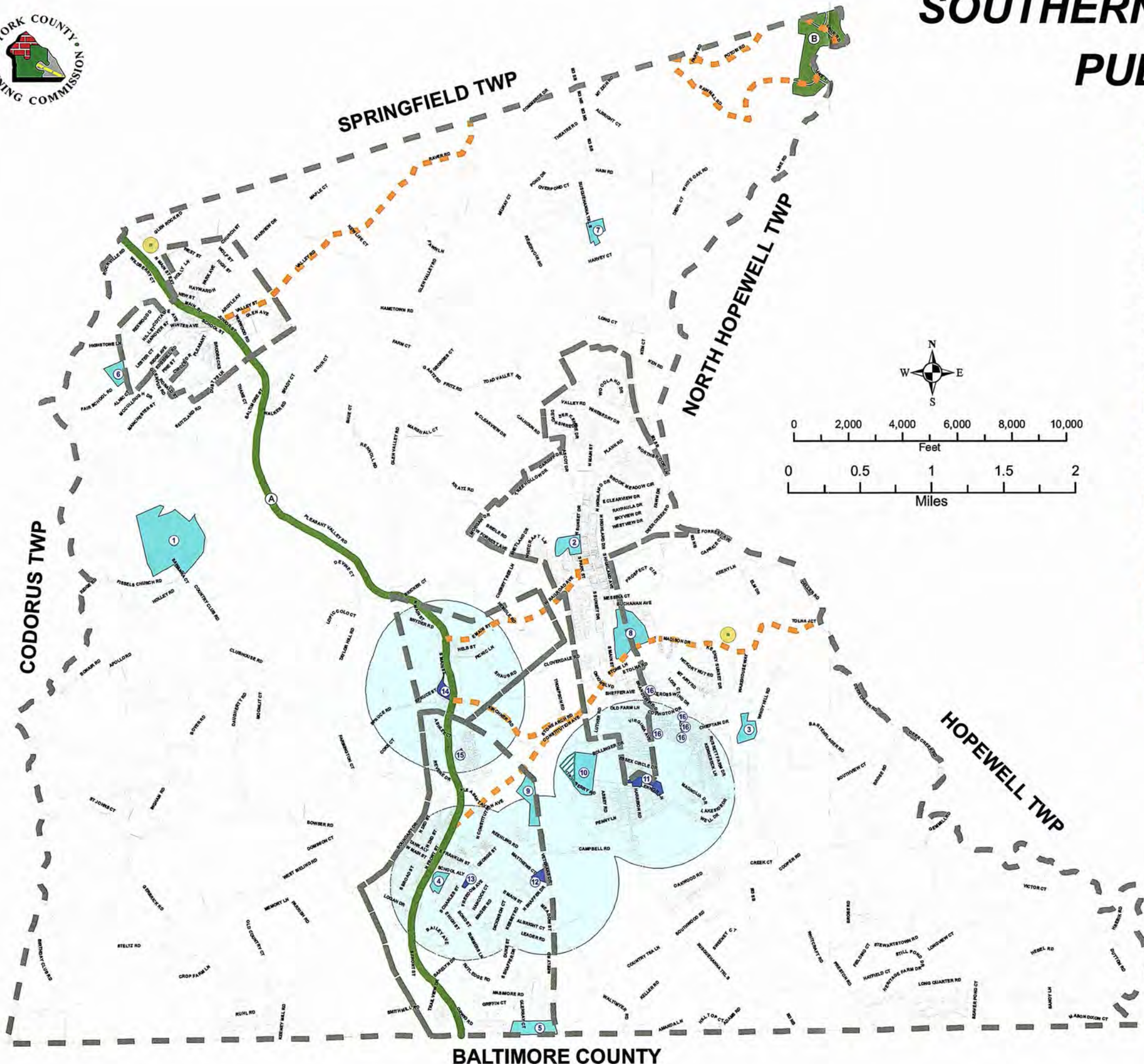
TABLE 41 PARKS & RECREATION OUTDOOR FACILITIES INVENTORY				
BACKGROUND	SITE NAME	Mervin L. Smith Woods	Railroad Park	Bunker Hill Park
	MAP NUMBER/LETTER	13	14	15
	OWNERSHIP & MAINTENANCE	New Freedom Borough	Railroad Borough	New Freedom Borough
	SITE TYPE	Neighborhood	Neighborhood	Pocket Park
	SITE CONDITION	Good	Fair	Excellent
	TOTAL ACREAGE (DEVELOPED)	3.1	3	1.5
PLAYGROUNDS	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			
FIELDS & COURTS	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			
PICNIC	Pavilions	1	1	
	Picnic Tables	X	X	
	Barbecue Pits & Grills	2 (1 large)	1	
	Benches			1
POOLS	Outdoor Pools			
	Indoor Pools			
	Wading Pools			
	Bathhouse			
TRAILS	Walking/Exercise Trails (length)			
	Biking Trails (length)			
	Fitness Trails (no. of stations)			
	Measured Path			
SUPPORT	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				
BACKGROUND	SITE NAME	Southern Farms Pocket Parks	Heritage Rail Trail County Park	Spring Valley County Park
	MAP NUMBER/LETTER	16	A	B
	OWNERSHIP & MAINTENANCE	Shrewsbury Township	York County	York County
	SITE TYPE	Pocket Park	Regional (linear)	Regional
	SITE CONDITION	Fair	Excellent	Very Good
	TOTAL ACREAGE (DEVELOPED)	1.85, .37, .45	NA	868
PLAYGROUNDS	Swing Sets (swings)	1 (6)		
	Sliding Boards			
	Climbing Equipment	1		
	Merry Go-Rounds			
	Seesaws			
	Sand Boxes			
	Rocking Toys			
	Big Toys			
	Hopscotch/Four-Square			
FIELDS & COURTS	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			
PICNIC	Pavilions			X
	Picnic Tables		X	X
	Barbecue Pits & Grills			
	Benches	2	X	
POOLS	Outdoor Pools			
	Indoor Pools			
	Wading Pools			
	Bathhouse			
TRAILS	Walking/Exercise Trails (length)		approx. 8 miles in Region	X (approx. 5 miles)
	Biking Trails (length)		approx. 8 miles in Region	X (approx. 5 miles)
	Fitness Trails (no. of stations)			
	Measured Path			
SUPPORT	Parking Spaces	along street	X	X
	Rest Rooms		X	X
	Water Fountains			
	Snack Bar			
	Waste Receptacles	carry-in/carry-out		
	Bike Rack			
	Signs		X	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



