



Recreation Plan

Warrington Township York County, PA

Adopted: Oct. 19, 2005

RothPlan

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I. Introduction

A. Purpose of the Plan

Like any business, local governments need to chart future plans so that they can assure an efficient use of resources. Local governments are in the business of assuring public welfare and delivering public services. The preparation of a Recreation Plan provides a deliberate framework of information that can be used to make future decisions regarding the delivery of recreation services. In addition, this Plan will identify ways for Warrington Township to work with the School District, to make the Township a better place to live and play.

One definition of planning is “the allocation of municipal resources toward municipal goals and objectives”; this definition embodies the essence of this study. This study first catalogs, maps and describes the Township's recreation-related resources. These resources include land, streams, roads, parks, neighborhoods, programs, schools, staff, finances, and so on. Analyses are performed to determine the capability of these resources to serve or accommodate recreation/open space needs.

Next, a set of planning goals are formulated. These goals establish a list of priorities that need to be addressed. Third, the goals are applied to the municipal resources, yielding a future scheme for the development of parklands.

Finally, implementation strategies are discussed and recommended that enable the Township to set in motion the analyses and information presented in the Plan. These strategies will involve those planning technologies currently available for use by local governments within the region. In the end, any planning process is meaningless, unless its recommendations find application as part of the Township's business—the protection of public welfare and the delivery of public services. This Plan will serve as a supplement to the Township's Official Comprehensive Plan concerning matters of parks and recreation.

B. How to Use This Plan

This Recreation Plan is aimed at assisting local officials in the administration of the Township's recreation facilities. Many action-oriented recommendations have been expressed throughout the Plan text; these recommendations have been ***italicized and printed in bold letters***, so that the decision-maker's attention is immediately drawn to them. The maps within the Plan have also been carefully prepared and colored, so that the information can be easily visualized. The many analyses utilized throughout the study were devised to maximize utility of the findings. Step-by-step description of these methodologies have been furnished to enable the reader to gain a better understanding of the issue, and its planning implications. Finally, a detailed table of contents appears at the beginning of the text, which provides quick reference to the appropriate sections of the study. All of these features will aid local decision-makers in their evaluation of future recreation proposals.

A second important function of this Plan is its collection of important information. The Plan provides convenient access to a wealth of up-to-date information concerning its many interrelated factors. This information will serve, not only Township officials, but service agencies, property owners, residents, business leaders, and prospective developers. The cataloging of existing conditions will also provide the groundwork upon which future Plan updates can be more easily accomplished.

Finally, the Plan conveys a set of policies regarding future recreation development within the Township. These policies are based upon the Township's goals and can be useful to local decision-makers. In addition, many of the recommendations of this Plan specifically respond to the wishes of the general public, who were heard at several "town meetings" during the Plan's preparation. Therefore, the Plan incorporates extensive public input.

In summary, it is important for all of those persons involved and/or interested in the delivery of recreation services to read and understand this entire Plan. Then, local decision-makers should keep it handy when evaluating future development proposals, service adjustments or public investments. The Plan's format will avail considerable information, analysis and expertise, without requiring its complete rereading. In the end, it is hoped that the Plan will become a powerful, yet practical, tool in local decision-making.

II. Study Goals

"If you don't know where you are going, any road will take you there!"

-An old saying

For any project to maximize its likelihood for success, it is important that goals be established to guide the efforts. This Plan and the Township's park and recreation services are no exception. The following lists the goals that have been expressed for this Plan. This list is derived from discussions with local officials during January, 2005.

The overall goal of this plan is to establish a process by which Township residents can be provided with a suitable level of recreation facilities as growth occurs. The following lists the goals of this Plan by several key components:

A. Planning Goals

1. Coordinate the use of the Township's facilities among its many varied users, so that anyone can use the Plan to understand who is responsible for park improvements, maintenance and scheduling.
2. Enlist volunteer support in the delivery of recreation service.
3. Offer recreation facilities for everyone, young and old, active and sedentary, competitive and passive, etc.
4. Inventory existing facilities and determine the level of service they provide to the Township. Identify deficiencies at existing parks and suggest specific actions of remedy.
5. Generate public support for recreation by educating them about its benefits.
6. Foster a spirit of cooperation among the Township, the School District and other volunteer and semi-public groups.
7. Coordinate local development policies with the management plans for improvement of the water quality in Pinchot Lake.
8. Protect the integrity of the PA State Gamelands located within the Township.

B. Facilities Goals

9. Aside from the Township's recently acquired community park, continue to rely upon the abundant recreation facilities and programs offered at the Gifford Pinchot State Park and the School District.
10. Provide an objective and reasoned system for the acquisition of new parks and recreation opportunities, the improvement of existing parks, and the maintenance of all parks.
11. Conceptually plan for streamside buffers as a means of improving water quality, and providing recreation and "hands-on" educational settings.
12. Seek to link parks, schools and other activity centers with linear parks, streamside buffers and sidewalks with special attention paid to bike routes and hiking trails.
13. Ensure that parks are well-kept, attractive and safe.

C. Administration Goals

14. Improve the planning and coordination of recreation facilities.
15. Perform the requisite analyses to justify the Township's use of mandatory dedication or fees-in-lieu-of thereof of parklands within its subdivision and land development ordinance.
16. Present recommendations regarding the most efficient and effective methods to provide parks.

III. Community Background

A. Historical Sketch of Township Recreation Service

In the past Warrington Township has relied upon the Northern York County School District for its park and recreation facilities and services. Also, the location of the Pinchot State Park within the Township afforded residents convenient access to regional park facilities and activities. However, since 1994 the Township has sponsored a day camp for kids over the summer. Today this program employs several part-time paid employees:

- A Recreation Director;
- 5 Group leaders;
- 2-3 Group helpers; and,
- an EMT.

In addition, the day camp relies upon 10 volunteer helpers.

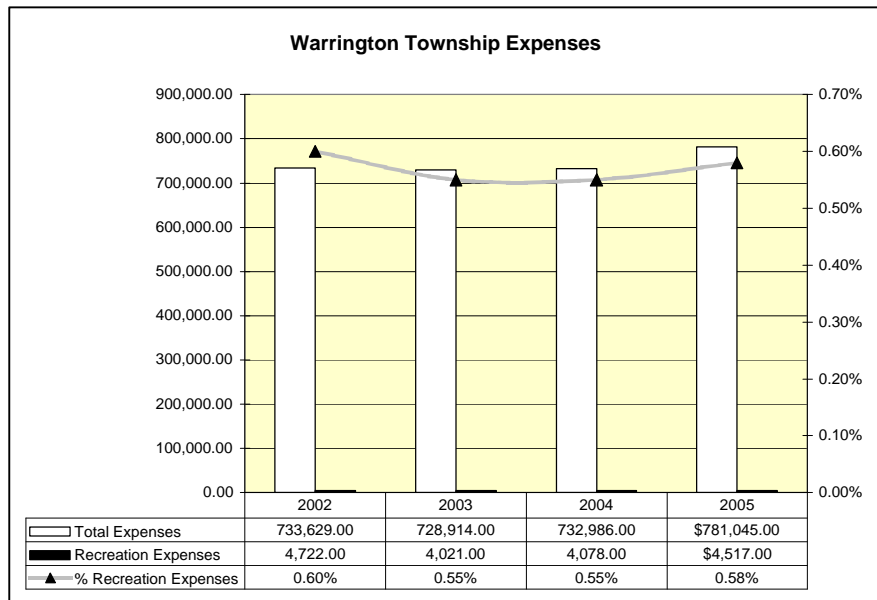
On October 20, 1999 the Township purchased 21.7 acres located behind the Township Office building in the Village of Rosstown for its first community park. Since then the Township has undertaken a wetlands delineation on the site which has been approved by the US Army Corps of Engineers. More recently, the Township formed a Recreation Committee to identify and design proposed improvements for the Community Park; this group has met monthly with a local park designer and is nearing completion of the park design. Based upon the results of this design process the Township intends to implement a park construction project as recreation funds become available.

B. Municipal Budget Profile

The adjoining graphs show the Warrington Township's reported total expenditures and those assigned to culture/recreation needs during the years 2002 through 2005.

The Township's budget has dipped slightly since 2002 but is showing slight growth over

the last two years. Over this period the expenses associated with recreation have exhibited similar trends but accounts for less than 1 percent of the total Township budget.



C. Township Administration

Office Address

3345 Rosstown Road, Wellsville, PA 17365

Office Phone Number

(717) 432-9082

Office Fax Number

(717) 432-7238

Office Hours

Mon. thru Fri. 9:00 AM to 5:00 PM.



Warrington Township Municipal Building

Description of Office and Facilities: The current municipal building is located on the north side of PA Route 177 in the Village of Rosstown. It contains 4 rooms with a total floor area of 1789 square feet. All rooms are ADA compliant. The meeting room contains 896 square feet and can seat 40 to 50 occupants. A common office area has 580 square feet and another office has 121 square feet. The file room contains 192 square feet.

Township Board of Supervisors - Within Warrington Township the Board of Supervisors are the elected officials who have the final authority on all matters of the Township. This is also true with respect to parks and recreation. They allocate funds and manpower among all of the Township's functions including parks and recreation. To assist their decision-making they have created several boards and staff positions. The 5-member Board meets in the Municipal Building on the first and third Wednesday of the month, at 7:00 p.m. Each supervisor serves a 6-year term.

Municipal Staff: Staff currently consists of six paid employees as follows:

- Full-time Manager;
- Full-time Zoning, building and code enforcement officer;
- Full-time Road Foreman;
- 2 full-time road crew; and,
- Part-time administrative assistant.

Planning Commission: Members are appointed for 5-year terms. The 5 members meet in the Municipal Building on the fourth Wednesday of the month, at 7:00 p.m. The Planning Commission advises the Board of Supervisors on matters of community planning and the review of various zoning, subdivision and land development reviews. As such they will play an important role in the implementation of the mandatory dedication of parklands.

Recreation Committee – This group of volunteers have been meeting monthly with a local design consultant to propose an initial design for the development of the Township Community Park. While the Board of Supervisors have not officially recognized this Committee with any authority; they have nevertheless assisted in this capacity. The group meets the first Monday of each month at the Township Office.

With adoption of this plan comes the ability of the Township to collect mandatory dedicated parklands or fees-in-lieu thereof. This is the best, and most widely-used method of park system acquisition and development that enables municipalities to keep pace with growth. However, the use of this technique requires expertise on the specific applicable provisions of the Municipalities Planning Code that enable it. In addition, since this technique is applied during the subdivision and land development process, it forces those involved in the delivery of parks and recreation to become part of that review process.

All of these “details” will likely strain local staff and officials’ knowledge and resulting initial use of the mandatory dedication approach. Therefore it is recommended that the Township sponsor a workshop for those involved in the process to educate all about how to apply this new approach.

This workshop should focus upon:

- 1. the duties of each person/agency in the review procedures of proposed developments with dedicated parklands or fees-in-lieu thereof;***
- 2. the specific deadlines imposed upon the development review process;***
- 3. the actual language contained within Section 523 of the Warrington Township Subdivision and Land Development Ordinance;***
- 4. the language of Section 503.(11) of the Municipalities Planning Code; and,***
- 5. any applicable provisions of the Warrington Township Zoning Ordinance that provide incentives and design flexibility for the creation and protection of parklands and open spaces.***

This workshop could be presented by the Township’s planning consultants, the Township’s Solicitor, the Township’s engineer, local officials from adjoining municipalities who have experience with the process and/or staff from the State.

Even after conducting this workshop, the review and approval of a development proposal can be difficult and require skillful negotiation. Therefore, it is recommended that the Township hire expert development plan review assistance from planning and engineering experts during the first few proposals that run through the process. These experts should assist staff review such proposals and attend the various Board and Commission hearings where the actual formal actions occur. Then once local staff and officials become comfortable with their duties and roles, these “experts” can be used on an as-needed-basis, upon request from the Township.

It is also important to note the Township Planning Commission will now begin to play a role in the acquisition and development of parks since they are integral to the subdivision and land development review process. They too, should participate in the workshop.

D. Recreation Maintenance

Most rural Township’s beginning to develop their park system, generally assign park maintenance duties to general maintenance staff already in place. Since the Township has no “developed” park to maintain the need for park maintenance has not existed. However,

Warrington Township must recognize that its new community park will require maintenance if it is to remain functional attractive and safe. Therefore, the Township should devise a description of the duties of park maintenance, even if it is to be assigned to general maintenance staff of the Township. ***It is important that the Township clearly describe in detail those routine tasks that will be required to keep the parks in good condition. This should include a duty-roster of tasks to be completed at regular intervals (eg. daily, weekly, monthly, seasonally, annually, as needed, etc.) In addition, the maintenance staff needs to know what constitutes “good condition” for park maintenance. The Township should develop specific descriptions of standards-of-care for each park and its facilities so that all have the same expectations of what constitutes acceptable maintenance. Identification of these duties could require help from an outside consultant.***

Typically the Township could expect to devote 15 - 20 man-hours per week to park maintenance during the spring, summer and fall months and 10 man-hours per week in the winter. The following lists typical grounds-keeping and facilities responsibilities associated with a community park:

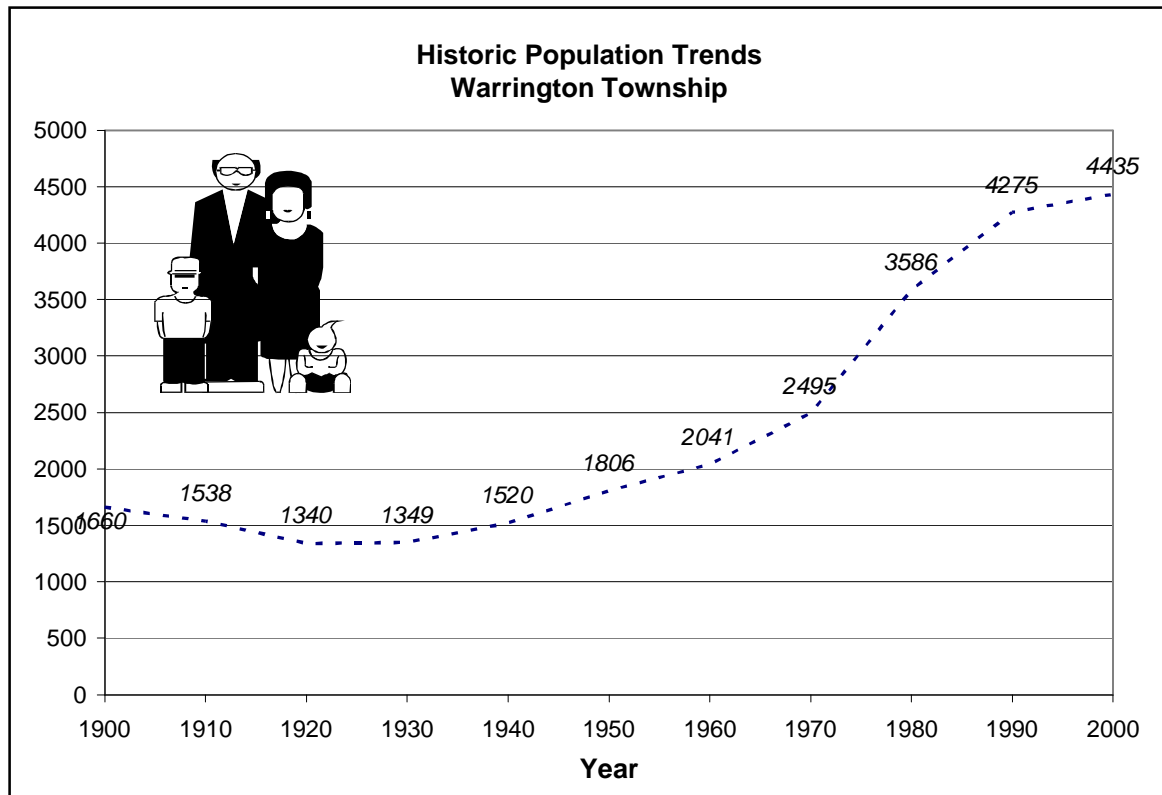
1. grass mowing;
2. trimming and weeding around buildings, paths, flowers, shrubs, trees, fences;
3. planting of flowers, trees, shrubs;
4. raking, collection of leaves, twigs, etc.;
5. trimming of shrubbery, trees;
6. mulching of gardens, play areas;
7. fertilizing and seeding lawn areas as needed and as scheduled;
8. cutting dead trees as needed;
9. collecting trash, paper, rubbish, emptying trash receptacles on a regular basis;
10. cleaning of rest rooms on a weekly basis from April to November & winterize in November;
11. sweeping off athletic courts and pavilion, picnic shelter, & gazebo;
12. raking of sandbox, volleyball court and horseshoe pits as needed;
13. filling of holes in the Park as needed;
14. checking grounds for glass, rocks — especially trails;
15. checking of nature trail and bridges for maintenance and repair;
16. painting/staining of trash receptacles, shuffleboard courts, kiosk, benches, picnic tables, pavilion, picnic shelter, etc.;
17. inspecting and repairing of all of the above;
18. maintaining athletic courts, fences and nets;
19. inspecting playground, water fountain and rest rooms daily; and,
20. keeping sidewalks and parking lots cleared of snow and ice.

