



Wedgewood Hills Park

Master Plan

Susquehanna Township
Dauphin County, Pennsylvania

September 2023



Wedgewood Hills Park

Master Plan

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Chapter 1: *Planning the Park*

Introduction

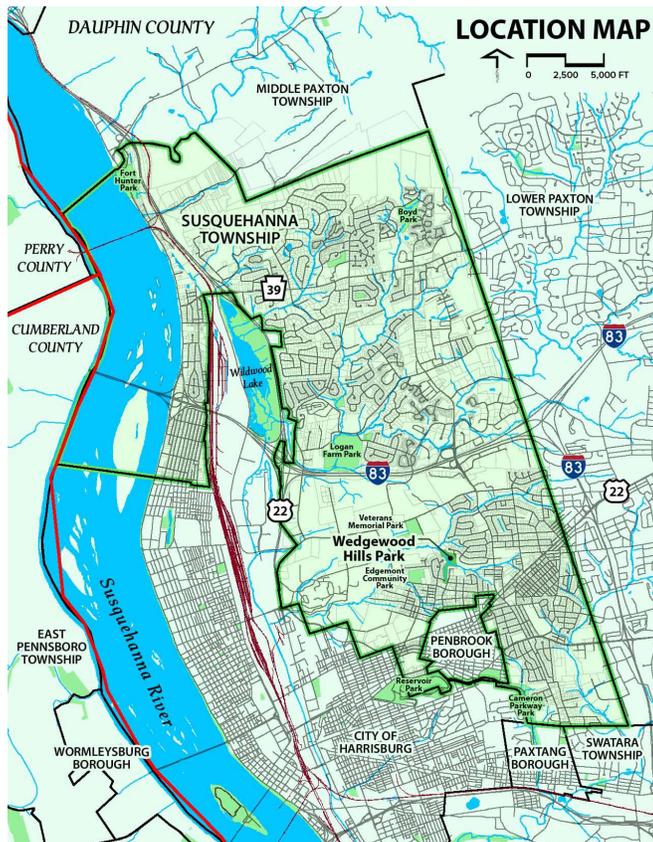
The Wedgewood Hills Park property was the former Wedgewood Hills Swim Club. The swim club closed in 2018 and Susquehanna Township purchased the property in 2022 for recreation purposes.

This planning project provides a vision for development of Wedgewood Hills Park with new neighborhood park and recreation facilities. The 16.81-acre park property includes two parcels situated in the developed plateau and natural woodland area west of Wedgewood Hills Apartment Homes along the southern border of Susquehanna Township. The property has an existing access drive on Diamond Street off Brookfield Road. The former swim club plateau has existing parking, open lawn, a pool clubhouse building and swimming pool. Residential neighborhoods and woodlands surround the park site.

Planning Process

The planning process for Wedgewood Hills Park Master Plan included four parts:

1. Inventory and Assessment
2. Public Participation
3. Park Master Plan
4. Costs and Implementation



1. Inventory and Assessment

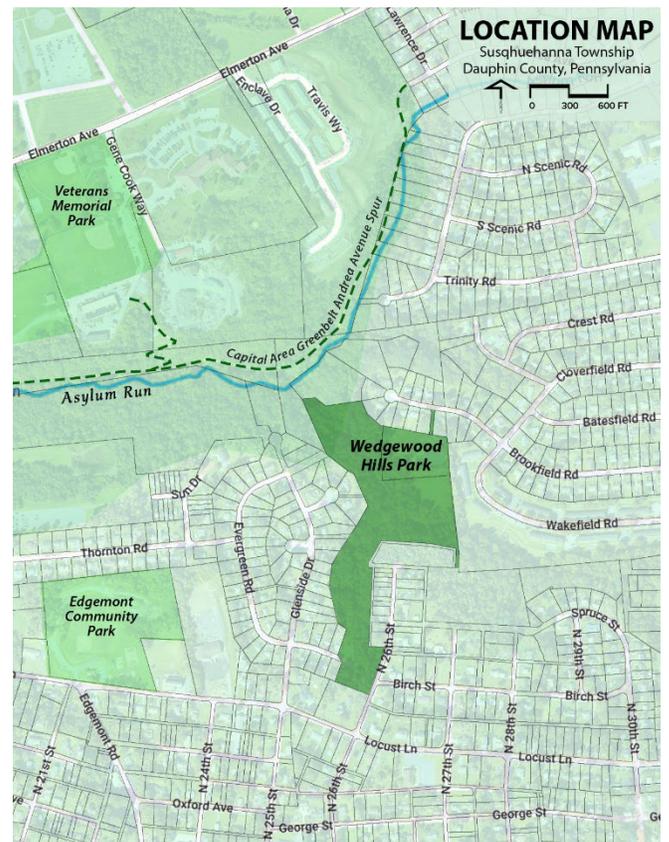
The existing features and natural resources of Wedgewood Hills Park were viewed and assessed throughout the spring and summer of 2023. Facilities were evaluated, and site opportunities and constraints were explored. The municipal and regional setting was investigated to consider surrounding land uses, other municipal recreation assets, potential linkages, and other influences on the park site.