SOUTHERN YORK COUNTY REGION PUBLIC PARKS MAP



Regional Parks

- A. Spring Valley County Park
- B. Heritage Rail Trail County Park

Community Parks

- 1. Susquehannock School Campus
- 2. Charles L. Sweeney Memorial Park & Fairgrounds
- 3. John J. O'Keefe Park
- 4. Marge Goodfellow
- 5. Arlington Ernst Nature Park
- 6. Glen Rock Park
- 7. Hametown Park
- 8. Shrewsbury Elementary School
- 9. Lot 2 Wethersfield
- 10. Miller Family Memorial Park

Neighborhood Parks

- 11. Strawberry Fields
- 12. Coop Field
- 13. Mervin L. Smith Woods
- 14. Railroad Park

Pocket Parks

- 15. Bunker Hill Park
- 16. Southern Farms

Potential Future Trail Linkages

1/2 Mile Neighborhood Park Service Area

Potential Park Expansion Site

Potential Trail Heads

York County Planning Commission
28 E. Market Street, 3rd Floor
York, PA 17401
Phone: 717-771-9870
Fax: 717-771-9511

The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however the Commission does not guarantee its accuracy, completeness, or timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data."

Map and Data Revised on Nov. 2009

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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:

TABLE 43	
REGIONAL PARKS	
Recreational Facility	Municipality(ies)
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.

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

*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 Region-wide 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.

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

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 within 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:*

<i>Facility Improvement</i>	<i>Space Required</i>	<i>Estimated Cost</i>
<i>basketball court</i>	<i>6,000 sq. ft.</i>	<i>\$20,000</i>
<i>1/2-acre open play area (grading & 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>
<i>Subtotal</i>	<i>97,260 sq. ft. (2.2 ac.)</i>	<i>\$154,915</i>
<i>Design and Engineering - 10% of Subtotal</i>		<i>\$15,492</i>
<i>Contingency - 10% of Subtotal</i>		<i>\$15,492</i>
<i>TOTAL IMPROVEMENT COSTS (estimated)</i>		<i>\$185,899</i>

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.