E. Recreation Programs

Warrington Township has offered a summer Day Camp for Kids since 1994 relying largely upon part-time paid staff and volunteers. This is the only program within the Township at this time.

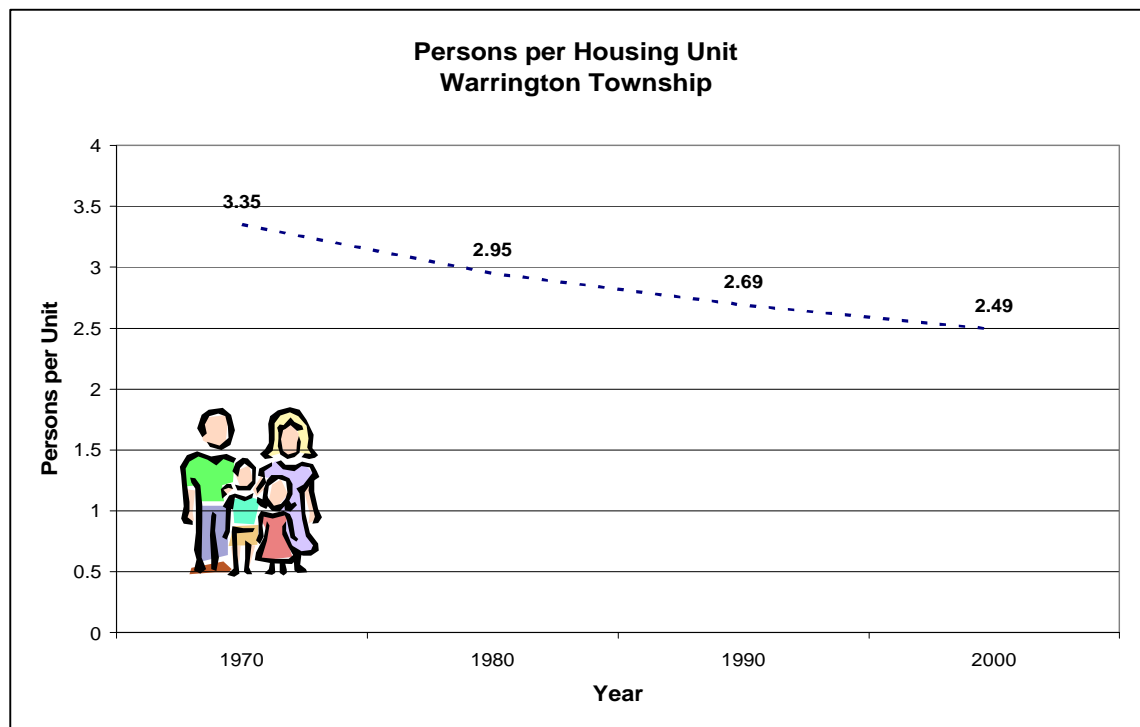
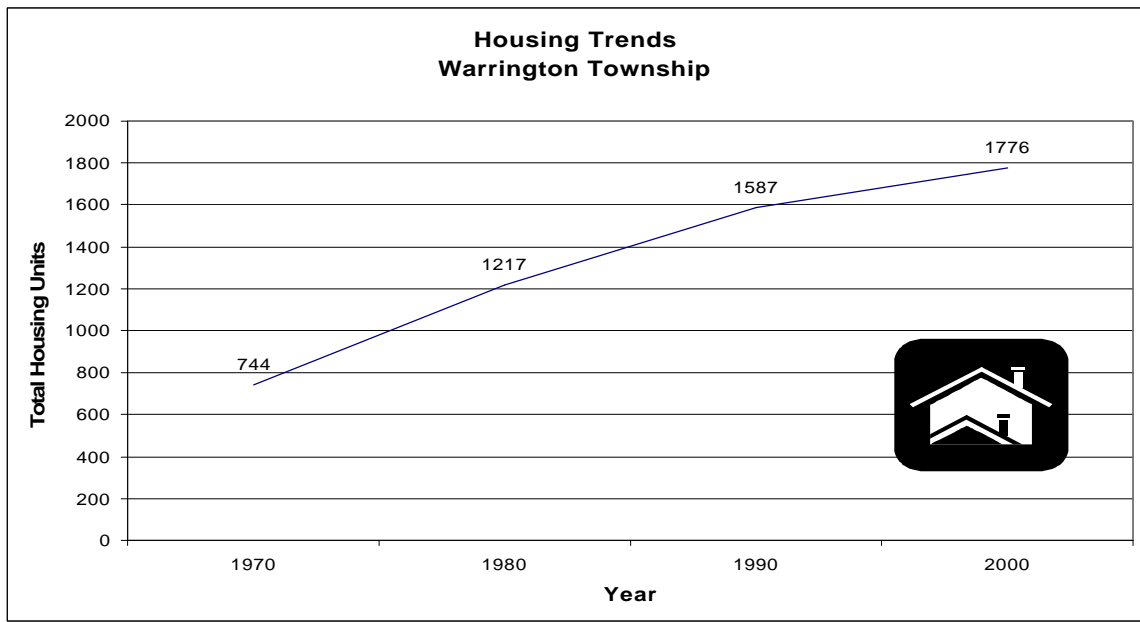
F. Population & Housing Studies

The allocation of municipal resources, including recreation, must consider the population to be served. Obviously, the overall size of a population is related to the amount of recreational services and parklands that must be provided. The historical growth pattern of an area provides insight as to the growth that might be expected in the future. The following graph and table lists the amount of **population growth** that has occurred over the last century within the Township.



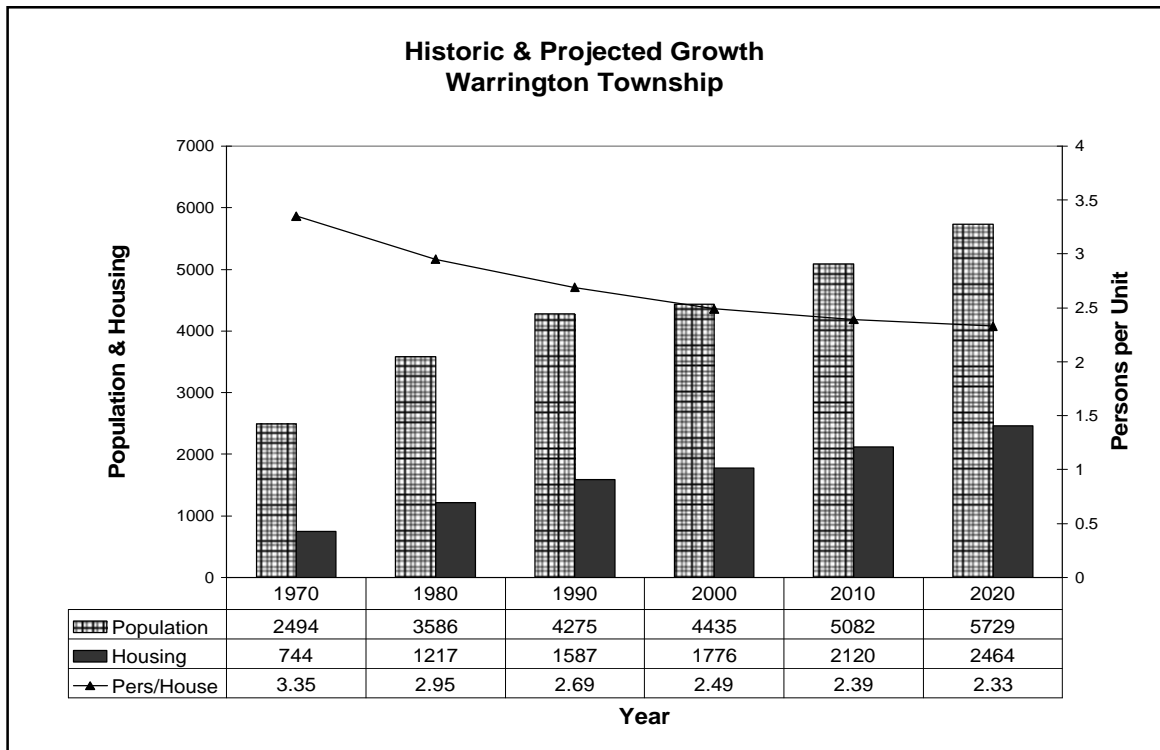
From the above graph, several trends are visualized. First, the Township began the last century with a period of slight decline until about 1930. Then between 1930 and 1970 it grew slightly. However, after 1970 the Township experienced steady and moderate growth through the last Census in year 2000. In that period the Township's population nearly doubled. The 1970s brought the greatest growth with 1091 new persons added, while the 1990s posted only a gain of 160 persons.

In addition to population growth, another important consideration when projecting how fast an area will grow relates to its number of housing units. The following graph shows the number of housing units within The Township since 1970. Like the Township's population which has increased steadily over the last half century, the number of housing units has increased over the same period. However, the rate of change for housing units is greater than that recorded for population. Between 1970 and 2000, the Township's population grew by 78 percent; however, its housing stock increased by 139 percent. This occurred because fewer people are living together, as family sizes have decreased and more people are living by themselves. This trend has also occurred throughout York County as a whole and throughout the nation for several decades.



Review of the population and housing trends for the Township over the last few decades reveals a very uniform and steady rate of population and housing growth. This suggests that an arithmetic or linear extrapolation should produce reliable predictions of future population increase if outside influences are not permitted to affect development within the Township. While this technique is considered one of the most basic of projection techniques, it also is one of the most powerful as it considers all of the factors that have affected past growth. For these reasons the linear projections for years 2010 through 2020 will be used to allocate the Township's resources through the balance of this Plan.

As can be seen in the following graph, a “natural” growth curve extends for both the population and housing bars between the historic rate experienced in the past through the projected growth to the year 2030. Similarly, the descending line depicting the reducing average household size also follows a “normal” curve since the large reduction experienced during the 1970s. The table below the graph depicts the net projected changes to population, housing and persons per housing units, for the Township through the year 2020.



Projected Net Changes Per Decade		
Year	2000 to 2010	2000 to 2020
Population	647	1294
Housing	344	688
Persons/Unit	-0.10	-0.16

Age Profile		
Age Group	Warrington Township	York County
0-5 yrs	231 (5.2%)	(6.1%)
5-9 yrs	289 (6.5%)	(7.1%)
10-14 yrs	334 (7.5%)	(7.3%)
15-19 yrs	297 (6.7%)	(6.6%)
20-24 yrs	196 (4.4%)	(5.1%)
25-64 yrs	2669 (60.2%)	(54.3%)
65+ yrs	419 (9.4%)	(13.5%)
Median Age	39.5 years	37.8 years
Comments: Overall, the Township population has a median age 1.7 years older than that of York County. The Township has proportionally fewer infants and elementary-age children, but slightly more middle and high-school age children than York County. It has fewer young adults but more middle-age adults. The Township has fewer seniors than does York County as a whole.		

Gender Profile				
Gender	Warrington Township		York County	
Male	2212 (49.9%)		49.2%	
Female	2223 (50.1%)		50.8%	
Comments: The Township has slightly more females than males but a closer mix than that found throughout the whole County..				
Racial Composition & Hispanic/Latino Origin				
Race	Warrington Township		York County	
White	4,367 (98.5%)		(92.8%)	
African American	10 (0.2%)		(3.7%)	
Native American	5 (0.1%)		(0.2%)	
Asian	19 (0.4%)		(0.9%)	
Pacific Islander	0 (0%)		-	
Other	3 (0.1%)		(1.4%)	
Bi-racial	31 (0.7%)		(1.1%)	
Hispanic/Latino	46 (1.0%)		(3.0%)	
Comments: Overall the Township has less racial diversity than does York County. In total minorities comprise about 1.5 percent of the Township's population as compared with 7.2 percent of the County's makeup. The Township has considerably more residents of Hispanic/Latino descent, outnumbering each of the other minorities but only one-third the proportion recorded throughout York County.				
Income				
Area	Per Capita	Median Family	Median Household	Persons Below Poverty
Warrington Township	\$21,368	\$51,941	\$47,425	115 (2.6%)
York County	\$21,086	\$52,278	\$45,268	(6.7%)
Comments: Per capita and median household incomes across the Township are slightly above the Countywide average. However, median family incomes are slightly below the County averages. Township officials should make sure that opportunities for affordable housing are provided within the Township so as not to exclude families and households with modest incomes. The Township has relatively less poverty than the whole County and considerable less than that across Pennsylvania which is about 11 percent. Special outreach opportunities and programs should be targeted to assist less fortunate individuals and local officials should be mindful of these limited incomes when planning for costly public infrastructure and services.				
Education				
Area	High School Diploma		4+ Year @ College	
Warrington Township	75.8%		15.7%	
York County	80.7%		18.4%	
Pennsylvania	81.9%		22.4%	
Comments: Warrington Township has educational attainment rates considerably below the York County and State averages.				

G. Existing Land Use

An inventory of existing land uses is essential in understanding a municipality's need for parks and open spaces. Parks should be located so as to offer convenient and safe access to neighborhoods. Also, conservation strategies for open space should examine the network of undeveloped areas for potential linkages and corridors.

To determine existing land uses, three sources were consulted. First, the York County Planning Commission has prepared a land use GIS map coverage which relies upon recorded tax parcel information. Next, forest cover was derived from digital aerial photograph interpretation by the staff of the York County Planning Commission. This information was super-imposed over the tax parcel data so that underlying land use categories could still be identified.



Aerial Photograph of the Village of Rossville

Finally, this GIS data was field verified via a windshield survey conducted in March, 2005. Overall the Township's land use pattern is very rural with small and scattered businesses. Residential uses vary widely by design and size but are mostly single-family detached dwellings. The Township's largest land uses are recreation-related and it is evident that these larger uses dominate the local economy and activities. The Village of Rossville appears to be a recently improved crossroad Village where the bulk of the Township's commercial services are confined. Individual land uses are depicted on the ***Existing Land Use Map***. The following tabulates land area devoted to various existing land use categories as identified within the County's GIS data.

Existing Land Use Acreage by Category		
Category	Acres*	Percent of Total Land Area*
Agriculture/Conservation	34,903	81%
Low-Density Residential	4,387	10%
Mobile Home Park	33	0.07%
Multi-Family Residential	40	0.09%
Commercial	56.5	0.1
Commercial Resort	376	0.8%
Industrial	101	0.2%
Public/Semi	3318	7.7%

*Acreages and percentages are approximate

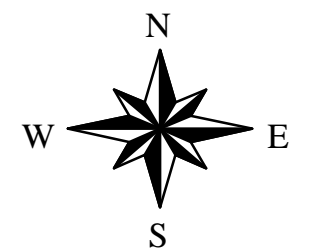
WARRINGTON TOWNSHIP

YORK COUNTY, PA

EXISTING LAND USE

-  Woodlands
-  Agriculture/ Conservation
-  Low Density Residential
-  Mobile Home Park
-  Multi-Family Residential
-  Commercial
-  Commercial Resort
-  Industrial
-  Public