2. Public Participation

Residents and stakeholder input was sought throughout the planning process to broaden the consultant team’s understanding of resident recreation interests and needs. Public input was gathered by working with a Study Committee, completing key person interviews, holding an open house, and conducting public meetings.

3. Park Master Plan

Conceptual alternative designs were developed to illustrate different approaches to developing recreation facilities at Wedgewood Hills Park that achieve community goals. The Study Committee reviewed the conceptual alternatives and provided direction for the preparation of the pre-final design. The master plan for Wedgewood Hills Park was finalized based on the findings and conclusions of the planning process.



4. Costs and Implementation

Probable construction cost opinions and a phasing plan for implementing the master plan were completed. Implementation strategies as well as operations and maintenance considerations were evaluated.

Wedgewood Hills Park

Wedgewood Hills Park is located in south-central Susquehanna Township, Dauphin County. The park is close to Veterans Memorial Park, Edgemont Community Park to the West and the Capital Area Greenbelt Andrea Avenue Spur along Asylum Run Stream directly to the North of the park. The park site is located between the Wedgewood Hills and Edgemont neighborhoods. The terrain is steeply wooded surrounding a tributary stream to Asylum Run. The swimming pool and wading pool have been removed. The former bath house is being evaluated for reuse potential as part of this study. The former pool development is located near the Diamond Street access drive.

Background and History

Susquehanna Township

(Summarized from the Dauphin County website)

Susquehanna Township encompasses 15.27 square miles of southwestern Dauphin County. The Township abuts Middle Paxton Township to the North, Lower Paxton to the East, the Susquehanna River to the West, the City of Harrisburg to the West and South, and Penbrook Borough, Paxtang Borough, and Swatara Township to the South.

A portion of the Susquehanna River is included in the northwest sector of the Township boundary with two bridges spanning across the River. The Rockville Bridge is a railroad crossing that connects from Susquehanna Township to Marysville Borough in Perry County. The other bridge, the Capital Beltway Route 83 interstate highway crossing, George N. Wade Memorial Bridge, connects to East Pennsboro Township in Cumberland County. PA Route 39 bisects Susquehanna Township in the North, and Interstate 83 bisects the Township through the center.

Susquehanna Township was incorporated from part of Lower Paxtang on May 1, 1815. Susquehanna Township is a first ring suburban community adjacent to the City of Harrisburg which offers close proximity to natural and cultural resources for the suburban community.

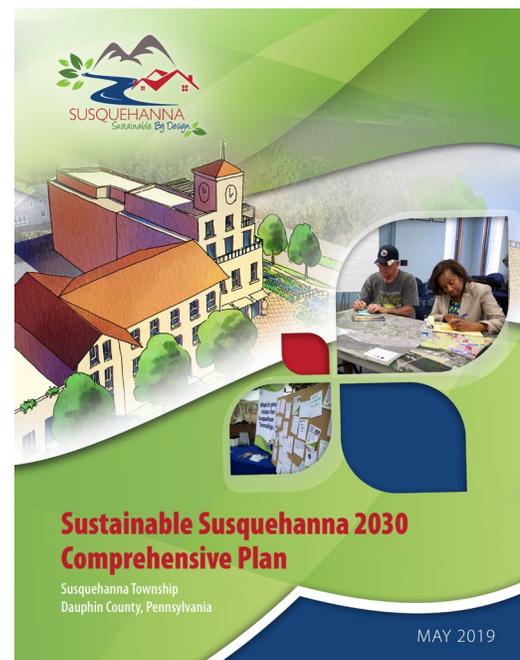
Susquehanna Township Park System

Susquehanna Township has twelve parks totaling 140.22 acres, including a portion of the Capital Area Greenbelt Andrea Avenue Spur and Fort Hunter, a 50-acre Dauphin County Park. The river frontage provides access to the Susquehanna River Water Trail. The majority of the Township parks offer a combination of active and passive recreation facilities. Boyd Park, Logan Farm Park, and Shutt Mill Park serve as passive parks. Wedgewood Hills Park is not currently included as an official Township neighborhood park.

Local and Regional Planning Initiatives

The following local and regional planning initiatives were referenced as part of the planning process for Wedgewood Hills Park Master Plan.