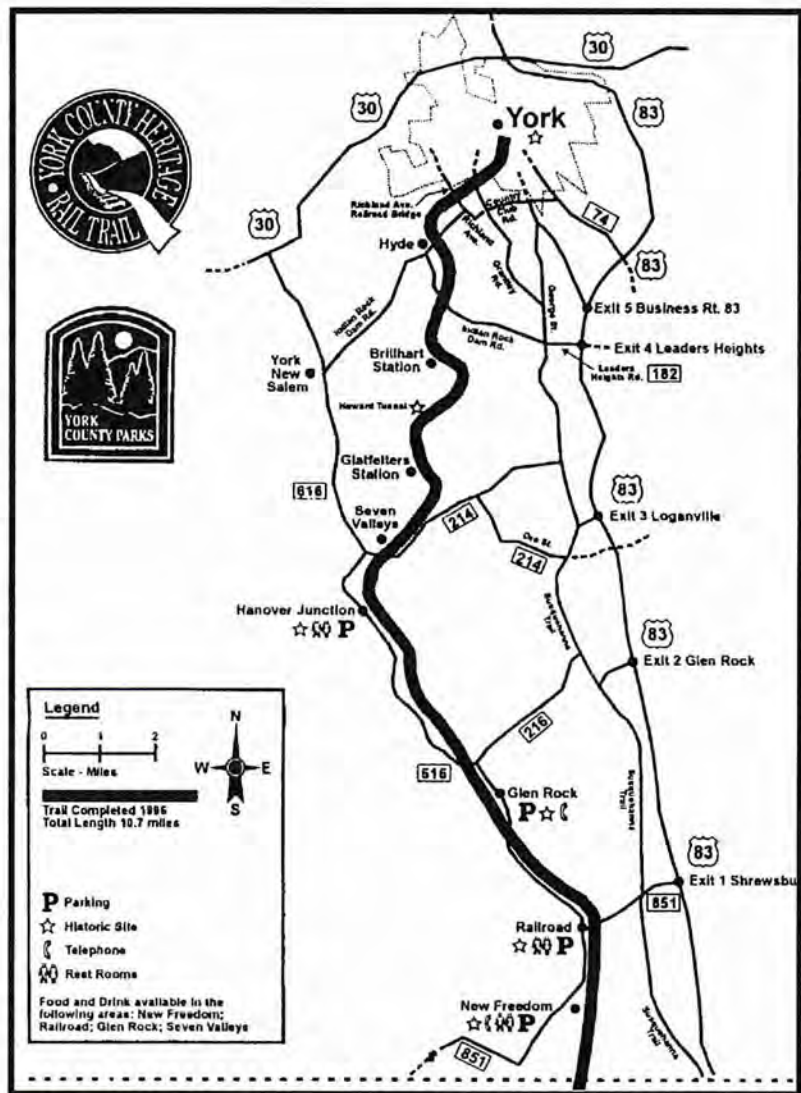
EXISTING FACILITIES

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 State Route 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.

TABLE 46 POTENTIAL PARKLAND FROM MANDATORY DEDICATION			
Area	Projected Residential 2020 Housing Need (see Chapter V)	Residential Dedicated Parkland Standard Currently Used* (Per Lot or Dwelling Unit)	Potential 2020 Dedicated Parkland Acres (Based on Projected Housing Need & Current Standards)
Glen Rock Borough	57	.02**	1.14
Railroad Borough	3	.02	.06
Shrewsbury Borough	279	.02	5.58
Shrewsbury Township	682	.03	20.46
Region	1,021	.022	27.24
<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.

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

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 below. 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 requires 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 environmental area. The Township's Zoning Ordinance also requires that, in subdivisions containing six (6) 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 Region-wide 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.*

XI. PUBLIC UTILITIES



A. SEWER SERVICE

Public sewer service is provided within the Southern York County Region by three entities. Glen Rock Borough offers full sewer service within its municipal boundaries, as well as to part of Shrewsbury Township, while New Freedom Borough provides full sewer service within its municipal boundaries, as well as within Railroad Borough. New Freedom Borough additionally provides wastewater treatment for Shrewsbury Borough who, in turn, sells a portion of its allocated capacity to Shrewsbury Township. The collection lines serving Shrewsbury Borough and Township are owned and operated by the Shrewsbury Municipal Authority. There is only one non-municipal treatment facility in the Township; the Blue Jay Court Mobile Home Park has a community on-lot septic system. The *Public Sewer Map* identifies the major public sewer system and existing and planned future sewer service areas.

GLEN ROCK SEWER AUTHORITY

The Glen Rock Sewer Authority is a seven-member operating authority that provides for public sewage collection and treatment for all properties within Glen Rock Borough, a small adjoining neighborhood within Shrewsbury Township, and the Southern York School District campus.

Wastewater is generally conveyed by gravity to the treatment plant located along Main Street Extended with discharge to the South Branch of the Codorus Creek. The Colonial Meadows development has one (1) local pump station to lift sewage from this developing neighborhood to the remaining gravity system. The Southern York School District Campus is connected to the system by a private eight (8)-inch line that extends about two (2) miles. The collection system is largely comprised of eight (8)-inch clay lines, except downtown where the lines are ten (10), 12 and 15 inches in diameter to collect flows from the other local lines. Most lines are clay, except where they have been added or replaced over the last ten (10) years with PVC.

An expansion of the wastewater treatment plan was completed in 2000, which increased the capacity from 300,000 gallons per day (gpd) to 600,000 gpd. In addition, the sewer lines of the collection system were repaired to eliminate inflow and infiltration problems. During a normal period, the plant records flows between 320,000 and 400,000 gpd. Wastewater treatment processes include contact stabilization, ultra violet, disinfection, and final settling.

As per a September 1998, agreement, Shrewsbury Township purchased a total of 155 EDUs worth of system capacity and public sewer lines were extended to the Pineland area to serve 79 homes located along Edgehill and Glenvue Roads and Pine and Ronald Streets whose on-lot systems were malfunctioning. Glen Rock charges the Township a flat rate to provide for conveyance and treatment within the Authority's system. The remaining 76 EDUs worth of reserve capacity will allow for extension of sewer lines to other remedial areas, such as the Glen Brook Mobile Home Park and Seitzland, which is expected to begin in the very near future.