- Pipeline Development



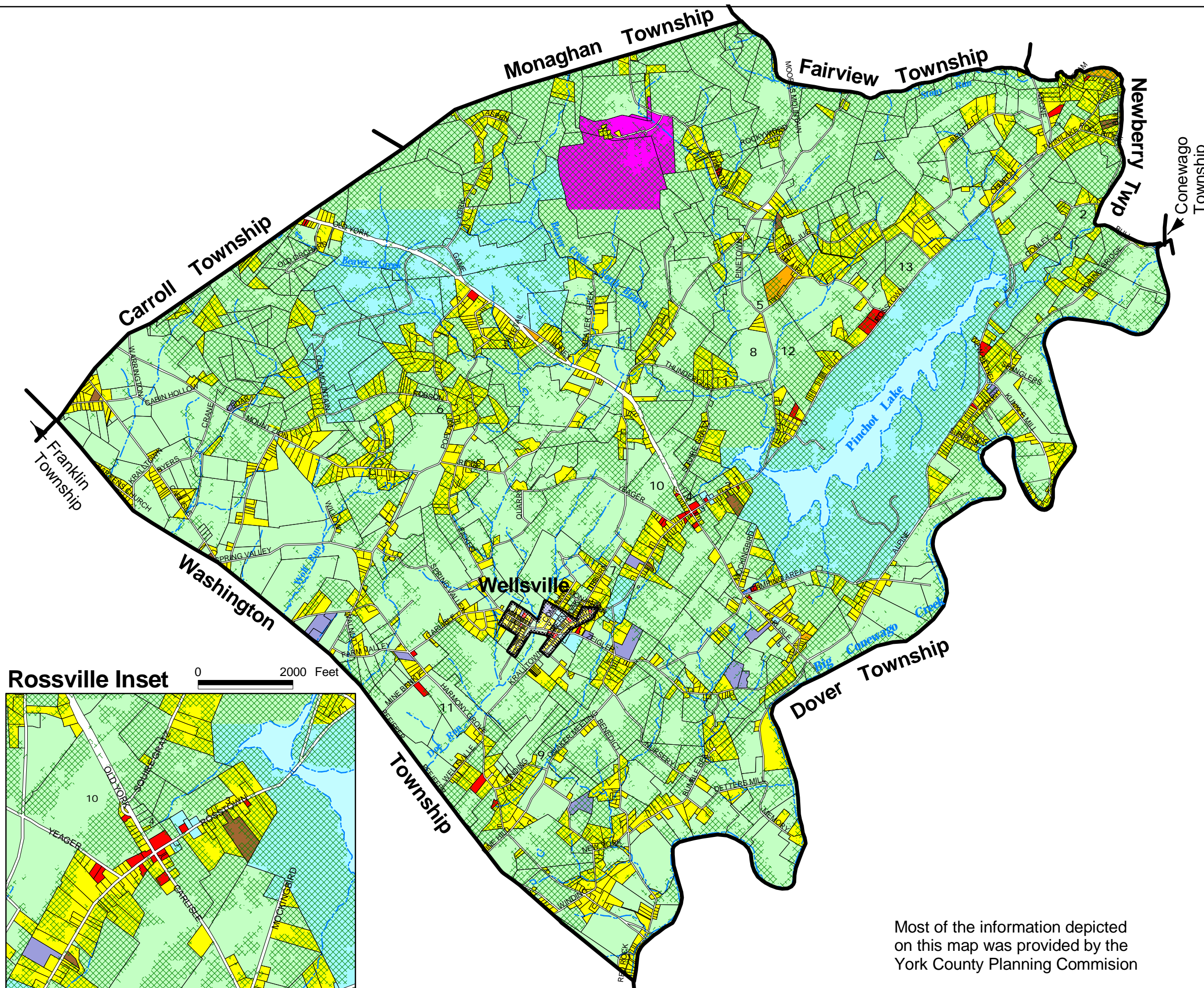
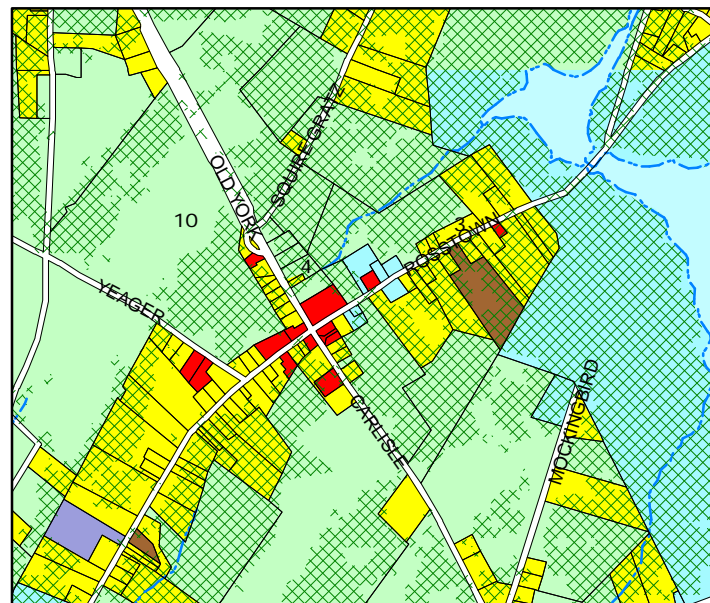
4000 0 4000 Feet



Most of the information depicted on this map was provided by the York County Planning Commission

Rossville Inset

0 2000 Feet



H. Natural & Cultural Features

Recreation planning, like community planning, must inventory natural and cultural resources, if it is to match needs with resources best able to accommodate them and protect community identity. For example, the acquisition of steeply-sloped lands for future ball field construction would be impractical. Similarly, to ignore some unusual and outstanding physical or cultural feature in the planning for future recreation amenities represents a lost opportunity to enhance community pride and identity. For these reasons, a variety of natural and cultural features have been inventoried, as follows. Much of the information contained in this chapter is derived from the York County Geographic Information System. Such data is depicted upon the Natural Features Map contained within this chapter.

SOILS - The York County Soils Survey (1988) forms the basis of information about the Township's soils. Soils are named for a town or geographic feature near where they were originally mapped. The Township's soils have been analyzed for their suitability for farming and development purposes; these results are depicted on the *Soils and Geology Map*. The constant weathering of geologic formations produces various soil types. The capabilities and constraints exhibited by these soils are related to the geologic characteristics of the underlying rock and the local climatic conditions.

There are fifty-two (52) specific classifications of soils found within Warrington Township. These most recent soil survey identifies two general soils types found within the Township each named for the major soils in it.

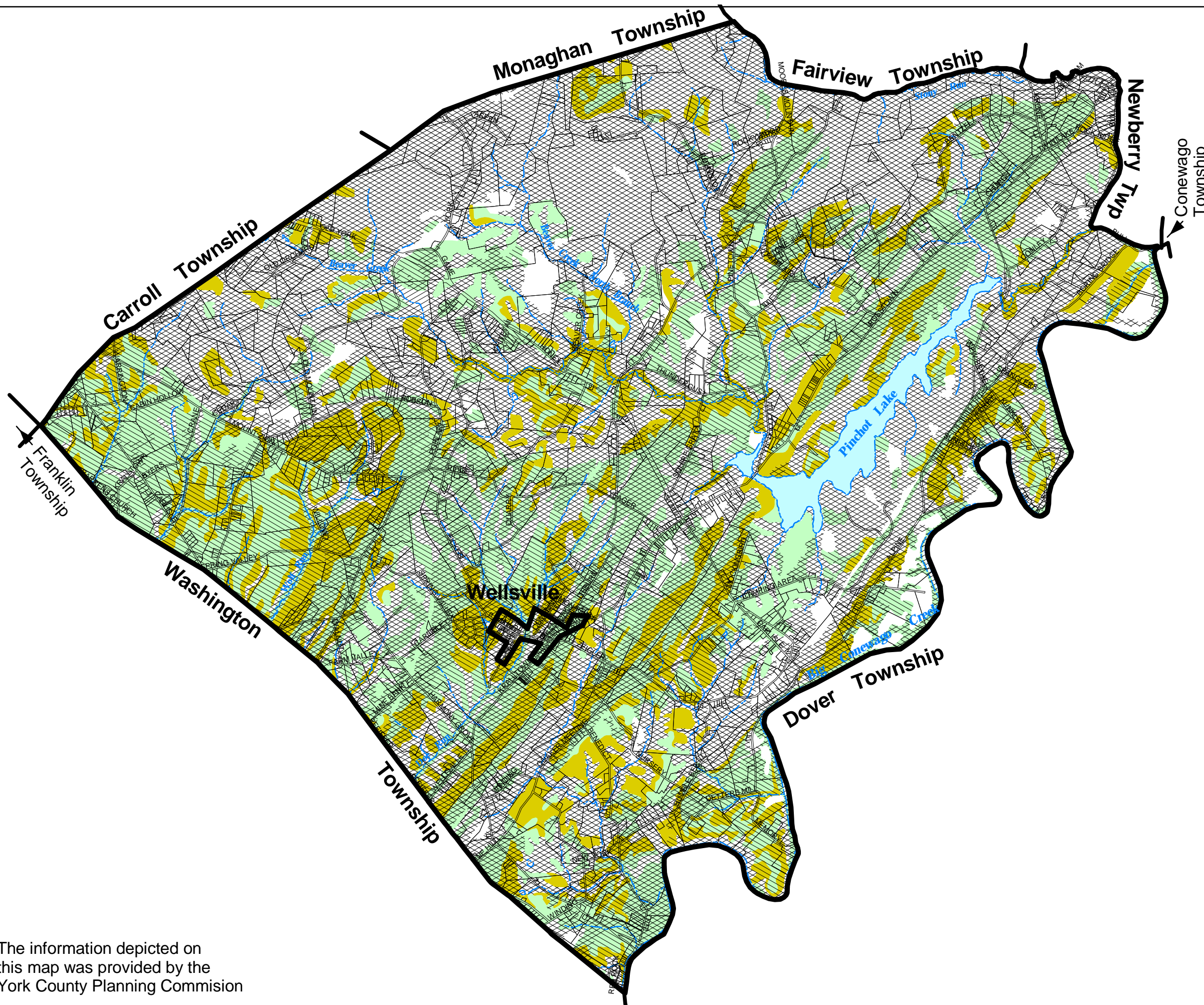
By far the largest general soil type within the Township is the **Neshamisny-Lehigh** association. This group occupies all but the extreme southern and eastern edges of the Township. As the below diaram reveals the Neshaminy soils occupy the upland areas of the landscape underlain by the more resistant Diabase geology. The Lehigh soils are situated in the valleys. Smaller pockets of minor soils (Legore, Mount Lucas and Watchung) transition between these two principal soils types along the foothills and Croton soils form the floodplains along the streams and creeks.

"In most areas these soils are used as cropland, orchards, woodland, and recreation areas. In some areas they are used for urban development. The major crops are com, soybeans, small grain, fruit, hay, and pasture. Slope is the major limitation. Erosion is the major hazard. These soils are well suited to generally unsuited to cultivated crops and specialty crops. They are fairly well suited to improved pasture. On the steeper slopes, erosion is a severe hazard and hay crops are impractical. These soils are suitable to woodland use. On the steeper slopes, however, use of logging roads and skid trails is restricted. Slope generally is a severe limitation to urban uses. On Neshaminy soils, it is a difficult limitation to overcome. On Lehigh soils, depth to bedrock and wetness are severe limitations for urban development and sanitary facilities. Suitability is poor for recreation development because of slope on Neshaminy soils and wetness on Lehigh soils. "¹

A smaller general soils group identified within the Township by the York County Soils Survey is the **Penn-Klinesville-Readington** association. This general soil group is confined to the extreme southern edge of the Township straddling the Big Conewago Creek and along the extreme western edges of the Township. As depicted below Penn soils occupy the upland settings followed by Klinesville soils which form the hills side slopes and then the Redington soils are located at the foothills. Rowland and Croton soils form the local floodplain soils in this association.

¹ U.S. Department of Agriculture, Natural Resource Conservation Service, York County Soils Survey (1988) pg. 28.

WARRINGTON TOWNSHIP YORK COUNTY, PA



Soils

- Class 1 & 2 Prime Farmlands
- Class 3 Soils of Statewide Importance
- Soils with Severe Limitations For On-Lot Sewage Systems
- Soils with Severe Limitations for Building Construction



4000 0 4000 Feet

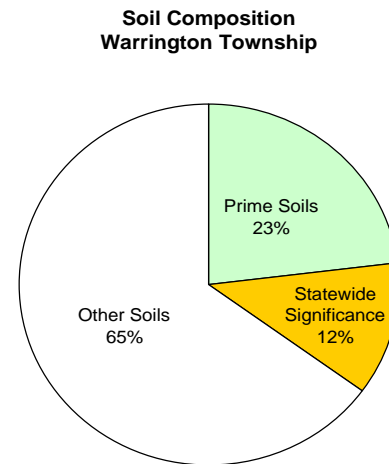


The information depicted on this map was provided by the York County Planning Commission

"In most areas these soils are used for cropland and woodland. In some areas they are used for urban development. A few areas are idle land. The major crops are corn, soybeans, small grain, hay, and pasture. Erosion is a hazard if cultivated crops are grown. These soils are well suited to poorly suited to cultivated crops and specialty crops. They are well suited to hay, pasture, and woodland use. Many dairy farms are on these soils. In most areas these soils are poorly suited to sanitary facilities. The Penn soils, however, are fairly well suited to most urban uses. Klinesville soils are poorly suited to urban uses because of slope. On Readington soils, wetness is a limitation for most urban uses. On Penn, Klinesville, and Readington soils, suitability is good for some types of recreation development."²

PRIME FARMLANDS

Prime farmland soils are those soils with an agricultural rating of Class I or II. In addition, the USDA considers Class III soils to be of **Statewide importance** to agriculture. The MPC recognizes Class I-III soils as prime farmlands. The USDA describes prime agricultural land as "the land that is best suited for producing food, feed, forage, fiber and oilseed crops." The USDA encourages all levels of government and private individuals to effectively use these valuable resources to meet the nation's food and fiber needs.



The low-lying flat lands contain about 207 acres of Class I and 10,444 acres of Class II prime agricultural soils. The foothills tend to have more Class III soils of Statewide importance totaling some 5542 acres. Unfortunately, the soils most suitable for agricultural purposes are also those most suitable for development, creating competition between these uses for these soils, and resulting in the loss and fragmentation of the most productive farmlands.

DEVELOPMENT CONSTRAINTS

Another important soils consideration relates to those soils that produce constraints for building development and the operation of on-lot utilities. Building development constraints can include a wide range of soil characteristics, including steep slopes, wetness, depth to bedrock, frost action, shrink-swell, low strength and cemented pans, and flooding. Other soil-related constraints become important if on-site sewage disposal systems are contemplated. Constraints associated with the installation and operation of these systems include steep slopes, wetness, flooding, slow percolation rates, poor filtration characteristics, and high secondary porosity due to the presence of fractures and solution channels. It is important to identify and map those soils that possess building development and on-site sewage disposal constraints so that future land uses can be kept away from these environmentally sensitive areas. Warrington Township has most soils that are severely limited for urban growth and development, particularly if on-lot sewers are used.

DRAINAGE BASINS

A drainage basin consists of the streams and associated floodplains that dispose of surface water from that area. Drainage basins are separated by ridgelines. All of the water draining from Warrington Township flows into the Big Conewago Creek, Susquehanna River, Chesapeake Bay and ultimately the Atlantic Ocean. The Township's major and minor drainage basins as identified by the PA Department of Environmental Protection (DEP) are depicted on the *Natural Features Map*.

² U.S. Department of Agriculture, Natural Resource Conservation Service, York County Soils Survey (1988) pgs. 27-28.

Beaver Creek is the largest drainage area and drains the northeastern half of the Township. Within the Township most water flows south into the western end of Pinchot Lake and then eastward where it joins Stony Run and then outfalls into the Big Conewago Creek along the Township's northeastern boundary. The main branch of the Creek located north and south of Pinchot Lake is a designated warm-water fishery. **Stony Run** forms the Township's northeastern boundary and directly drains a narrow band of land along this border. Other various tributaries "fan-out" in a dendritic pattern forming the low-lying valleys characteristic of the Township's rugged landscape.

Big Conewago Creek forms the Township's southeastern boundary. It directly drains the southern corner of the Township and a narrow band of land along the Township's irregular eastern border. Tributaries within the Township flow in a southeasterly direction but the main branch of the creek flows towards the northeast. This creek ultimately drains all areas of the Township and it outfalls into the Susquehanna River at the Brunner Island Electric Station just south of York Haven Borough. This Creek is a designated warm-water fishery. It is noted that a Rivers Conservation Plan is presently under development for this creek involving representatives from various State, County and private agencies from Adams and York Counties. This plan will seek ways to make efficient use of the watershed and protect its resources. The next public meetings are to be held in Fall, 2005 at which time a list of management options will be presented.³

Doe and Wolf Runs and the **North Branch of the Bermudian Creek** all drain the western reaches of the Township. Water in these sub-basins generally flow in a southwesterly direction into adjoining Washington Township where they converge into the North Branch of the Bermudian Creek. This Creek follows a sinuous course to the southeast where it converges with the Big Conewago Creek in the southeastern corner of Washington Township.

HIGH QUALITY & EXCEPTIONAL VALUE WATERS

The Federal Clean Water Act of 1972 was passed to "restore and maintain the chemical, physical and biological integrity of the Nation's waters."⁴ To implement this Federal mandate, the PA DEP passed the Pennsylvania Clean Streams Law and designated some 12,500 miles of rivers and streams as "special protection water," including **Exceptional Value Waters** and **High Quality Waters**.

High Quality Waters include streams or watersheds that have excellent waters and environmental or other features that require special water quality protection. High quality waters are to be protected as they exist; water quality can only be lowered if a discharge is a result of necessary social and economic development and all existing uses of the stream are protected.

Benefits of High Quality Waters

1. Recreational values
2. Fisheries protection
3. Aesthetic/visual
4. Health and welfare

Exceptional Value Waters include streams or watersheds that constitute outstanding national, state, Township, or local resources, such as waters of national, state, or county parks or forests; waters which are used or projected for use as a source of water supply; waters of wildlife refuges of state game lands; waters which have been characterized by the Pennsylvania Fish Commission as wilderness trout streams and other waters of substantial recreational or ecological significance. Exceptional value waters are to be protected at their existing quality because they have outstanding ecological and/or recreational values. The





³ Conewago Creek Rivers Conservation Plan Brochure, PA Environmental Council

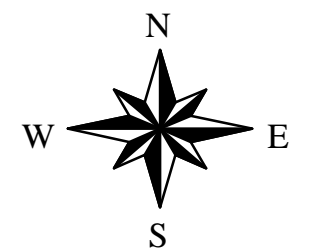
⁴ Pennsylvania Department of Environmental Protection, *Local Protection of High Quality Streams* (Harrisburg, PA: June, 1981), p. 1.