Sustainable Susquehanna 2030 Comprehensive Plan, May 2019 – The plan provides detailed strategic recommendations. Strategy 3 cited the need to construct a new neighborhood park and a Greenbelt access point in the southern portion of the Township, south of Walnut Street. The Wedgewood Hills Swim Club was noted as a potential opportunity to explore. The plan recommended a park master plan with public participation. The plan also referenced the *Susquehanna Township Parks & Recreation Comprehensive Plan, Update 2017*.



Pennsylvania Greenways: An Action Plan for Creating Connections, 1991 – This plan set forth a series of goals and actions aimed at developing a statewide system of connected greenways. The landscape connections would create a network of "green infrastructure" vital to the health of Pennsylvania's ecological systems and manmade communities. The statewide greenways network would provide a new connectivity within and among Pennsylvania's communities and promote healthier lifestyles with more abundant recreational opportunities and transportation alternatives, and stronger connections to cultural and historic places. The Susquehanna River provides the main spoke for the Susquehanna Township greenway system and is classified as a major greenway.

Susquehanna National Heritage Area Management Plan, September 2022 – The heritage area management plan identifies goals that celebrate the Susquehanna region's unique natural and cultural resources through a collaborative network of local, regional, state and national entities. Plan goals promote identity and continued improvements to historical, recreational, natural, and cultural resources surrounding the Susquehanna River. Improvements to historic, scenic, recreation, and strengthening connections to the scenic Susquehanna River will provide benefits for the economy and attract residents and visitors. The plan supports County Comprehensive Plans for placemaking, and promoting outdoor recreation assets to enhance access, preserved interest, and overall quality of life in the Susquehanna region.

Demographics

The census data and projections, listed on the following page, indicate that the Township’s population has seen an increase over the previous decade, at a higher rate than Dauphin County. Population projections for Susquehanna Township suggest that the population will continue to grow. This outcome creates an ongoing need for expanding and maximizing recreation amenities and opportunities in the Township.

The Township population is aging with the median age increasing by 1.8 years between 2010 and 2020. This change indicates the need for recreation opportunities for residents to enjoy throughout their lifetime.

The Susquehanna Township community has a diverse composition which includes 54.4 percent Caucasian, 10.0 percent Asian, 24.9 percent African Americans, 0.2 percent American Indian, and 10.5 percent of two or more races reported in the 2020 US Census. Hispanic or Latino residents make up 7.3 percent of the population, identified as ethnicity, a separate category from race.

Sources: 2020 U.S. Census Bureau, Population Estimates Program (PEP), U.S. Census Bureau, American Community Survey (ACS)

Susquehanna Township / Dauphin County Population Data					
Township/ County	2010 Population	2020 Population	Percent Change	2030 Projection	2040 Projection
Susquehanna Township	24,036	26,736	+ 11.2	29,231	31,854
Dauphin County	268,100	286,401	+ 6.8	289,132	296,766

Sources: U.S. Census Bureau, 2010 and 2020 DEC Redistricting Data (PL 94-171)
Population Projection – Commonwealth of PA DEP Population Projection Report

Susquehanna Township Age of Population 2010-2020		
Age Group	2010 (percent)	2020 (percent)
Under 5 yrs.	5.5	4.9
5 – 24 yrs.	21.3	22.1
25 – 44 yrs.	28.4	24.9
45 – 54 yrs.	16.1	13.9
55 – 64 yrs.	12.9	13.1
65 – 74 yrs.	7.2	10.6
75 – 84 yrs.	5.4	6.4
85 yrs. +	3.2	4.1
Median Age	41.5 yrs.	43.3 yrs.

Source: U.S. Census Bureau, 2010 & 2020 American Community Survey (ACS)



Chapter 2: *Public Engagement*

Public Engagement

Public participation was the foundation of the planning process for identifying recreation needs, concerns, and opportunities driving the design of the Wedgewood Hills Park Master Plan. The four public engagement strategies and findings are described below.

Study Committee

Susquehanna Township assembled a Study Committee to guide the park planning process. Committee members included: the Parks and Recreation Director, a Commissioner, a representative of the Capital Area Greenbelt, a representative of the Township Recreation Advisory Committee, and residents. The Study Committee members were familiar with the park site and recreation opportunities in the municipality and provided comments throughout the park master planning process.

Key Person Interviews

The consulting team conducted key person interviews to gain additional insights from key stakeholders about recreation opportunities for Wedgewood Hills Park. Key stakeholders included: Susquehanna Township Public Works, Susquehanna Township Program Coordinator, Capital Area Greenbelt representative, and Township Police.

Public Meetings

An introductory open house / public meeting was held on March 28, 2023 at the Greater Zion Missionary Baptist Church. Location maps of the park were displayed and park planning consultants were available to answer questions and discuss ideas. Attendees were asked to vote on their preferred potential recreation facilities for future development at Wedgewood Hills Park. Approximately 25 residents attended. The results of the facility preference exercise are shown on the next page.