Today, the system serves about 920 customers, including ten (10) commercial, six (6) industrial, and six (6) institutional; the balance is residential. Clearly the largest single customer is the School District campus, which generates about 3,500 gpd over the course of a whole year. Aside from the School District campus, all of the other nonresidential users are small in scale and therefore generate sewage flows like that of a single residential EDU. Average EDU flows are calculated to be 250 gpd. Therefore, the following analysis regarding future treatment capacity is possible:

TABLE 48	
GLEN ROCK SEWER AUTHORITY – FUTURE TREATMENT CAPACITY	
Proposed Plant Capacity After Expansion	600,000 gpd
Existing Customer Flows (920 x 250 gpd)	-230,000 gpd
Existing Southern York School District Flows	-3,500 gpd
Reserved Shrewsbury Twp. Capacity (55 x 250 gpd)	-19,000 gpd
Remaining Unused Treatment Capacity	347,500 gpd (1,390 EDUs)

From the preceding table, it is apparent that the wastewater treatment plant will have ample capacity to accommodate the limited growth projected within Glen Rock Borough and may present the opportunity to expand its service into adjoining Shrewsbury Township.

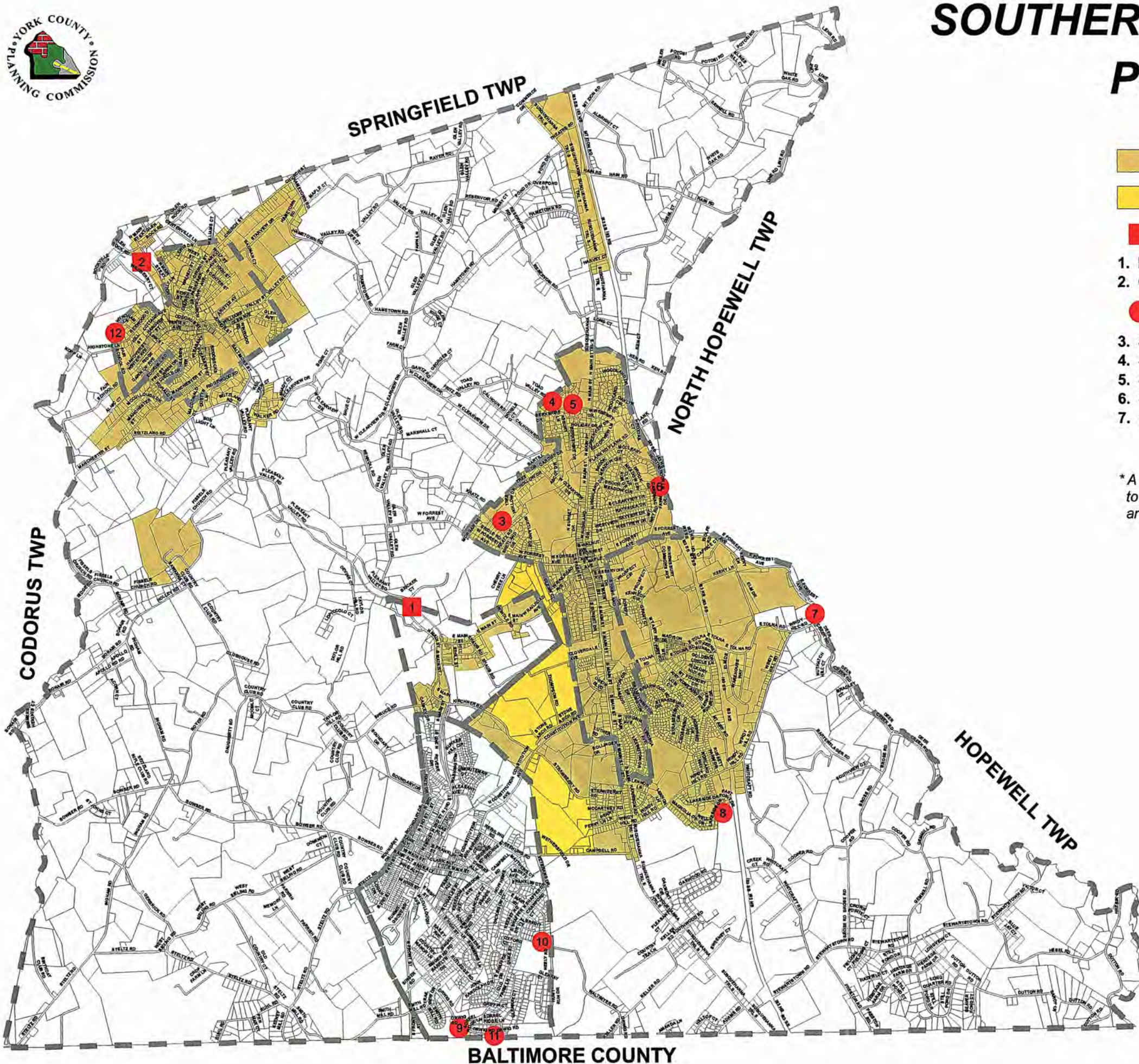
NEW FREEDOM BOROUGH AUTHORITY

New Freedom Borough is served by its own sanitary wastewater collection system and treatment plant. It also provides wastewater treatment for Shrewsbury and Railroad Boroughs, which have allocated capacity in its wastewater treatment plant (WWTP). Shrewsbury Borough, in turn, has reserved part of its WWTP capacity for use by limited areas of Shrewsbury and Hopewell Townships that are within the Authority's service area. The Authority operates under its 1989 Act 537 Official Sewage Plan.