WARRINGTON TOWNSHIP

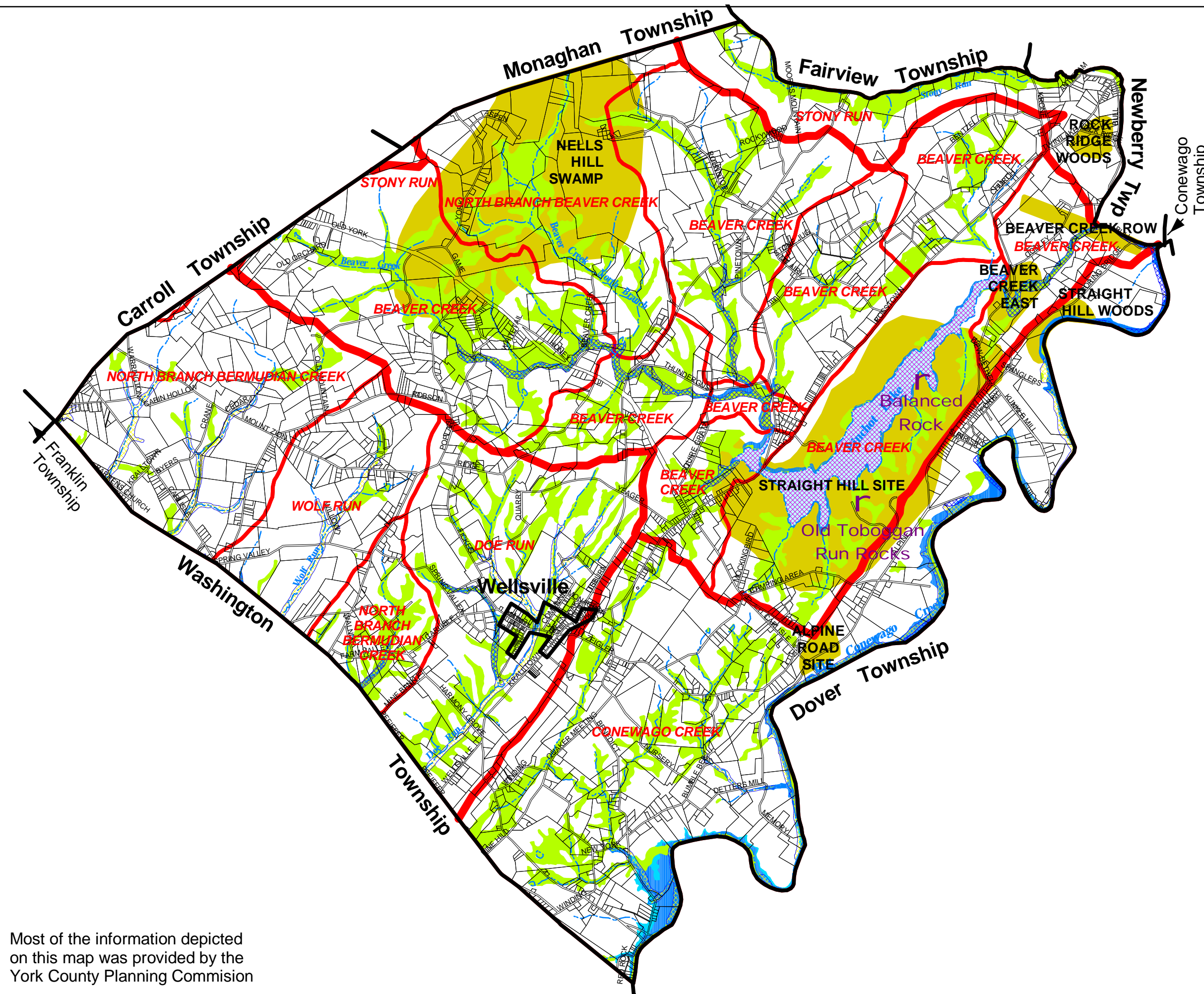
YORK COUNTY, PA

NATURAL FEATURES

-  Major Drainage Divide
-  Minor Drainage Basin
-  Wetlands & Hydric Soils
- Floodplains**
 -  100 Year
 -  500 Year
-  Alluvial Soils
-  Impaired Waters
-  Natural Heritage Sites
-  Unique Geologic Site



4000 0 4000 Feet



Most of the information depicted on this map was provided by the York County Planning Commission

social and economic justification procedures do not apply. Water quality in exceptional value waters simply cannot be degraded.”⁵

Presently none of the Township's watercourses have been identified as high-quality or exceptional value waters; however, it is noted that the main branch of Beaver Creek located north of Pinchot Lake is a designated warm-water fishery. The lack of high quality or exceptional value waters is surprising given the Township's rural character and rugged wooded landscape. These traits typically produce high quality surface water conditions.

The PA DEP also provides a measure of protection by regulating the discharge of wastewater, and other point sources of pollution. However, nonpoint source pollution such as agricultural and other types of runoff is only partially regulated. Under Pennsylvania law, the regulation of land uses and activities which generate nonpoint source pollution is largely a municipal function. To avoid degradation of surface waters, existing and potential future land uses and activities must be carefully scrutinized.

Water Quality Protection Measures
1. Riparian buffers
2. Streambank stabilization
3. Streamside fencing
4. Filter strips
5. Conservation plans
6. Development setbacks
7. Limitations on land uses
8. Proper waste disposal

While protection of floodplains and wetlands are widely accepted land use management techniques, recent awareness of diminishing surface water quality suggests the need for more protection. Studies conducted by the U.S. Forest Service demonstrate that riparian buffers offer real advantages in the removal of harmful nutrients and sediment from storm water before it enters the stream. These same riparian buffers can increase the food supply and create interconnected natural systems of movement for local wildlife. Riparian buffers are areas adjoining streams where naturally successive vegetation is protected.

It is estimated that 85% of all surface water occurs in smaller streams and creeks. Therefore, the inclination of society to focus upon water quality of larger streams, creeks, rivers, and bays is defective. It is vital that surface water quality of small stream headwaters and low-order tributaries becomes our priority. Without such measures, our higher order creeks and rivers are threatened by poor surface water quality. Surface water quality is a direct function of the interaction between water and the land and vegetation through which it flows. The greatest interaction occurs within lower order streams. Within high order streams and rivers, water is principally contributed from tributaries rather than the adjoining streamside areas; therefore, the opportunity for water quality improvement is minimal. For example, no overhead tree canopy could possibly span the width of the Susquehanna River and reduce its summer water temperature. Conversely, a well-designed riparian buffer along a low order stream can offer direct water quality benefit to the adjoining property owner and those located downstream. More information about this topic and a sample ordinance are contained with Chapter V of this Plan.

IMPAIRED WATERS

“The Department of Environmental Protection (DEP) has an ongoing program to assess the quality of waters in Pennsylvania and identify streams and other bodies of water that do not meet water quality standards as "impaired." Water quality standards are established for the different uses that waters can support and the respective goals established to protect those uses. Uses include, among other things, aquatic life, recreation, and drinking water. Water quality goals are numerical or narrative water quality criteria that express the in-stream levels of

⁵ Pennsylvania Department of Environmental Protection, *Local Protection of High Quality Streams* (Harrisburg, PA: June, 1981), pg.3

substances that must be achieved to support the uses. Periodic reports on the quality of waters in the Commonwealth are required under section 305(b) of the federal Clean Water Act.

“Section 303(d) of the Act requires states to list all impaired waters not supporting uses even after appropriate and required water pollution control technologies have been applied. For example, a waterbody impacted by a point source discharge that is not complying with its effluent limit would not be listed on the 303(d) list. The Department would correct the water impairment by taking a compliance action against the discharger. Waterbodies that still do not meet water quality standards after this additional evaluation, however, must be included on the 303(d) list of impaired waters. The 303(d) list includes the reason for impairment, which may be one or more point sources (like industrial or sewage discharges), or non-point sources (like abandoned mine lands or agricultural runoff).

“States or the U.S. Environmental Protection Agency (EPA) must determine the conditions that would return the water to the quality that meets water quality standards. As a follow-up to listing, the state or EPA must develop a Total Maximum Daily Load (TMDL) for each waterbody on the list. A TMDL identifies allowable pollutant loads to a waterbody from both point and non-point sources that will prevent a violation of water quality standards. A TMDL also includes a margin of safety to ensure protection of the water. If states do not develop TMDLs, EPA is required by regulation to do so.

“A TMDL is designed to reduce pollutant loads to impaired waters and enable these waters to meet water quality standards. Pennsylvania has committed to developing TMDLs for all impaired waterbodies and will use both traditional and new approaches to correct water quality problems.⁶



Within the Township, Pinchot Lake has been identified as “impaired” for use in support of aquatic life due to problems of accumulated excess phosphorous from urban runoff/storm sewers, and agricultural/organic enrichment. Specifically seasonal algae blooms occur which deplete available oxygen. Between years 1999 and 2003, \$220,000 of federal funding has been matched with \$34,875 of local funding to implement lake resoration projects and watershed BMPs.

WETLANDS

Wetlands are areas that are regularly inundated or saturated long enough to produce the particular types of vegetation associated with ***swamps, bogs and marshes***. While there

Benefits of Wetlands

1. Provide food and habitats for an abundance of animal life.
2. Are breeding, spawning, feeding, cover, and nursery areas for fish.
3. Are important nesting, migrating and wintering areas for waterfowl.
4. Act as natural storage areas during floods and storms.
5. Act as groundwater recharge areas, particularly during droughts.
6. Purify ground and surface waters by filtering and assimilating pollutants.

⁶ <http://www.dep.state.pa.us/dep/deputate/watermgmt/wqp/wqstandards/303d-report.htm>, March 26, 2003

are several definitions of wetlands used by regulatory agencies, all definitions require the presence of hydrophytic plants (plants that grow in wet soils), hydric (wet and anaerobic) soils, and the presence of water at or near the surface at some part of the growing season.

Recently, much attention has been focused upon the importance of wetlands. All wetlands have value, although their value is highly variable. Wetlands support an abundance and diversity of life unrivaled by most types of environments. The many benefits wetlands provide are summarized in the above inset.

Wetlands within the Township have been from two sources. First the U.S. Department of the Interior's National Wetlands Inventory, is derived from high altitude aerial photograph interpretation of surfacial features commonly associated with wetlands. This inventory tends to identify the larger wetland areas only. These include a combination of scattered palestrine, riverine and lacustrine wetlands. Palestrine wetlands are ponds and small lakes, riverine wetlands are associated with rivers, streams, runs, creeks, and brooks and lacustrine wetlands are associated with lakes.

Second, the latest Soil Survey completed for the County by the Natural Resources Conservation Service identifies about 6997 acres of hydric soils that can also indicate the presence of wetland areas. These hydric soils within the Township have also been depicted with severe building and sewer constraints on the Soils Map contained earlier in this Chapter.

A variety of laws have been passed to protect wetlands. Infill and development in larger wetlands are now regulated by the U.S. Environmental Protection Agency and subject to both State and Federal permitting processes. Careful local planning, education, and the incorporation of protective standards into local subdivision and land development ordinances could extend further protection to the Township's smaller wetlands as well as to land areas immediately surrounding wetlands. ***Future planning should avoid development in areas with wetlands or hydric soils.***

FLOODPLAINS

A floodplain is an area of land adjoining a water source, such as a river or stream, that is subject periodically to partial or complete inundation by the water source. The floodplain consists of the ***floodway*** and the ***floodway fringe***. The floodway is the stream channel plus an additional area that must be kept free of encroachments to avoid an increase in flood heights. The floodway fringe is the remaining portion of the floodplain within which encroachments must be limited.

Flooding can result in the loss of life and property, health and safety hazards and significant public expenditures for flood protection and relief. Floodplains also often contain valuable prime farmlands and wildlife habitats. Floodplain protection safeguards the public health, safety and welfare, while protecting natural resource values.

Flood hazard areas within the Township have been identified by the Federal Emergency Management Agency (FEMA). Local governments which regulate development and fill within flood

Wetland Protection Measures

1. Modifications to road maintenance practices(e.g., salt and de-icing chemicals).
2. Homeowner education (e.g., application of yard chemicals).
3. Development setbacks.
4. Limitations on land uses.
5. Filter strips.
6. Environmental Impact Assessment.

Benefits of Floodplain Protection

1. Protection of life, health and safety.
2. Protection of property.
3. Protection against surface water pollution.
4. Protection against soil, crop and wildlife habitat loss.
5. Reduces/eliminates need for public expenditures.

hazard areas qualify to participate in the Federal Flood Insurance Program. Flood hazard areas have been identified for the Township, which participates in the Federal Program.

Federal floodplain mapping denotes estimated 100 and 500-year floodplain boundaries, areas within which there is the probability that flooding will occur once in 100 and 500 years, respectively. These areas are identified on the *Natural Features Map*. The presence of alluvial soils may also be used to identify additional areas subject to periodic inundation. The latest Soil Survey for the County identifies alluvial soil types for the Township. The delineation of alluvial soils generally provides wider floodplains than those identified by FEMA; this is an option for increased protection against flooding. The Township's alluvial soils total some 1870 acres and have been depicted with severe building and/or sewer limitations on the Soils Map contained earlier in this Chapter.

Township Ordinance 94-3 regulates activities and improvements within the floodplain. This ordinance relies upon the study conducted in September 1982 by the Federal Insurance Administration to identify flood-prone areas. Specifically, the ordinance establishes the 100 year floodplain as the regulatory floodplain; this is the minimum area necessary for the Township to be eligible for flood insurance protection. ***Local Officials could strengthen this ordinance by adding areas within the 500-year floodplain and alluvial soils within the regulatory floodplain.***

NATURAL AREAS & HABITATS

As an area is converted from its natural to a man-made state, the delicate balance of the local ecosystem is often disrupted. This imbalance degrades or strains the environment's ability to support varied forms of plant and animal species. Consequently, species become rare, threatened or endangered.

State and Federal agencies have become increasingly concerned over the protection of local natural habitats as a means of protecting wildlife diversity. The protection of these habitats can also provide other benefits, as summarized in the adjacent inset. For these reasons, all levels of government and other conservation-oriented groups have become involved in the protection of these habitats.

Benefits of Habitat Protection

1. Protection of plant and wildlife diversity.
2. Protection of threatened and endangered species.
3. Protection of woodlands and linear corridors.
4. Provision of passive recreation opportunities.

Information for this section was obtained from the York County Natural Areas Inventory (2004). The York County Natural Areas Inventory is a document compiled and written by the Pennsylvania Science Office of The Nature Conservancy. It contains information on the locations of rare, threatened, and endangered species and of the highest quality natural areas in the county.



Showy Skullcap – PA endangered plant species.

Accompanying each site description are general management recommendations that would help to ensure the protection and continued existence of these rare plants, animals and natural communities. The recommendations are based on the biological needs of these elements (species and communities). The recommendations are strictly those of The Nature Conservancy.

Implementation of the recommendations is up to the discretion of the landowners. However, cooperative efforts to protect the highest quality natural features through the development of site-specific management plans are greatly encouraged. Landowners working on management or site plans of specific areas described in this document are encouraged to contact the Pennsylvania Science Office of The Nature Conservancy for further information.⁷

Through its partnership in the Pennsylvania Natural Diversity Inventory, the Nature Conservancy uses some 800 sources of information to map, describe and disseminate facts about important natural features.



The inventory includes animals, plants, habitats, and natural communities that are unique biological resources within the county. The end results provide a list of the most important biological sites, identify their living resources, and provide a map of their locations. Recommendations are included with the inventory on the management of the living resources present.

It is the policy of the PNDI not to release detailed site-specific information about significant natural features for general exposure to the public. This protects the feature from persons who become curious and attempt to locate and collect such features. Instead, PNDI provides generalized locations of known or historic natural features occurrences.

Using PNDI's criteria, it is unsurprising that the Township contains several important habitats. The following tabulates information about these sites that are keyed to their depiction on the Natural Features Map.

<i>Important Natural Areas/Habitats within the Township</i>		
<i>Source: York County Natural Areas Inventory (1996)</i>		
Site Name	Description/Notes	Management Strategies
Alpine Road site	A moderately sized but poor quality population of hard-leaved goldenrod a critically imperiled plant species within PA.	Upgrade State status from tentatively undetermined to PA endangered.
Beaver Creek East	A small population of tooth cup occurs along alluvium of the Beaver Creek and is a rare plant species within PA. Putteyroot is found in the woods near the creek and is a rare plant species within PA.	Both species would be best preserved by leaving them undisturbed.
Beaver Creek R.O.W.	Hard-leaved goldenrod , a critically imperiled plant species within PA, is expanding in the cleared powerline right-of-way. Grass-leaved rush , an imperiled plant species within PA, was observed here but a more thorough search is recommended by TNC.	No apparent threats.