The system's WWTP, located in Railroad Borough, was expanded in 1994 to a design capacity of 2.25 MGD, the cost for which was shared by the three (3) Boroughs according to planned usage. The allocations shown in the table below are reflective of past proportionate use, except that Shrewsbury Borough's planned usage is about two percent (2%) higher to account for system use by Shrewsbury Township. The noted municipal allocations allow for the ultimate build-out of Shrewsbury and New Freedom Boroughs, development within Railroad Borough to the year 2015, and limited development within Shrewsbury Township. WWTP flow for 2006 was 1.659 MGD, about 73.7% of total system capacity.



SOUTHERN YORK COUNTY REGION PUBLIC SEWER MAP



 Existing & Planned Sewer Service Areas *

 Future Sewer Service Areas *

 Sewage Treatment Plants

1. New Freedom Borough Treatment Plant
2. Glen Rock Sewer Authority Treatment Plant

 Pump Stations

3. Shrewsbury Borough Trout Run
4. Shrewsbury Borough North End #1 (Diehl)
5. Shrewsbury Township Deercreek
6. Shrewsbury Township Forest Lake
7. Glen Rock Borough Colonial Meadows

** A very limited number of EDUs remain for Shrewsbury Township to allocate into this area. This is not to be mistaken to be an area that Shrewsbury Borough will allocate their EDUs for usage.*



0 2,000 4,000 6,000 8,000 10,000
Feet

0 0.5 1 1.5 2
Miles

York County Planning Commission
28 E. Market Street, 3rd Floor
York, PA 17401
Phone: 717-771-9870
Fax: 717-771-9511

The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however the Commission does not guarantee its accuracy, completeness, or timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data."

Map and Data Revised on Dec. 2009

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<p style="text-align: center;">TABLE 49 NEW FREEDOM BOROUGH AUTHORITY WWTP ALLOCATIONS AND FLOW - 2006</p>		
Municipality	Allocation MGD (%)	Flow MGD²
Shrewsbury Borough ¹	1.33 (59%)	.849
Railroad Borough	.045 (2%)	.014
New Freedom Borough	.875 (39%)	.796
Totals	2.25 (100%)	1.659
¹ .25 MGD of which is reserved for Shrewsbury Township ² These figures represent the average daily flows of the three (3) highest flow months recorded during the last five (5) years.		

A gravity collection system conveys wastewater from the intercept with the Shrewsbury Borough Municipal Authority, Railroad Borough and most of New Freedom Borough to the WWTP in Railroad Borough. According to the Authority, there are no known portions of the system in which conveyance capacities are exceeded, or expected to be exceeded, within the next few years. New Freedom Borough's collection system consists of eight (8) to 24-inch clay, asbestos cement, PVC and ductile iron lines, the oldest of which dates to the early 1970s. The Borough has a sewer main program to flush, clean and inspect one-third of its system each year. Although recent inspections identified areas with inflow and infiltration problems, the Authority is addressing these problems.

The collection system within Railroad Borough was installed in 1993 and consists of six (6)- and eight (8)-inch lines serving 130 connections (no pump stations). The Borough has no maintenance equipment or personnel and intends to contract with others for this service when needed.

Because bio-solids are land applied to farms, the presence of heavy metals and other contaminants must therefore be closely monitored. All four (4) participating municipalities have adopted municipal ordinances prohibiting the use of copper in new system piping.

SHREWSBURY BOROUGH MUNICIPAL AUTHORITY

A gravity and force main collection system conveys wastewater from the interceptor with the Shrewsbury Borough Municipal Authority, Railroad Borough, and most of New Freedom Borough to the wastewater treatment plant in Railroad Borough. The collection system consists mostly of six (6)-to-14-inch asbestos cement, vitrified clay and plastic lines, with the oldest dating to the 1970s. Railroad Borough inspects its sewer lines every five (5) years. The Authority utilizes its own camera to identify system problem areas. Leak repairs and manhole inserts prevent infiltration and inflow. The Authority's lines are televised every five (5) years. Appropriate funds are budgeted annually for sewer maintenance.

The system's pump stations have capacities and current use levels as shown in the adjacent table. Since the adoption of the 2000 Plan, the Brookview and North End #2 pump stations

have been eliminated and the capacity of the remaining pump stations has decreased with the exception of North End #1. Nevertheless, all stations have significant reserve capacity and no improvements are anticipated.

As of 2006, the Shrewsbury Borough Municipal Authority utilizes approximately .76 MGD of the 1.33 MGD capacity reserved to the Borough and the Township in the New Freedom WWTP, leaving a residual .57 MGD in remaining capacity. The majority of the .25 MGD capacity allotted for Shrewsbury Township is currently either used or allocated for planned development. All remaining Shrewsbury Municipal Authority capacity is allocated towards future development in the Borough, as allowed under its Zoning Ordinance.

TABLE 50 SHREWSBURY BOROUGH MUNICIPAL AUTHORITY SEWAGE PUMP STATION CAPACITIES AND USE LEVELS		
Sewage Pump Station	Capacity (MGD)	2006 Maximum Use Level (MGD)
Trout Run (2)	.408	.147
Forest Lake (2)	.742	.197
Deer Creek (2)	1.238	.478
North End #1 (2)	.259	.075

Within the area of the Township that can be served by the Shrewsbury Borough Municipal Authority's collection system, wastewater treatment capacity for all future development must be secured by landowners through the Shrewsbury Township Board of Supervisors. The limited amount of remaining system capacity reserved for the Township is intended by local officials for emergency or remedial use only. Authority representatives state that open communication with the New Freedom Borough Authority and business and residential customers is very important in the continued effective delivery of public sewer service.

FUTURE PUBLIC SEWER NEEDS

Future public sewer needs include the need to provide wastewater treatment to existing and nearby developing areas, as well as to areas with remedial sewer needs. It is projected that future development within the Region's designated growth areas will receive public sewer service. This includes 100% of all future development within the three (3) Boroughs and 90% of development within the Township. Public sewer should only be extended to areas outside the designated growth areas when necessary to address a health and safety issue.

However, a recent study completed by New Freedom Borough reveals that an ultimate build-out within the Borough would consume all residual capacity and would, therefore, not be available for service outside of the Borough. Likewise, as previously noted, all remaining Shrewsbury Borough Municipal Authority capacity is allocated for future development in Shrewsbury Borough. It appears that Railroad Borough has sufficient capacity remaining to accommodate the very limited amount of residential growth projected to occur by the year 2020. On the other hand, Shrewsbury Township has limited reserved treatment capacity remaining. It appears that the Township has not reserved sufficient treatment capacity to accommodate its projected residential growth through the year 2020. Given the areas planned for growth within the Township, some dwellings are likely to be served by the Glen Rock Sewer Authority and some will be served by the Township's remaining EDU's in the New Freedom Plant. It is also noted that some private parties hold limited EDU's in either or both facilities for future development. The balance will have to be made up in some other way. *In order to accommodate projected growth, Shrewsbury Township officials should*

continue to seek ways to expand/enhance infrastructure, including the provision of public sewer, within designated growth areas.

The village of Seitzland, located in Shrewsbury Township, is the only area of the Region experiencing a significant number of malfunctioning on-lot septic systems. As a result, Shrewsbury Township plans to extend public sewer service, via the Glen Rock Sewer Authority, to serve a limited number of properties within this area in the very near future. The extension of public sewer will eliminate the health and safety issues created by the malfunctioning systems. Aside from the Seitzland area, there are only a couple of other isolated instances of known malfunctioning systems in the Township, and those do not warrant the extension of public sewer.

In areas where public sewer service is not planned, Railroad Borough and Shrewsbury Township intend to rely on the continued use of on-lot sewage disposal systems to meet needs. Except for certain areas with severe on-lot development constraints (mostly ponding and high water tables), most of the Borough and Township are suitable for such systems. However, failure to properly maintain a septic system can lead to premature failure of the septic system, contamination of area drinking water wells, and transmission of waterborne diseases. Thus, to ensure that groundwater resources are kept clean and safe for drinking water, Township officials adopted an **On-Lot Sewage System Management Ordinance** in 2007. This Ordinance establishes a schedule for the periodic removal of accumulated solids from the on-lot septic tanks. *Railroad Borough Officials should also enact such an Ordinance.*

Another important measure that has been taken by Township Officials is to **require that area for an alternate on-lot septic system be reserved on new lots** to meet future needs should the original system fail. *Railroad Borough Officials should amend its Subdivision and Land Development Ordinance to incorporate a similar requirement.*

B. WATER SUPPLY

Public water service is provided within the Southern York County Region by four (4) entities as discussed below. The *Public Water Map* identifies major public water system facilities and existing and planned future water service and franchise areas.

- (1) The **Glen Rock Borough Water Authority** provides water service within the municipality's boundaries as well as a small adjacent area in Shrewsbury Township using bulk water purchased from the York Water Company.
- (2) The **Railroad Borough Water Works** was responsible for water service within Railroad Borough, until its recent acquisition by the York Water Company.
- (3) The **Shrewsbury Borough Municipal Water Works** provides water service within Shrewsbury Borough, as well as parts of Shrewsbury Township.
- (4) The **York Water Company** serves Railroad Borough and a small area in northern Shrewsbury Township, plus has a major transmission line running north to south through the Township.