⁷ York County Natural Areas Inventory, pg. v.

Important Natural Areas/Habitats within the Township

Source: York County Natural Areas Inventory (1996)

Site Name	Description/Notes	Management Strategies
Nells Hill Swamp	<p>The giant swallowtail, an animal of special concern within PA, exists within a prickly ash shrub thicket of the floodplain forest.</p> <p>A marginal quality population of shumard's oak, a critically imperiled plant species, was observed to have sparse reproduction here.</p> <p>A poor quality population of horse-gentian, a critically imperiled plant species, was observed.</p>	<p>No apparent threats; however, additional surveys are recommended to determine the extent and habitats of these species.</p>
Rock Ridge Woods	<p>Putteyroot, a rare plant species within PA is found on a rocky south facing slope.</p>	<p>Nearby exotic species may overtake this habitat.</p>

Important Natural Areas/Habitats within the Township

Source: York County Natural Areas Inventory (1996)

Site Name	Description/Notes	Management Strategies
<p>Straight Hill Site</p> <p>This site has been identified as one the York County's highest priority natural areas for habitat protection. Fortunately most of it falls within Pinchot State Park.</p>	<p>A moderate to high quality population of crane fly orchid, a PA-Rare plant species, is and is found growing in well-drained humusy soil of a partially open mixed hardwoods forest.</p> <p>About 100 plants of hard-leaved goldenrod, a critically imperiled plant species within PA, were found in open areas.</p> <p>A small population of horse-gentian, a critically imperiled plant species, and a moderate sized population of showy skullcap, a critically imperiled plant species within PA, occur near each other upon hydric soils in a mid-successional forest at the shaded toe of a gentle northwest facing slope.</p> <p>A poor quality population of tooth-cup, a rare plant species within PA, occurs in a wet forest opening that is a small depression and is periodically inundated by run-off from upslope.</p> <p>Giant swallowtail, which is dependent on prickly-ash as a food source, has been observed at Gifford Pinchot State Park on several occasions.</p> <p>Henry's elfin, a rare animal species of special concern has been observed repeatedly.</p> <p>An unidentified PA-endangered animal species that has been sighted several times in the south end of Pinchot Park.</p> <p>Olive hairstreak is a rare animal species whose host plant is red cedar.</p> <p>Shumard's oak was identified growing throughout the Park. This plant species was typically found along streams and moist lower slopes.</p> <p>A good to excellent quality population of eastern coneflower were also found. This sitewill be best protected by leaving it in its current condition.</p>	<p>No specific threats are described.</p> <p>Succession and subsequent shading is a potential threat. Some of the plants also occur close to the roadside so frequent mowing or spraying of herbicides are also potential threats</p> <p>No specific recommendations are offered.</p> <p>No specific recommendations are offered.</p> <p>The primary threat to this species is the loss of prickly-ash.</p> <p>Little is known about this species aside from its preference for clearings and wood edges.</p> <p>It prefers slow shallow rivulets found in marshy settings and is vulnerable to wetland alteration and destruction.</p> <p>Dry, open areas with these shrubs are necessary habitat for this species. Additional surveys are recommended to more thoroughly assess this species and its habitat.</p> <p>Selective logging or thinning is probably beneficial to this species.</p> <p>These species occupy an area that had previously been pasture, and would benefit from annual mowing.</p>

It is obvious that many of these important natural areas are the result of their public ownership and avoidance of development. Many of these habitats coincide with areas contained within the Pinchot State Park and the PA State Gamelands No. 242. Also they combine with other inventoried natural features to produce the pristine areas of the Township. Consequently, the Township has placed these areas within its Conservation Zone which prohibits future intensive development and widespread growth. However, rare and endangered plant and animal species must be preserved and protected from indiscriminate impact even in rural settings by using development review procedures intended to conserve habitats in which these species occur.

Natural Areas/Habitats Protection Measures

1. Development and vegetation removal setbacks.
2. Modifications to road maintenance (e.g., snow and ice removal; salt and de-icing chemicals).
3. Limitations on land use.
4. Homeowner education (e.g., application of yard chemicals/removing plants).
5. Environmental Impact Assessments.

A requirement for an Environmental Impact Assessment prior to any subdivision approval should be applied to areas within these natural habitats. These EIAs can be applied universally within rural areas or imposed as a special overlay zone within the designated areas. EIAs should require a thorough investigation of the extent of the habitat followed by the identification of potential adverse impacts as well as opportunities and mitigating measures that could protect these areas amid development. Applicants should be required to meet and investigate management strategies with representatives of The Nature Conservancy prior to approval by the Township.

WOODLANDS

The Townships woodlands have been depicted on the Existing Land Use Map contained in Chapter V of this Plan. In 1987, a land use inventory estimated that some 6,458 acres (27.2% of the Township) were in woodland cover and it is clear that some woodlands have been cleared and others developed. However, vast areas remain, particularly in the more rugged northern settings, and in and around the PA State Gamelands and Pinchot Park.

The Township should consider the adoption of protective measures for woodlands, such as limiting the removal of trees adjacent to streams, in steep sloped areas, and in or adjacent to identified natural habitat areas. In addition, developers as well as woodlot managers should be encouraged to maintain established wildlife corridors in the form of linkages to other wooded areas. ***Municipal officials should consider the adoption of zoning and subdivision and land development standards limiting the removal of trees in sensitive areas, and encouraging the preservation of wildlife corridors.***

Benefits of Woodlands Protection

1. Slows erosion by stabilizing steep slopes and stream banks through extensive root systems.
2. Aids in storm water management and replenishment of aquifers by promoting groundwater recharge.
3. Aids in purifying groundwater by filtering runoff and reducing sediment wash caused by erosion.
4. Provides important wildlife habitat areas, particularly when large, unbroken areas of forest cover or linkages to other blocks of woodland can be maintained.
5. Offers excellent passive recreation opportunities, such as hiking, horseback riding, photography, hunting, and camping.
6. Helps reduce the level of air pollution by absorbing airborne pollutants and producing beneficial carbon dioxide.
7. Moderates climatic conditions by providing wind-breaks and shade from direct sunlight.

Woodland Protection Measures

1. Tree removal setbacks adjacent to streams.
2. Tree removal limitations in steep-sloped areas and in and near natural habitat areas.
3. Maintenance of wildlife corridors.

PENNSYLVANIA STATE GAMELANDS

The Pennsylvania State Game Commission owns and operates State Gamelands No. 242 which contains 1516 acres and is located in the northwest corner of the Township and just extends into adjoining Carroll Township. The area straddles Old York Road and York Road South. These areas offer settings for public hunting of small and large game during designated hunting seasons as well as year-round hiking and nature enjoyment.



UNIQUE GEOLOGICAL FORMATIONS

Unique geologic formations and occurrences can produce scenic vistas and places of special interest, recreation, and scientific and educational value that deserve special consideration and protection. Following literary research regarding these special sites it was determined that Balanced Rock is located within the Township and depicted on the Natural Feature Map. Balanced rock is located along the Boulder Point Trail in Pinchot State Park. This large boulder balances on two smaller ones and is a special example of spheroidal weathering. Chemical and mechanical weathering processes attacked the igneous rock and rounded it. The rock was first formed from molten magma and as it cooled, its volume shrank and shrinkage or cooling cracks were formed which aided in the rounding process.⁸ Also the Old Toboggan Run Rocks located in Gifford Pinchot Park are identified within the York County Comprehensive Plan as a unique geologic feature. This rock feature was produced by frost wedging that cracked and separated large boulders of diabase. The resulting split has enabled trees to grow in the cracks and created passageways to walk through. Because of the sites location within the State Park, no local protection strategies are necessary.

HISTORIC SITES AND DISTRICTS

Warrington Township, like much of southeastern Pennsylvania, is fortunate to possess a rich cultural heritage. Today this heritage is apparent from the many older individual buildings, structures and related settlements that are scattered throughout the Township. Local officials and residents recognize the value of conservation, rehabilitation, and adaptive reuse of these historic resources features as a means of providing a glimpse into the area's important past. Additionally, historic preservation can provide educational opportunities regarding historic lifestyles and architecture. Well-maintained historic areas create a sense of unique identity that stimulates civic pride and economic vitality, and can become a basis for tourism. To identify historic sites within the following report was provided by Historic York, Inc. as follows:

Historic York, Inc. surveyed the historic properties of Warrington Township as part of the Historic Sites Survey of York County, a program for the York County Planning Commission. A historic property is any pre-historic or historic building, district, object, site or structure. Historic buildings are resources created principally to shelter any form of human activity, such as barns, farmhouses, ironworks, meeting houses, office buildings, railroad stations, school buildings, taverns, and theaters. The survey identified historic buildings that were fifty years of age, and cataloged basic information relating to their historic and architectural characteristics. Typical information included date of construction, architectural style, predominate building materials, historic and current function, presence of outbuildings, and the primary resource's condition and integrity assessment. The inventory was conducted according to the guidelines set forth by the Pennsylvania Historical and Museum Commission (PHMC), Bureau for Historic Preservation (BHP) and the National Park

⁸ Outstanding Geologic Features of Pennsylvania, PA DER, Bureau of Topographic & Geologic Survey, 1987, pg 411

Service. In all, the historic resources inventory identified 368 historic resources within the boundaries of Warrington Township. The Borough of Wellsville's 93 historic resources were inventoried during a later survey project.

Warrington Township was erected by the authority of the Lancaster County courts in 1744 from neighboring townships. Many of the township's earliest settlers were of English heritage, immigrating to the township from Lancashire, England. The township's name derives from an English town of a similar name. In 1783, Warrington Township, which geographically included Washington Township, had 173 houses and 11 mills. Many of its earliest extant historic resources retain characteristics of English design and architecture, although the examples of traditional Colonial German building types explain the presence of several eighteenth century residents of Pennsylvania German ancestry.

Of the 368 historic resources in Warrington Township, most of these were, and remain, residences and farms. Other functions include churches, schools, cemeteries, and bridges, among others like an orchard, post office, hotel, tannery, and sawmill. The most common building material for residences is frame. Other common building materials are stone, brick, log and to a lesser extent, cement. The majority of buildings reflect vernacular architectural forms rather than examples of architect-design styles. There are many houses that are Pennsylvania German Vernacular, Traditional, Bungalow, and Georgian. More rare architectural styles include three Gothic Revival buildings, one Carpenter Gothic styled building, and one Colonial Revival building. Most houses are in good or fair condition. The date of the earliest building is 1746 and the latest is 1945. The majority of historic barns in the township are frame Sweitzer barns. This barn form is a typical Pennsylvanian barn, with a rear bank ramp, cantilevered forebay and stone foundation.

There are several commercial buildings located within the township, including the Patton Inn and Trading Post (c. 1800). This two-and-a-half story stone linear building, located on Bull Road, southeast of Rock Ridge Road, is locally acknowledged to be one of the oldest buildings in the township as well as the first inn to be built this side of the Conewago Creek. A second brick hotel, constructed c. 1812 is located in Rossville at the intersection of Old York and Carlisle Roads. There are also several remnants of several saw and gristmills in the township: the Mill House (1852) along Kunkel Mill Road remains from the Kunkel's Mill complex (the mill was destroyed in 1972), a small saw mill on Beaver Creek, and another sawmill along Cedar Drive.

There are several historic religious-related buildings located within the Township. The oldest is the National Register-listed Quaker Meeting House (1769). The Mt. Zion United Brethren Church is a Gothic Revival styled building, erected in 1854 and is now the Mt. Zion United Methodist Church. The Blue Ridge Bethel Church (1856), the Maytown Evangelist United Brethren Church (c. 1871), the Big Rock Church (1880), the Mt. Olivet Church of God (1883), Mt. Airy United Evangelist Church (1883), which is now Mt. Airy United Methodist Church, and St. Michael's Lutheran Church (1959) are located throughout the township and still retain their religious function. The Victory Church (1910) is currently vacant. The Pentecostal Church (1920) now operates as a day care center. There are three cemeteries within the township, one at the Warrington Meeting House, one associated with the Salem Evangelist Church Cemetery and a mid 19th century cemetery located along Alpine Road, east of Rosstown Road.

Ten historic schools were identified as part of the survey: Big Rock, Ziegler's, Wellsville, Mt. Zion, Elcock's, Alpine, Mt. Pleasant, Mt. Airy, Rossville, and Maytown. There were nine schools in Warrington Township and one in Wellsville Borough. The oldest school was built circa 1850 and today it is the Lion's Community Building. Another school was erected circa 1860 and is now a residential home. In 1870 two schools were built; Mt Zion School which is now vacant, and the Mt

Airy School which is now residential. In 1880, there was a proliferation of schools created, including Benedicts School which is currently a residence, Alpine School which is now a church, and Maytown School which now holds the Pinchot Area Jaycees. In 1920 the Rossville School was erected and it is now a township office.

Of the historic resources located in Warrington Township, only the Warrington Meeting House is individually listed to the National Register of Historic Places. The Warrington Meeting House, listed to the Register in 1975, is a one-story meeting house constructed of uncoursed fieldstone. It was listed under Criterion C in the area of architecture as an exceptional example of eighteenth century meeting house constructed by Quakers in the region. It is remarkably well



preserved with many of its exterior and interior character-defining features intact. There are two other resources formally declared eligible to the National Register of Historic Places by the Bureau for Historic Preservation: Hibernia Plantation, 810 East Camping Area Road, and the George Philips House, 510 Poplar Road. John Nesbitt constructed Hibernia Plantation, a sizeable stone Georgian residence, in 1789. The George Philips House is a two-and-a-half story vernacular log residence, constructed c. 1795.

Warrington Township envelops one district listed to the National Register. Historic districts are a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. This district is comprised within the Borough of Wellsville. The Wellsville Historic District was listed on the National Register of Historic Places in 1979. The 51 contributing buildings in the Wellsville Historic District are a mixture of commercial, educational, industrial, and residential functions. The town's significance lies in its intact nineteenth century streetscape, which is reflective of its role as a rural industrial village during the nineteenth and twentieth centuries. The Wellsville School and the Whip Factory are considered contributing buildings within the district.

PA Act 167 enables municipalities to adopt Historic Districts within which building alterations, demolitions and new developments are strictly regulated. However, an effective historic preservation program does not necessarily require a strict program of architectural control. Some municipalities are not ready for such a rigorous approach and have adopted more voluntary approaches.

Some designate historic sites and widely publicize their existence. Next, they adopt an "overlay zone" that requires a "waiting period," during which would-be developers and property owners are encouraged to meet and "rub elbows" with local or County historic preservation experts, before they substantially alter or demolish an historic site. Oftentimes, this meeting will give the experts a chance to present other suitable building options that are more consistent with the site's character and will enhance the property's value. In other instances, the waiting period gives the community the opportunity to devise other adaptive reuse options for buildings that are proposed for demolition. In either event, such worthwhile efforts require some commitment on the part of local municipalities to take the next step toward historic preservation.

Another intermediate approach to historic preservation is the Historic Conservation District. Often established as an overlay district, an Historic Conservation District is designed to preserve and enhance the character of a neighborhood or Township by encouraging infill development and new construction that respects the context of the existing built environment and its appearance. New

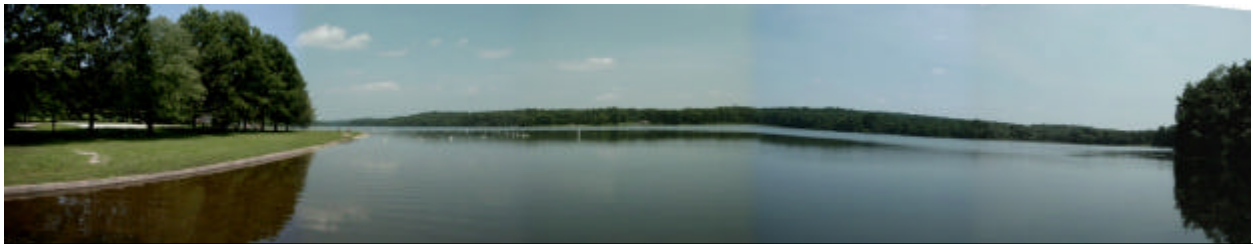
construction and demolition are the activities regulated most frequently in conservation districts. The municipal zoning officer usually handles administration.

The conservation district varies from the historic architecture review board district in that exterior change to existing buildings is usually not a regulated activity. A conservation district could be an alternative to a historic district, in the sense that, it does not focus primarily on the historic architecture and its character-defining features but rather the cultural significance of an area. The emphasis is to preserve the physical character of an area (i.e. the farmscapes or the Townships historic villages).

IV. Facilities Inventory

The first step in a recreation analysis is an inventory of existing recreation facilities serving the Township's residents. The inventory on the following pages is a series of tables which lists all identified recreation sites and their improvements. This inventory indicates the site name, 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.