GLEN ROCK WATER AUTHORITY

The Glen Rock Water Authority is a seven-member operating authority that provides for the storage and distribution of public water to all properties within Glen Rock Borough and adjoining areas of Shrewsbury Township. Since June 1997, the Authority abandoned its local system of source wells in favor of purchasing bulk water from the York Water Company. This decision was the result of the prohibitive cost of monitoring and meeting the ever-increasing water quality standards being imposed upon the Borough's wells. The purchase of bulk water from York Water Company costs less than operating the Borough's wells.

Water enters the system via a 12-inch main that interconnects with the York Water Company lines along the Susquehanna Trail. Two water storage standpipes are located on the east and west end of town. On the east is a 300,000-gallon standpipe, while the western standpipe stores 600,000 gallons. With an average consumption of 160,000 gallons per day (gpd), the existing storage capacity furnishes more than 5.5 days of reserve capacity.

The entire distribution system operates by gravity from the two standpipes. The distribution system is comprised of 2, 4, 6, 8, and 10-inch pipes which are constructed of cast iron, ductile iron, plastic, and concrete. Today, there are 939 customers who use approximately 160,000 gpd. The majority of customers (872) are located within Glen Rock Borough, while the balance is located within Shrewsbury Township. Like with the sewer system, the businesses, industries and institutions have consumption levels like residences; therefore, the average consumption per use is 187 gpd. The Southern York School District does not rely upon public water from this system.

The Authority's agreement with York Water Company does not stipulate a maximum limit on water purchased. Similarly, the York Water Company allows the Authority to extend public water to wherever it is needed. For these reasons, it can be assumed that there are ample resources to serve projected growth with public water in Glen Rock Borough and its vicinity through the life of this Plan, and probably for much longer.

SHREWSBURY BOROUGH MUNICIPAL WATER WORKS

Shrewsbury Borough operates its own municipal water system, which also serves the Southern Farms area of the Township (once annexed to the Borough), as well as Shrewsbury Commons, Shrewsbury Commerce Park and the Lutheran Home, all with service meters inside the Borough. The system utilizes nine (9) wells with a combined safe yield of .727 MGD. Source pumps are adequate to produce safe yield. Water is treated for low pH with caustic soda and high nitrates with dilution, and is disinfected using sodium hypochlorite, and corrosion inhibitor added. Finished water is stored in two (2) standpipes together holding .677 MG and two (2) covered reservoirs with a combined capacity of .675 MG.




SOUTHERN YORK COUNTY REGION

PUBLIC WATER MAP


 York Water Co. Charter Area

 Existing & Planned Service Areas

 Future Service Area

 Source Wells

1. Shrewsbury Boro Pumphouse (PW-1)
2. Shrewsbury Boro (PW-2)
3. Shrewsbury Boro Thompson Well
4. Shrewsbury Boro Smith Well
5. Shrewsbury Boro Blouse Well
6. Shrewsbury Boro Home Well
7. Shrewsbury Boro Meadow Well
8. Shrewsbury Boro Village Well
9. Shrewsbury Boro Woodland Well

 Water Storage

10. Shrewsbury Boro Two Reservoirs
11. Shrewsbury Boro Woodland Water Tank
12. Shrewsbury Boro AMP Water Tank
13. York Water Company Water Tank (planned)
14. Railroad Reservoir
15. Glen Rock Boro Standpipe (east)
16. Glen Rock Boro Standpipe (west)



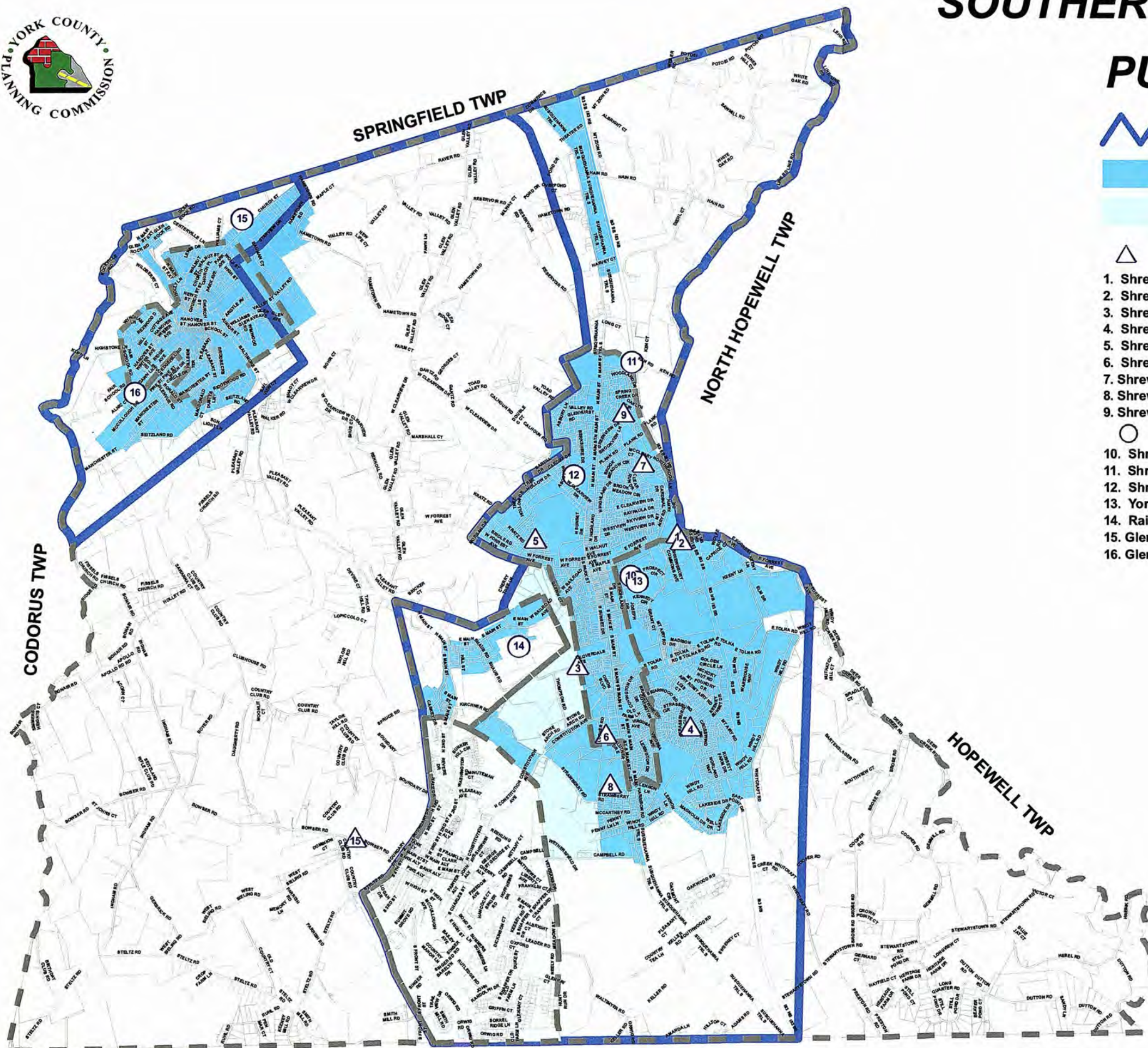
0 2,000 4,000 6,000 8,000 10,000
Feet

0 0.5 1 1.5 2
Miles

York County Planning Commission
28 E. Market Street, 3rd Floor
York, PA 17401
Phone: 717-771-9870
Fax: 717-771-9511

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Map and Data Revised on Dec. 2009



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The distribution system consists of 6-inch to 10-inch transite asbestos and plastic water lines, with a few sections of cast iron pipe. The oldest pipes date to the 1960s. There are no pump stations. In 2006, the system's water consumption was as follows:

TABLE 51 SHREWSBURY BOROUGH MUNICIPAL WATERWORKS 2006 WATER CONSUMPTION		
	Connections	GPD
Residential	1,598	225,022
Commercial	161	85,530
Industrial	5	4,110
Other	19	6,643
Unaccounted	---	30,875
Total	1,783	352,000

Total average daily demand was 352,000 gallons, as compared to 297,019 gallons in 1996, an increase of 18.5 %. Peak system demand, however, decreased from 510,000 gpd in 1996 to 480,000 gpd in 2006. Average daily residential water use per household also declined from 63 gpd in 1996 to 145 gpd in 2006, a decrease of 11%. New meters were installed Borough-wide in 2001.

The system has a residual production capability of 576,000 gpd. System officials do not wish to extend water service outside the Borough's boundaries if this would entail regulation by the Pennsylvania Public Utilities Commission (PUC). The Borough has adopted a Wellhead Protection Plan to protect the groundwater resources that supply the Borough's public wells. Also, both the Borough and Shrewsbury Township have established wellhead protection zones to implement the Plan.

YORK WATER COMPANY

The York Water Company (YWC) serves a small area in the northern part of Shrewsbury Township, where a 16-inch main enters from Springfield Township south along the Susquehanna Trail. The Hametown Pump house, just north of the Township line, has adequate capacity to serve the Township's needs for 15–20 years.

The YWC also serves Railroad Borough and areas adjacent to Glen Rock, Shrewsbury, and New Freedom Boroughs. To serve these areas, YWC has extended its main to the east of Shrewsbury Borough, constructed the one (1) MGD Shrewsbury standpipe and extended a 12-inch main to tie into Railroad Borough. In addition, the YWC provides bulk water to the Glen Rock Borough Water Authority via its connecting main along Church Street.

The YWC utilizes two (2) surface water sources along Codorus Creek with a combined permitted allocation of 42 MGD. A filtration plant located in Spring Garden Township has a design capacity of 30 MGD, of which slightly less than 24 MGD was in use in 2006. The YWC also has several finished water storage facilities, totaling 48 MG, located throughout its service area. A one (1) MG storage facility (standpipe) was built in Shrewsbury Township near Shrewsbury Borough in 1999.