The *Parks Map* on the following page utilizes the information from the inventory to illustrate the geographic distribution of all recreation sites within the Township, including their types, and service radii for public-owned facilities.



Panoramic View of Pinchot Lake

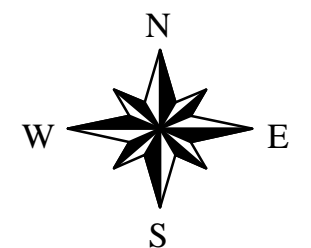


Panoramic View of Wellsville Elementary School

WARRINGTON TOWNSHIP YORK COUNTY, PA

PARKS MAP

- ⌘ PUBLIC SCHOOL
- PARKS**
- Regional
 - Community
 - Neighborhood
 - Community Park Service Area
 - Riparian Buffers

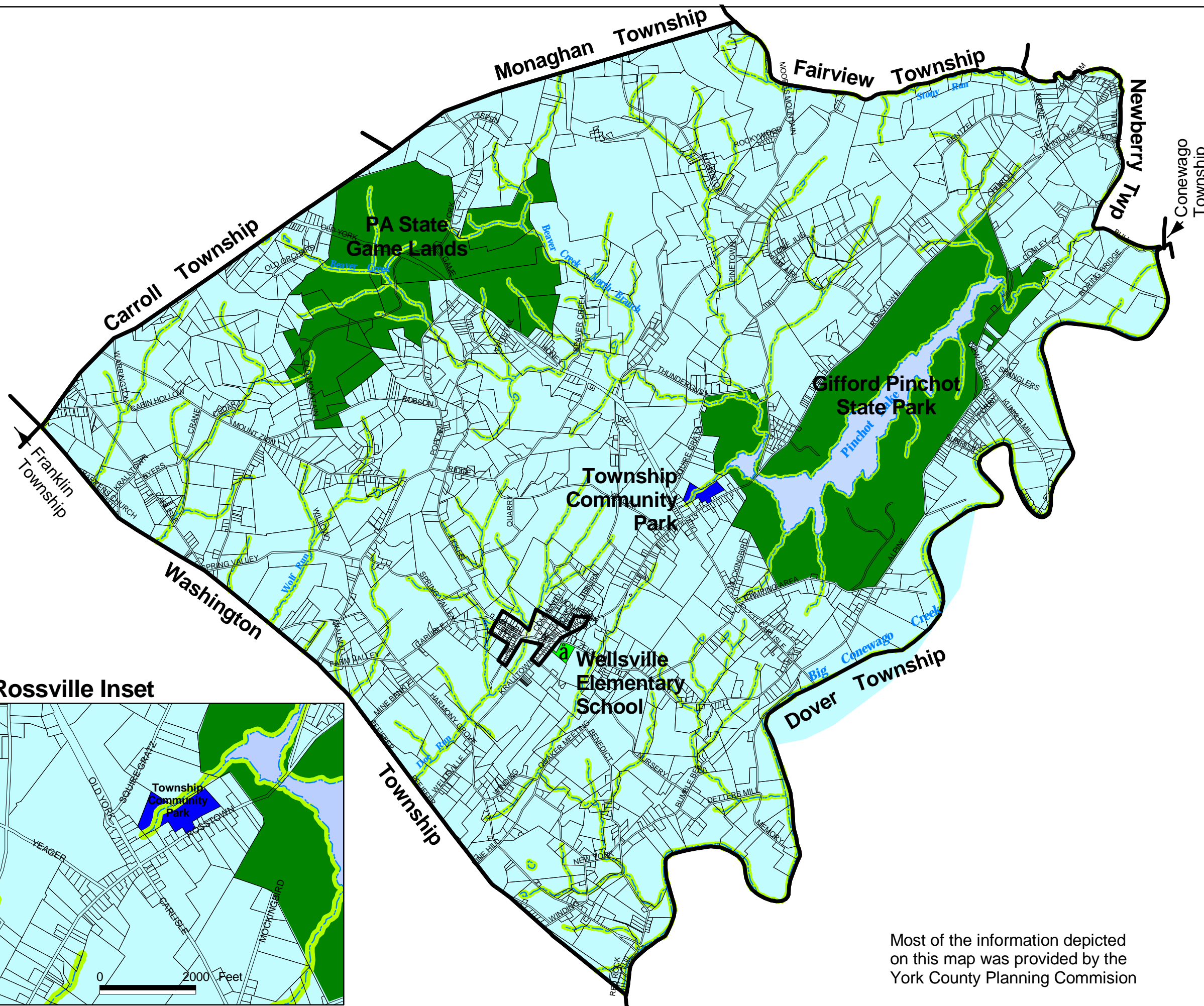
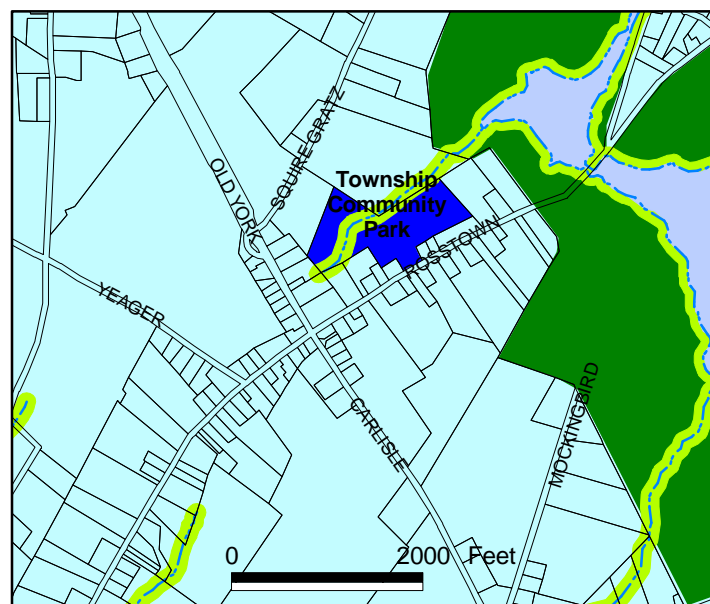


4000 0 4000 Feet



Most of the information depicted on this map was provided by the York County Planning Commission

Rossville Inset



FACILITIES INVENTORY

BACKGROUND	SITE NAME	NYCSD High & Middle School	Warrington Community Park	Wellsville E.S.
	OWNERSHIP & MAINTENANCE	School District	Township	School District
	SITE TYPE	Community	Community	Neighborhood
	SITE CONDITION	Very Good - Excellent	Undeveloped	Very Good
	TOTAL ACREAGE (DEVELOPED)	NA	20 ac.	NA
PLAYGROUNDS	Swing Sets			X
	Sliding Boards			X
	Climbing Equipment			X
	Merry Go-Rounds			
	Seesaws			X
	Rocking Toys			X
	Big Toys			
FIELDS & COURTS	Baseball/Softball Fields	X		
	Soccer/Hockey Fields	X		X
	Football Fields	X		
	Basketball Courts (hoops)	2		X
	Tennis Courts	X		
	Volleyball Courts		proposed	
	Bleachers	X		
	Track	X		
	Media Booth			
INDOOR	Gymnasium	2		
	Swimming Pool	1		
	Weight Room	1		
	Wrestling Room	1		
	Multi-purpose room			1
	Music Room	2		
	Library	2		1
	Auditorium (Seats)	2 (1670)		
	Computer Lab	7		1
	Industrial Arts Shop	6		
SUPPORT	Parking Spaces	X	proposed	X
	Rest Rooms	X	proposed	X
	Water Fountains	X		X
	Picnic Pavilion		proposed	X
	Snack Bar	X		
	Waste Receptacles	X	proposed	X
	Bike Rack		proposed	X
	Trails	X	proposed	
	Signs	X		X

V. Analysis & Recommendations

With a complete inventory of parks, it becomes possible to analyze the level of park service available within Warrington Township. Within this analysis, every publicly-owned park and/or recreation facility (Township and School District) is identified. Then, its size and service area is evaluated in relation to its intended service population. Conversely, this analysis also identifies those areas that lack close, convenient, and safe access to public parkland. Typically, these evaluations are based upon prescribed standards for park size per 1,000 persons being served and also for predetermined service radii. The National Recreation and Park Association (NRPA) recommends such standards for various park types that will be applied to evaluate the allocation and spatial distribution of Township's park system.

The planning for both passive and active recreation opportunities is an important component of any comprehensive planning effort. Recreation planning seeks to determine the level of demand for recreation facilities and programs, and suitable locations for parks. 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.

One of the planning goals of this Plan that specifically relates to recreation states:

Aside from the Township's recently acquired community park, continue to rely upon the abundant recreation facilities and programs offered at the Pinchot State Park and the School District.

Local officials have begun a process to create a Township Community Park. Over the past few years the Township has received a grant to acquire and develop this community park located adjoining the Township Office. More discussion on this park is presented later in this Chapter.

First, **regional parks** generally contain 200± acres and are typically located within a one hour driving time from the population being served. These parks are generally located throughout a large metropolitan region, and can accommodate a wide variety of recreational activities. Often, these parks are owned and operated by the County, State and Federal government, and in the Case of Pennsylvania, many State Game Lands are included in this category. Regional parks usually have a natural orientation with hiking, camping, and picnicking facilities. Other "activity-oriented" facilities, as well as significant historic or archaeological resources, might also be included.

Warrington Township contains two of the largest such regional parks within York County. First, the Pennsylvania State Game Commission owns and operates State Gamelands No. 242 which contains 1516 acres and is



located in the northwest corner of the Township and just extends into adjoining Carroll Township. The area straddles Old York Road and York Road South. These areas offer settings for public hunting of small and large game during designated hunting seasons as well as year-round hiking and nature enjoyment. A public shooting ranges is located along the east side of Old York Road about 100 feet south of the Township's northern border.



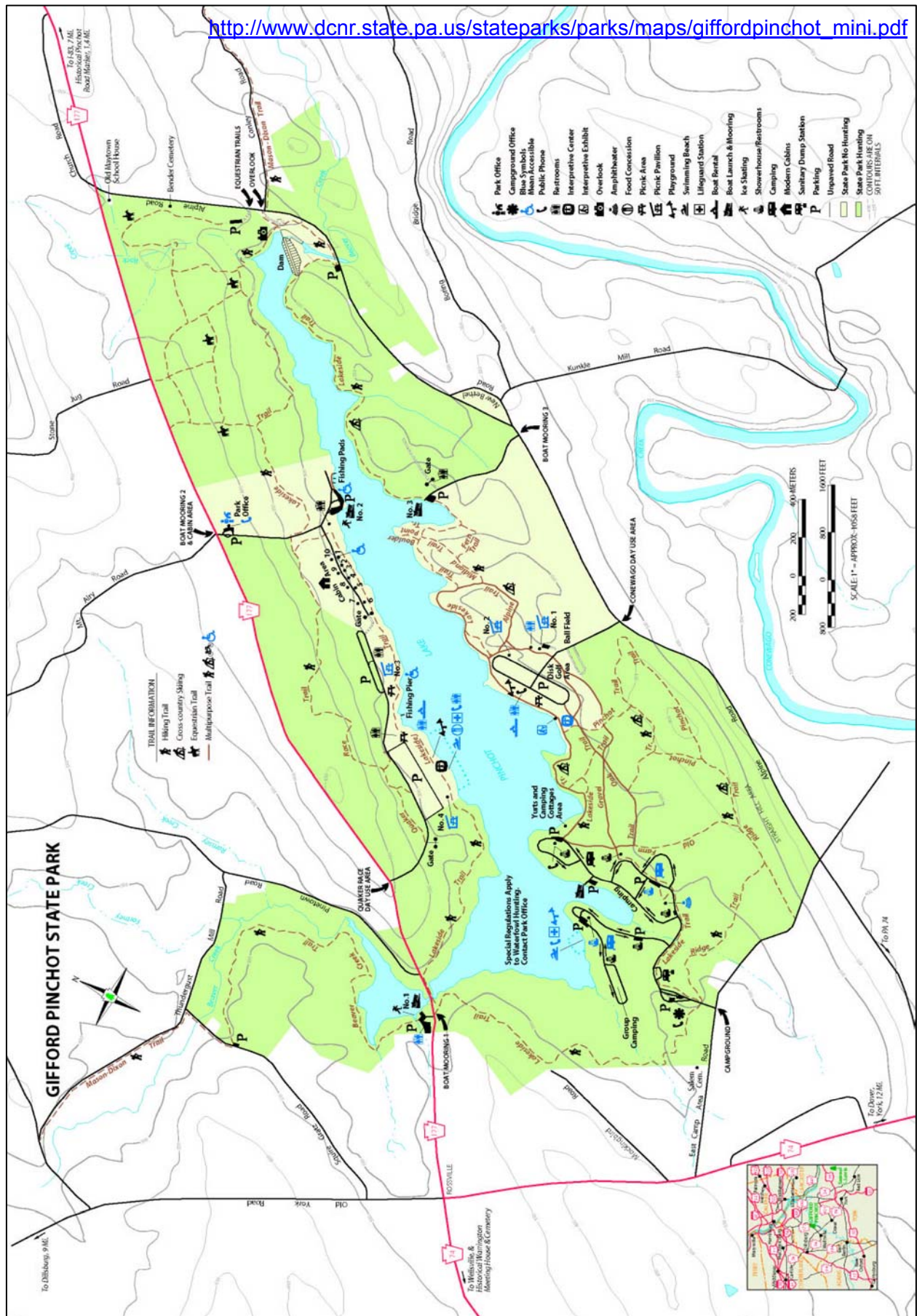
Panoramic view of the 340-acre Pinchot Lake within Gifford Pinchot State Park.

Second, the Gifford Pinchot State Park is located in the southeastern reaches of the Township just east of the Village of Rosstown. This 2,238 acre park consists of a reverted farm with wooded hill sides and the 340-acre Pinchot Lake. This park features:

- | | |
|---|--|
| <ul style="list-style-type: none"> • 340 individual campsites; • Organized group camping; • 10 year-round rental cabins; • Seasonal interpretive/educational programs; • Picnicking (over 1000 tables, 4 rental pavilions, BBQ grills, rest rooms, fountains, and food concessions); | <p><u>Quaker Race Day Use Area with:</u></p> <ul style="list-style-type: none"> • Large swimming beach (summer only); • Fishing & boating and boat rentals; • Horseback riding; • Horseshoe pits, volleyball, softball; • Hunting, archery, trapping & dog training |
|---|--|

The following maps the various facilities at this regional park:

Because the size and cost usually associated with regional parks transcend the responsibilities of local government, this Plan does not recommend any specific actions associated with the acquisition and development of more regional parks. ***However, Township Officials should make sure that the Future Land Use and Zoning Maps provide for these important regional parks amid settings that protect their integrity and offer suitable levels of improvement for related services.***



Community parks generally contain 20± acres and are intended to serve a population within a 2 mile-service radius. They should be sized at the rate of 5 to 8 acres for 1,000 persons served. These parks generally involve a high level of improvement with multiple sets of athletic fields and courts. Sometimes swimming pools and indoor recreation centers are situated on these community-wide parks. Larger school sites (usually middle, and high schools) have the facilities to qualify as community-based parks, and represent valuable recreation resources that can significantly enhance the level of recreation services offered to a given area. The Northern York County Middle and High School campus located straddling Baltimore Street just south of the Borough of Dillsburg provide resources for the residents of Warrington Township. These sites' improvements are tabulated on the following page.

It is important to note that these School District sites serve all of the municipalities within the School District. Furthermore, their location is well beyond the recommended 2-mile service radius for all but a small section of the northwest corner of Warrington Township. Nonetheless, this campus has until recently, been the only community park available to Township residents.

In October, 1999 the Township purchased the 21.7-acre property adjoining the Township Office with a matching grant from the Commonwealth of PA Keystone Recreation, Park and Conservation Fund. Since then the Township has engaged a local landscape architect to develop a suitable Master Plan for the property with input from Township Officials and residents. This process is ongoing and at this writing a Pre-Final Design plan has been submitted for Township consideration (a copy of this site plan is depicted on page 72).

It is expected that this new park will offer Township residents local park facilities (e.g. pavilions, trails, sand volleyball, dog runs, bird blinds, rest rooms and parking). Sources of funding would be future state grants and mandatory dedication fees collected under the Township's Subdivision and Land Development Ordinance. In addition, the Township would identify potential park improvement projects for local volunteer groups (i.e. Eagle Scout projects and etc.).

Existing & Projected Community Parkland Needed Within the Township				
Year	Population	NRPA-Recommended Acres	Existing Acres	Projected Deficiency
		5 ac. per 1000 persons		
2000	4,435	22.2	20	-2.2
2010	5,082	25.4	20	-5.4
2020	5,729	28.6	20	-8.6

Using a 5 acre per 1000 population standard, this 20-acre park will serve up to 4000 residents. In 2000, the Township's population was 4435 and it is expected to grow to 5729 by the year 2020. ***Therefore, the Township should seek to acquire and develop an additional 8.6 acres of community parkland by the year 2020 to comply with the minimum NRPA recommended standards. However, in the short run the Township should focus its effort on improving its current undeveloped 20-acre community park.***

Warrington Township

Pre-Final Design

York County, Pennsylvania
June 2005

Prepared for:
Warrington Township
3345 Kestown Road
Wellsville, Pennsylvania 17365

Prepared by:
ysm
York Suburban Management
1000 York Road
York, Pennsylvania 17404
717.333.4444
www.ysm.com



Neighborhood parks are generally between 1 and 20 acres in size and meant to serve a population of 2,000 to 10,000. The recommended service area for these parks is a one-quarter to one-half mile radius. As implied by the name, these parks are intended to provide close-to-home areas for limited athletic activities, playgrounds, and passive pursuits. The NRPA recommends that 1 to 2 acres of publicly-owned land be devoted to neighborhood parks for each 1,000 residents.

Today the Township has selected not to offer neighborhood parks based upon its rural character and the demands associated with the maintenance of scattered park sites. However, as the Township grows, resident may begin to demand more localized park sites. At such time as demand warrants, the Township should undertake an update to this Chapter to reflect needed neighborhood parks. Until then, the Township should focus its efforts on developing and enlarging the community park.

Linear parks and greenways are also gaining in popularity throughout the nation as less and less open space remains within developing areas. These parks can take many forms from abandoned railroad beds to utility transmission lines and riparian buffers along creeks. Warrington Township has conditions that would seem to promote the opportunity for linear parks.

First the Township has considerable open space which, by design, tends to keep linear park potential intact as compared with a landscape that is undergoing conversion for development.

Next, the Township has several important and high quality streams that, with proper attention, can offer tremendous environmental, recreational and educational value. These natural corridors represent the best opportunities for greenways that

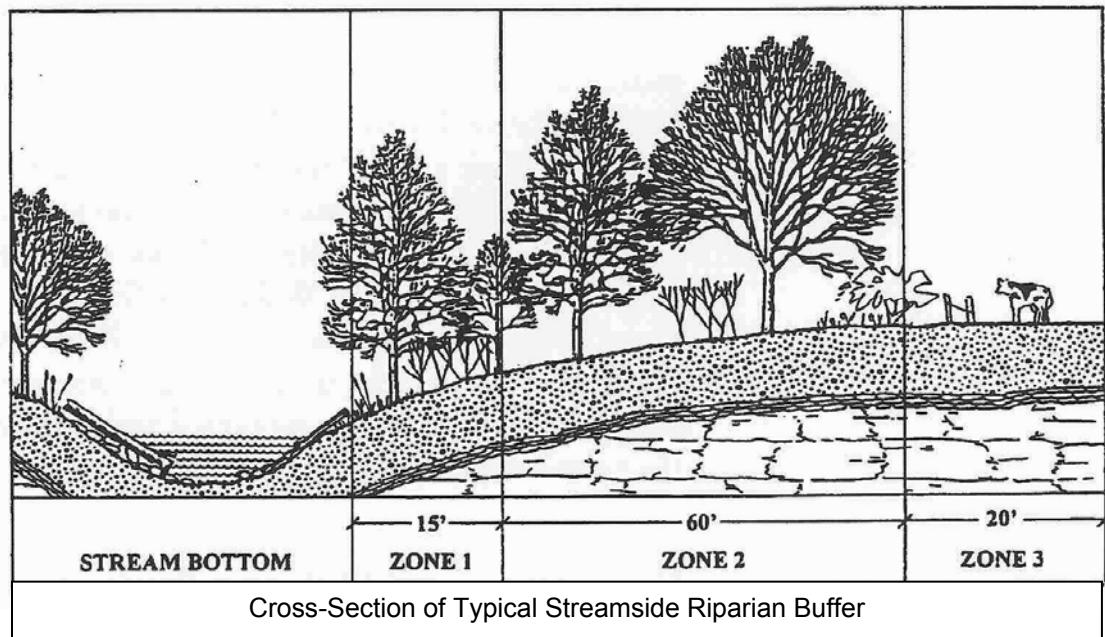
can significantly improve surface water quality. At the same location these buffers also offer “habitat highways” where local wildlife can find refuge and food amid agricultural and development settings.



Photo of creek with and without a riparian buffer through farmland.
Source: York County Planning Commission.

For these reasons, all of the linear park opportunities have been plotted on the Parks Map contained in Chapter 4 of this Plan. But, the plotting of a potential greenway on a map is only a beginning point to a lengthy and potentially difficult process that ends in development and use. Many pitfalls can “derail” this process and prevent project completion. Nonetheless, these greenways have become one of society’s popular priorities and therefore local officials should mount a coordinated multi-prong approach to protecting these areas.

Studies conducted by the U.S. Forest Service suggest that riparian buffers extend to include a 95-foot wide radius from the streambanks. This width is determined by the USDA Department of Forestry, based upon the climatic conditions. Essentially, riparian buffers comprise three distinct zones, as depicted below. The following will describe where to establish, and how to plant and maintain each of these three zones:



Zone 1 is the landward area located between the streambank edge under typical flow conditions, and the largest width of any of the following:

- fifteen (15) feet, as measured directly perpendicular from the streambank edge;
- the 100-year floodplain;
- any adjoining identified wetlands; and/or,
- any adjoining area characterized by slopes exceeding twenty-five percent (25%).

This Zone must include mature canopy trees and a ground cover of warm season grasses. New tree plantings should be selected, arranged and managed to accelerate canopy growth, and offer native species habitat and food supply. New grass plantings should be selected and managed to filter-out pollutants and offer habitat. All vegetation within this Zone must thrive in wet conditions. Zone 1 requires little maintenance. As trees mature, die and decay, it is important that such natural debris be allowed to decompose within the stream. This will provide important food and habitat for beneficial microorganisms, fish and amphibians. Streamside grasses should similarly be allowed to seasonally flourish and recede. Manmade activities should be very limited and confined to perpendicular passages from Zone 2. Intensively-used locations should be fitted with raised walkways and reinforced embankments. Streamside cleanup of junk and manmade debris is permitted. No animal watering and crossing locations are permitted, unless they are reinforced.

Zone 2 begins at the inland edge of the above-described Zone 1 and extends at least sixty (60) feet inland therefrom. This Zone must also include mature canopy trees generally three rows deep, and a natural undercover. New tree plantings should be selected that grow rapidly, so as to intercept passing nutrients. Such trees should also be arranged and managed to accelerate canopy growth, and offer native species habitat and food supply. Successive undercover plants should also be allowed to “evolve” with the canopy of this Zone. This Zone requires the most attention, but not for some time after initial planting. Here, the objective is to develop a stable and broad canopy of tree cover. The trees within Zone 2 are fast-growing and, therefore, consume many nutrients. The regular pruning and trimming of these trees will increase their nutrient consumption, but should not jeopardize the important overhead canopy of shade. The natural undercover should be undisturbed, except for periodic litter cleanup. Pedestrian paths can weave through Zone 2, but should be provided to prevent compacted soils and root damage.

Zone 3 begins at the inland edge of the above-described Zone 2, and extends at least fifteen (15) feet inland therefrom. Where a pasture is proposed just beyond the above-described Zone 2, no Zone 3 is required. This Zone should be planted with warm season grasses that are allowed to mature naturally without mowing. The tall grasses ensure that overland storm water flows do not “channel” into Zone 2. New grass plantings should be selected and managed to enable controlled grazing or haying, so long as the grasses are not reduced to a point where they are no longer able to effectively disperse the surface water flows. This Zone also requires little maintenance. Long summer grasses should be allowed to flourish and recede with the seasons. Grazing and haying is permitted, so long as the residual grass length is sufficient to disperse overland storm water flows into Zone 2 and avoid channelization.

Buffer Use and Maintenance - Streamside buffers must be generally undisturbed. Mature trees and long grasses absorb more nutrients than do manicured plants. Similarly, the more extensive root systems retain passing sediments. These characteristics reduce pollution and yield abundant food and habitat for wildlife. The temptation to “over-maintain” the streamside must be overcome.



But zoning regulations alone will not get this job done, as most land uses don’t require zoning approval to continue to operate. In these areas, other options exist. First, the USDA Natural Resources and Conservation Service offers its Conservation Reserve Enhancement Program (CREP). This program is limited within York County to applications for riparian buffers for another 5000 acres. ***Essentially landowners adjoining streams are offered annual rental payments for installation and proper management of streamside buffers. The program is proposed to continue for 10-15 years. In addition to the rental payments, landowners are eligible for 100% cost share reimbursement for installation of suitable vegetation within these buffers.***

“The average cost of the conservation reserve program nationwide is about \$43 per acre per year. However the actual amount farmers will be paid to participate in CREP is highly variable, since it is largely related to local land rental rates. [Within York County these payments average \$127 per acre per year.] The methodology for determining the total amount to be paid to farmers considers the following: base rental rate, cost of installation of conservation practices, annual maintenance costs and any special incentives. The base rental rate is the average dry land cash rental rate based on the three predominant soil types of the land. The Department of Agriculture maintains

this information on a county by county basis for the entire country. The Federal government will pay for up to 50 percent of the cost of installing the conservation practices on the land (e.g. planting trees and grass). The Federal government will also pay a nominal annual maintenance fee (generally \$5 per acre). Finally, the Federal government may make special one-time or annual incentive payments to encourage participation in the program. For example, the Federal government pays a 20 percent annual bonus above the rental payment for certain high priority practices such as installation of filter strips and riparian buffers. States and other program participants may provide other funding to further encourage participation in the program.¹

Information about this program is available from the York County Conservation District (717) 840-7430.

Many of the success stories surrounding riparian buffers within Central Pennsylvania have been the results of dedicated volunteers from conservation and sporting groups. Another powerful ally are the Region's youth. Environmental studies classes can develop pilot riparian buffers at visible school and park locations; these focused successes enable the benefits of these buffers to be experienced first-hand by the general public. Such projects represent excellent candidates for Growing Greener grants from the State. Once momentum is achieved, other civic groups are likely to get involved.

The Township should also require the installation of riparian buffers for uses that have a potential for generation of surface water pollution as part of its zoning approval process. Intensive livestock operations and waste-related facilities are obvious choices but farm and rural occupations could also benefit from such protection.

¹ <http://www.fsa.usda.gov/dafp/cepd/crepqnas.htm>

VI. Mandatory Dedication

The mandatory dedication of parkland has become a standard technique for local park systems to keep pace with growth since it was enabled by the Pennsylvania Municipalities Planning Code in the late 1980s. The Township has yet to apply this technique. However, given the previously-described need to develop its community park, the Township should consider use of this technique to generate revenues for this purpose.

Given changing demographics, land values and parkland needs it is important for municipalities to periodically calculate mandatory dedication standards and their related fees-in-lieu-thereof. The following will provide a basis for such calculations at this time.

The NRPA's recommended minimum standards for community parkland is 5 acres per 1000 population. To derive a per unit or per lot standard, the 1,000 population is divided by the average household size (year 2000) reported as follows:

***1000 population divided by 2.49 persons per unit equals 401 dwelling units
divided by 5 acres equals 543 square feet per dwelling unit.***

If raw land is all that was needed to provide for local parks, then the preceding required park acres per dwelling unit would enable the Township to collect parkland that would keep pace with its projected growth. A community park is more than raw land; it requires a high level of infrastructure and improvement. Generally, the value of these improvements costs about as much as the value of the parkland itself. Therefore, it is recommended that the Township double the preceding acreage figure to derive needed mandatory dedication standards to effectively meet expected demand for a developed community park. Therefore, each unit should be required to dedicate 1086 square feet (0.025 ac.) of land for park purposes or such other amount as set by the Township Subdivision and Land Development Ordinance.

As an alternative to parkland dedication, municipalities can accept a fee-in-lieu of parkland dedication. Such funds cannot be used merely to maintain existing facilities, but may be used to:

1. purchase new parkland;
2. purchase new equipment for new or existing parks; and/or,
3. make improvements to existing parks that will serve existing residents and those of the proposed development.

According to requirements within the Municipalities Planning Code, amounts of the fees-in-lieu should be derived from the following approach:

An appraiser should be retained by the municipality to analyze recent real estate transactions and derive estimates of fair market value. Such estimates can be based upon all properties within the municipality, or on a neighborhood basis. It is important that the appraiser be informed of the development features (e.g., utilities, zoning, curbs, sidewalks, etc.) common to such lands, so that accurate real estate comparisons can be identified. Once these estimates are derived, they should be periodically updated to reflect the ever-changing value of land.

When disputes between the developer and municipality occur, both the developer and municipality should select an appraiser who, in turn, should jointly select a third appraiser. This third appraiser should then determine the fair market value of the land.

Funds collected under this approach must be used to provide for recreation facilities that are accessible to residents of the proposed development. In determining accessibility to the park, local officials should be guided by the respective park service areas as listed in this Plan. In this instance the Township intends that its community park serves the entire Township; therefore, so long as the funds are spent for suitable purposes (e.g. land acquisition, equipment and improvements) they would comply with the State law.

To estimate the value of fees-in-lieu of parkland dedication an average value of \$46,000 per acre will be used (based upon recent real estate transactions) to account for the value of improved residentially-zoned land within the Township. The following lists estimated values for fees-in-lieu of parkland dedication per dwelling unit. *(This is an example only. Fees-in-lieu will be set by resolution in a manner consistent with the Township Subdivision and Land Development Ordinance.)*

Suggested Mandatory Parkland Dedication/Fees-In-Lieu Standards	
Required Park Acres per Dwelling Unit	Fee-In-Lieu of Parkland
.025 acres (1086 sq. ft.)	\$1150 per unit

By applying these above figures to the Township's projected growth as described in Chapter IV, the following dedicated acres and/or fees-in-lieu can be collected to meet increasing park demand generated by growth:

Projected Dedicated Parklands or Fees-In-Lieu-Thereof 2000 to 2010			
Time Period	Projected New Dwellings	Projected Dedicated Parklands	Projected Fees-In-Lieu of Parkland Dedication
2000-2010	344	8.6 acres	\$395,600
2000-2020	688	17.2 acres	\$791,200

As can be seen, the value of mandatory dedication/fee-in-lieu-thereof standards is almost \$800,000 across the Township through the year 2020, which unless implemented will have to be generated through other means. For this reason, it is vital that the Township adopt mandatory dedication standards within its Subdivision and Land Development Ordinance; the following ordinance can be used to accomplish this:

**WARRINGTON TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2005-_____

**AN ORDINANCE OF WARRINGTON TOWNSHIP AMENDING WARRINGTON
TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PERTAINING TO
THE DEDICATION OF PARK AND RECREATION AREAS AND FEES IN LIEU
THEREOF**

WHEREAS, THE Board of Supervisors of Warrington Township has determined that it is in the best interest of the residents of the Township of Warrington (the "Township") to provide and ensure adequate park and recreation areas and facilities to serve present and future residents and occupants of Warrington Township; and,

WHEREAS, the Pennsylvania Municipalities Planning Code allows the adoption of provisions in a subdivision and land development ordinance requiring public dedication of land, the construction of recreation facilities and, inter alia, the payment of fees in lieu thereof for park and recreation purposes; and,

WHEREAS, the Board of Supervisors has formally adopted a recreation plan necessary for the exercise of said authority hereunder;

NOW, THEREFORE BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of Warrington Township, York County, as follows:

SECTION 1 – Article V. DESIGN STANDARDS of the Warrington Township Subdivision and Land Development ordinance is hereby amended to include the following additional section:

Section 523 **PARK AND RECREATION AREAS AND FEES**

1. Where a proposed park, playground, open space or other local or neighborhood recreation site is shown on the Township Official Map or comprehensive plan or where the Township considers that a local recreation site is necessary to carry out the purposes of this Chapter, the Township may require the dedication of land for any proposal that would result in the creation of one or more new dwelling units or any non-residential lot in accordance with the following standards:
 - A. The land to be dedicated must be of suitable size, dimensions, topography, access and general character for the proposed use.
 - B. The amount of land so required for this purpose must not exceed .025 acre of land for each lot on the final plan.
 - C. In the case of an apartment, townhouse or similar multi-dwelling development, however, the number of dwelling units shall be used to determine the required acreage instead of the number of lots.
2. As an alternative to the requirement that land be dedicated for a recreation site, the Township may request the applicant to provide any of the following:
 - A. Construct and/or improve existing recreation facilities;
 - B. Pay a fee in lieu of dedication for each proposed dwelling unit and/or lot on a subdivision or land development plan which fees shall be established by resolution of the Board of Supervisors and amended only by the Board of Supervisors;
 - C. Guarantee the private reservation and maintenance of parkland or open space; or

- D. Provide for any combination of the above.
3. In general, parklands and open spaces provided for by this section shall involve areas for active recreational pursuits. Accordingly, the following design requirements shall apply:
- A. The site shall be located and designed so that safe and convenient access shall be provided to all existing and proposed inhabitants. Additionally, each site shall have at least one area available for vehicular access that is no less than twenty-four (24') feet in width;
 - B. The site shall be sized and configured so as to accommodate its intended uses.- Sufficient lot width/depth dimension shall be provided so as to accommodate, where practicable, ballfields, courts and other open play areas. Furthermore, should a development be proposed at a location contiguous to an existing park, dedicated parklands should be provided, where practicable, as an extension of the existing facility;
 - C. The site shall have suitable topography and soil conditions for use and development as active play areas. No more than twenty-five (25%) percent of the site shall be comprised of floodplains, storm water management facilities and/or slopes exceeding three (3%) percent. Any unimproved area of this site shall be provided with a healthy and vibrant grass ground cover;
 - D. The site shall be located and designed to conveniently access proximate public utilities (e.g., sewer, water, power, etc.). However, no part of any overhead utility easement, nor any above-ground protrusion of an underground utility, shall be permitted in active play areas of the site;
 - E. No part of the site shall be calculated as part of any required setback, yard and/or open space for adjoining lots or uses, as regulated by the Zoning Ordinance; and
 - F. The site shall comply with any applicable design, orientation, size and location guidelines listed in the Township's Official Recreation Plan. In special instances, the Township may waive any or all of the preceding design standards. In such instances, the applicant must demonstrate that the public will be better served by some alternate design that would accomplish at least one of the following objectives:
 - i. Protection of important natural resources (e.g., streams, ponds, wetlands, steep slopes, woodlands, unique geologic features, wildlife habitats, aquifer recharge areas,
 - ii. Protection of important historical and/or archaeological sites; and,
 - iii. Integration of greenbelts throughout the development that link residences with on-site or adjoining parks, schools or other similar features.
4. Funds collected as fees in lieu of dedication of open space or recreation areas shall be held and utilized in accordance with applicable laws in place at the time of the adoption of this Ordinance or any future amendments or revisions thereto. Alternatives to dedication shall not exceed the predevelopment fair market value of .025 acre of open space which would have been otherwise required for dedication. Fair market value shall be determined by a certified appraiser, and shall include any documentation used to derive the site's fair market value. Should the Township dispute the appraised fair market value, it can require mandatory dedication of needed acreage.

SECTION 2: If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this ordinance. It is hereby declared as the intent of the Township that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 3: This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of Warrington Township, County of York, Commonwealth of Pennsylvania.

ENACTED AND ORDAINED as Ordinance 2005-__ this __ day of _____, 2005

WARRINGTON TOWNSHIP BOARD OF SUPERVISORS

Attest

Secretary

Appendix A

Funding Sources

The following lists sources of funding for various park, recreation and open space projects.

Federal Grants

- National Park Service, Rivers, Trails, and Conservation Assistance program offers in-depth assistance and consultations for locally-led conservation projects, such as developing trails and greenway networks, or protecting rivers and open space. (www.nrc.nps.gov/programs/RTCA/index.html)
- U.S. Environmental Protection Agency Environmental Education Grants program supports environmental education projects that enhance the public's awareness, knowledge and skills to make informed, responsible decisions that affect environmental quality. \$3 million available each year. (www.epa.gov/enviroed/grants.html)
- U.S. Department of Transportation Congestion Mitigation and Air Quality Improvement (CMAQ) program, authorized by TEA-21, provides funds to reduce transportation-related emissions and improve air quality. Trails designed for transportation, as well as recreation, are eligible. States select projects. (www.fhwa.dot.gov/environment/cmaq.htm)
- U.S. Department of Justice provides information on crime and violence prevention grants that can be used to support recreation programs. (www.ojp.usdoj.gov/fundopps.htm)
- U.S. Department of Education provides information on grants to apply for, in cooperation with school districts. (www.ed.gov/funding.html)
- U.S. Department of Health and Human Services provides information on available grants, such as drug prevention, preschool programs, exercise programs, and so on, that can be used to fund recreation programs that improve health. (www.hhs.gov/agencies/grants.html)
- Federal Grants Clearinghouse provides information on hundreds of Federal grants that can be used to support youth recreation programs. (www.afterschool.gov/fed.html)
- Other web sites for Federal grant resources:
 - Catalog of Federal Domestic Assistance, www.cfda.gov
 - Conservation of Technology Support Program, www.ctsp.org
 - Computers for Learning, www.computers.fed.gov/School/user.asp
 - Department of Energy, www.energy.gov/community/sub/involved.htm
 - Department of Labor, www.dol.gov/dol/oasam/public/grants/main.htm
 - Federal Commons Grants Portal, www.cfda.gov/federalcommons
 - Federal Nonprofit Gateway, www.nonprofit.gov
 - Federal Register, www.access.gpo/su_docs/aces140.html
 - Health and Human Services GrantsNet, www.hhs.gov/grantsnet
 - Substance Abuse and Mental Health Services Administration, www.samsha.gov/grants/grants.html
 - Federal Funds Express, www.house.gov/ffr/Grants_Other.htm
 - The Watershed Academy, www.epa.gov/OWOW/watershed/wacademy/fund.html

State Grants

- Pennsylvania Department of Conservation and Natural Resources provides a single point of contact and application format for communities seeking State grant funding for recreation and conservation planning, acquisition, development, and technical assistance projects from the Community Conservation Partnership Program. \$27.8 million was available during the most recent round of grant funding. (www.dcnr.state.pa.us)

Planning Grant Projects:

- Comprehensive Recreation, Park and Open Space Plans – to develop a comprehensive long-range planning document that provides strategies to address a municipality's recreation, park, and open space needs.
- Conservation Plans – to encourage conservation planning and sound land use.
- Feasibility Studies – to determine the feasibility of acquiring, developing or rehabilitating swimming pools, ice rinks, sports complexes, recreation centers, etc.
- Greenways and Trails Plans – to explore establishing, developing, and managing linear corridors of open space along streams, shorelines, wetlands, canals, ridge tops, etc.
- Rails-to-Trails Plans – to develop a design detailing the proposed development of the trail.
- Master Site Plans – to design the proposed development of a neighborhood, community or regional park.
- Rivers Conservation Plans – to study watersheds or rivers, including streams and creeks, to identify significant river resources, potential threats to these resources, and recommend restoration, maintenance or enhance actions.

Technical Assistance Grant Projects:

- Education and Training – to provide assistance by recreation and park advisors to communities, sponsor workshops, and provide publications.
- Peer-to-Peer – to study problem-specific issues dealing with the administration of park and recreation facilities and/or services, with the help of an experienced park and recreation professional.
- Circuit Rider – to hire a full-time recreation and/or park director to share services through an intergovernmental cooperative effort created by two or more municipalities.

Acquisition Grant Projects:

- Park and Recreation Areas – to purchase land for park, recreation and conservation purposes.
- River Conservation – to purchase land for rivers conservation purposes.
- Rails-to-Trails – to purchase abandoned railroad rights-of-way for public recreational trail use, and purchase adjacent land for access or related support facilities.

Development Grant Projects:

- Park Rehabilitation and Development – to rehabilitate existing parks and indoor and outdoor recreation facilities, and to develop new park and recreation areas.
- Greenways and Trails – to rehabilitate existing, and develop new, greenways and trails.

- Rails-to-Trails – to rehabilitate and develop abandoned rights-of-way, and support facilities for public recreational trail use
- Rivers Conservation – to resolve specific issues for a river that is on the Pennsylvania Rivers Conservation Registry
- Pennsylvania Department of Conservation and Natural Resources, Pennsylvania Recreational Trails Program Grants, provide funds to develop and maintain recreational trails and trail-related facilities for motorized and non-motorized recreational trail use. Match requirements are 80% grant money, up to a maximum of \$100,000, and 20% project applicant money. Acquisition projects require a 50/50 match. Funding is provided through the Federal Highway Administration and the Transportation Equity Act for the 21st Century (TEA-21). \$1 million available. (www.dcnr.state.pa.us)
- The **Home Town Streets** program will include a variety of streetscape improvements that are vital to reestablishing our downtown and commercial centers. These projects will include activities undertaken within a defined "downtown" area that collectively enhance that environment and promote positive interactions with people in the area. Projects may include sidewalk improvements, planters, benches, street lighting, pedestrian crossings, transit bus shelters, traffic calming, bicycle amenities, kiosks, signage and other visual elements. This program will not fund costs related to buildings or their facades or personnel costs related to a Main Street manager.
- The **Safe Routes to School** program is designed to work with both school districts and pedestrian and bicycle safety advocates to make physical improvements that promote safe walking and biking passages to our schools. Collectively, these efforts would save on school busing costs and promote a healthy lifestyle for our children. In addition, some funding may be used for pedestrian education efforts. Examples of these types of improvements include: sidewalks, crosswalks, bike lanes or trails, traffic diversion improvements, curb extensions, traffic circles and raised median islands.
 - *Funding*
 - *The Home Town Streets/Safe Routes to School program will encompass \$200 million over four years.*
 - *Projects will be awarded up to \$1,000,000 in federal transportation funds.*
 - *Funding for this program from PennDOT will not be grant money. PennDOT will reimburse project sponsors for eligible activities upon receipt of invoices for services performed.*
 - *Selection preference may be given to projects that are physically ready to immediately advance to the construction phase or that are located within areas with approved funding under the Main Street or Elm Street programs.*
- Other web sites for State grant resources:
 - Piper Resources State and Local Government on the Net,
www.piperinfo.com/state/index.cfm
 - The Grantsmanship Center's Funding through State Government,
www.tqci.com/STATES/states2.htm
 - U.S. State and Local Gateway, www.statelocal.gov
 - Pennsylvania Council on the Arts, www.artsnet.org/pca/pca.html
 - Pennsylvania Humanities Council, www.pahumanities.org
 - Pennsylvania Department of Community and Economic Development, Community Revitalization Grants,
www.esa.dced.state.pa.us/health/site
 - Pennsylvania Department of Environmental Protection, Growing Greener Grants,
www.dep.state.pa.us

Federally-Funded/State-Administered Grants

- U.S. Department of Agriculture Summer Food Service Program (SFSP) provides funding for breakfast, lunch and snacks for children ages 18 and under at summer playgrounds, camps and other recreation programs. Child and Adult-Care Food Program (CACFP) provides meals and snacks for after-school and evening youth recreation programs. Administered by the Pennsylvania Department of Education. (www.frac.org)
- Pennsylvania Department of Transportation, Transportation Enhancements Program is a cost reimbursement program, not a grant program, funded through the Transportation Equity Act for the 21st Century (TEA-21) of the Federal Highway Administration. Funding is available for provision of facilities for pedestrians and bicycles, provision of safety and educational activities for pedestrians and bicycles, acquisition of scenic easements and scenic or historic sites, landscaping, or other scenic beautification, historic preservation, and preservation of abandoned railway corridors. (www.dot.state.pa.us)

County Grants

- York County does not have any specific programs available to local governments for park development.

Foundation Grants

- Target Stores and Tiger Woods Foundation provide Start Something Scholarships for youth to use for summer camps, music lessons, sports equipment, travel expenses, and so on. Program enrollment forms are available at Target stores. (www.startsomething.target.com)
- American Legacy Foundation Initiative for Tobacco Control in Priority Populations provides grants of up to \$200,000 for anti-smoking projects. (202/293-5960)
- National Fish and Wildlife Foundation provides grants for conservation and environmental education projects. (www.nfwf.org/programs/program.htm)
- Pew Charitable Trust provides grants in a number of program areas, including environment, culture and health and human services. (www.pewtrusts.com/grants)
- Three Guineas Fund supports projects to benefit women and girls. (www.3gf.org)
- UPS Foundation Community Investment Grant program allocates dollars to UPS region offices to invest in their communities. (www.community.ups.com/community/causesusrelations/index.htm)
- Women's Sports Foundation offers a variety of grant programs to benefit women and girls sports programs and travel and training grants for athletes. (www.womenssportsfoundation.org)
- Funders Supportive of Communications Technology is a collection of funding information on how to get technology resources. (www.benton.org/Practice/Toolkit/techmoney.html)
- The Foundation Center's Finding Funders provides access to web sites for private foundations, corporate grantmakers, grantmaking public charities, and community foundations. (www.fdncenter.org/funders)
- Other resources for Foundation grants:
 - The Foundation Center's RFP Bulletin, www.fdncenter.org/pnd/rfp/index.html
 - The Foundation Center's Finding Funders, www.fdncenter.org/funders
 - The Foundation Center's Grantmaker Website, www.fdncenter.org/funders/grantmaker/index.html
 - The Internet Nonprofit Center, www.nonprofits.org

The Grantsmanship Center's Community Foundations by State,
www.tgci.com/resources/foundationscommunity/com_pa.html

Non-Government Grants

- Pennsylvania Recreation and Park Society (PRPS) RecTAP program provides technical assistance grants of up to \$1,500 to help recreation and park departments with specific issues. No matching funds are required. (www.prps.org)
- Bikes Belong Coalition provides grants of up to \$10,000 to assist agencies in developing bicycle facilities projects that will be funded by TEA-21. (www.bikesbelong.org)
- National Gardening Association Youth Garden Grants of over \$750 are available for seeds, tools and gardening supplies for children to learn and work in outdoor gardens. (www.kidsgardening.com/grants.asp)
- NFL Community Football Fields Program provides grants of up to \$100,000 for capital improvement projects to improve or create quality, safe local football fields in low and moderate-income neighborhoods. (212/455-9881)
- NFL Youth Football Fund provides grants of \$500 to \$2,500 to purchase equipment, repair fields, establish new football programs, and improve existing programs. (www.nrpa.org)
- American Forests provides tree-planting assistance with Global Releaf, an ecosystem restoration grant program, which includes urban and community forest. (www.americanforests.org/global_relief/grants/grants_eval_criteria.html)

National Programs

- Smokey Bear Program encourages children to take an active role in protecting forestland, and the animals that live in the forest, from wildfires. (www.symbols.gov or www.smokeybear.com/hom_main.html)
- Woodsy Owl Program encourages children to develop a sense of responsibility and compassion for the natural world through hands-on land stewardship activities. (www.symbols.gov or www.fs.fed.us/spf/woody)
- National Center for Recreation and Conservation, Bureau of Land Management offers activity books and lesson plans to introduce environmental education to children. (www.blm.gov/education/00_resources/index.html)
- National Center for Recreation and Conservation, Bureau of Land Management offers activity books, lesson plans, posters, articles, and general information on heritage education. (www.blm.gov/heritage/he.htm)
- Endangered and Threatened Species Program, U.S. Fish and Wildlife Service offers educational materials about the preservation and protection of wildlife, biodiversity and habitat conservation. (www.endangered.fws.gov/education/index.html)
- American Forests sponsors A Tree for Every Child, an environmental education program for children that stresses the benefits and rewards of planting trees. (www.americanforests.org/global_releaf/earth_day_promo.html)
- Boat U.S. Foundation for Boating Safety and Clean Water offers brochures and posters on pollution prevention tips and littering on land and in the water. (1/800/BOAT-USA)

- America the Beautiful Fund provides free flower, vegetable and herb seeds to plant Freedom Gardens across America. (www.freeseeds.org)
- NBA, WNBA, Gatorade and Nike offer Jr. NBA and Jr. WNBA programs at no cost to recreational youth basketball leagues. (1/800/JRHOOPS)
- First Serve, a United States Tennis Association National Inner City Initiative, provides inner-city youth with a safe and nurturing after-school program that combines academics with tennis. (www.usta.com)
- JumpStart AfterSchool, sponsored by the National Recreation and Park Association, provides a hands-on manual full of fun activities to get kids active and eating healthy foods. (www.nrpa.org)
- S & S Crafts Worldwide sponsors the Chalk It Up! Program, which offers communities a kit containing sidewalk chalk, certificates of achievement, instruction booklets, and full-color posters to plan, run and publicize events. (1/800/642-7354)
- Let's Play Sports Coordinator's Manual is a comprehensive resource to implement introductory sport programs for elementary age youth in 16 sports. (www.nrpa.org)
- Hershey Foods Corporation offers the Hershey Track and Field Program, a series of local, regional, State, and national track and field competitions for children ages 9-14. (www.nrpa.org)
- Active Options is a free program resource guide to develop fitness programs for older adults from the National Recreation and Park Association. (www.nrpa.org)
- Flaghouse, Inc. offers Catch Recreation, a resource compendium that provides hundreds of youth activities promoting physical activity, including a recreation leader's guide. (1/800/793-7900)
- Pool Cool Program is a sun-safety, skin cancer prevention program focusing on informing children about sun-safety practices during swim lesson, utilizing lesson plans and pool-side activities. Pool Cool is sponsored by the American Cancer Society and National Recreation and Park Association. (www.nrpa.org)
- U.S. Lacrosse offers a loan kit program which provides field sticks and goalie sticks, plus a dozen balls to keep, at no cost for communities interested in starting lacrosse programs. (www.lacrosse.org)
- Hooked on Fishing International sponsors the Kids All-American Fishing Derby, which provides a complete kit and guidebook to conduct a fishing derby, with prizes, posters, tote bags, decals, and more. (www.fishingworld.com/Kids-Fishing)