The second public meeting was held on June 27, 2023 at the municipal building. Consultants presented an overview of the planning process, site analysis, public input findings. The Pre-Final Master Plan was presented and was followed by a question and answer session. Concerns were stated about access to the park. The meeting was well attended with over 20 residents.

The final Master Plan for Wedgewood Hills Park was presented to residents at a regularly scheduled

Township Commissioners meeting on September 28, 2023 for approval.

Online Opinion Survey

The Wedgewood Hills Park Study Committee conducted an online survey in 2023 to assess resident opinions about park opportunities in the Township. A total of 375 individuals completed the online survey. Over 67% of responses came from people between the ages of 35 to 64 years old. The survey findings were reviewed as they pertained to Wedgewood Hills Park. Key findings with implications for the Wedgewood Hills Park Master Plan include:

- The most popular park experiences in the Township are enjoying time outdoors and nature appreciation, fitness and wellness, and socializing with family and friends.
- The most important recreation facilities identified for development at Wedgewood Hills Park are restrooms, shade trees, and trails.
- The order of interest in indoor uses and activities at Wedgewood Hills Park are firstly fitness and exercise programs (yoga, pilates, etc.), then a summer playground/summer camp program, and finally senior social programs (bridge/cards, etc.).
- The Online Opinion Survey summary of findings is located in Appendix A.

Findings of the Public Participation Process

Key person interviews and attendees at the Open House provided the following input:

- Public works will need new equipment to maintain a trail.
- Trails in the woodlands should be paved to provide lower maintenance requirement associated with seasonal flooding.
- Trails should extend from the park to the Capital Area Greenbelt Andrea Avenue Spur near Veterans Memorial Park.
- Pickleball and basketball courts are desired.
- A dedicated tennis court is desired.

Chapter 2 – Public Engagement

- There are concerns that the creek often floods.
- There are concerns that the Township does not have indoor programming space.
- Consider a tennis wall for individual play.
- Improvements to Diamond Street are needed. Although Diamond Street cannot be widened, the pavement surfacing and a separate pedestrian corridor could be developed within the existing pavement footprint.
- Additional parking spaces should be phased into the plan as necessary as facilities are developed.
- There should be open visual access to the basketball court area from the open parking area.
- Vehicular access via Brookfield Road is a concern. Brookfield Road is a residential street and increased vehicular traffic is a concern.

An image preference board was on display at the first public meeting. The board included potential new recreation facilities. Attendees had four (4) votes to vote on their preferred priorities for recreation features. Votes are tabulated below:

Vote on Priorities for Potential New Recreation Facilities at the Wedgewood Hills Property



Wedgewood Hills Property - Open House - March 2023



Chapter 3: *Inventory and Analysis*

Wedgewood Hills Park is primarily a natural wooded site with steep terrain and a small stream that is tributary to Asylum Run. The park is situated between residential neighborhoods. A small portion of the site was developed as the former Wedgewood Hills Swim Club area with parking, swimming pool (now closed), pool clubhouse building, and cleared open lawn areas. The development is encompassed within two plateaus. The upper and lower plateaus are somewhat hidden with a single point of access off of Diamond Street connecting to the upper plateau parking lot. The outdoor swimming pool facilities are outdated and slated for removal and the swimming pool clubhouse building has been assessed for potential re-use as a part of this planning project, reference Appendix B.

General Site Data

Size / Location

The park is 16.81 acres in size and located east of the Wedgewood Hills neighborhood, centrally within the southern portion of Susquehanna Township.

Access

Vehicular access to the park is from Diamond Street which connects to the Brookfield Road cul-de-sac. A sidewalk for pedestrian access extends partially along Diamond Street from Brookfield Road to reach the park from the adjacent neighborhood along the steep access drive. The pedestrian access is separated by a metal railing which is in disrepair. The pedestrian access exceeds accessible slopes.

There is no official pedestrian route to reach the woodland areas of the property. Potential woodland access could be provided at Pine Street, Evergreen Road, and the intersection of Birch Street and North 26th Street which all dead-end along the southern boundaries of the park site. Paper streets extend to the property from Glenside Drive, but cannot be developed for access due to steep terrain. The Capital Area Greenbelt trail is located Andrea Avenue Spur north of the site along the northern side of Asylum Run Stream and connects to nearby Veterans Memorial Park.

Existing and Surrounding Land Use

Surrounding existing land uses include:

- North: Woodlands, Capital Area Greenbelt
- East: Residential and Woodlands
- West: Residential and Woodlands
- South: Residential

Zoning

The park site is in the Medium Density Residential R-2 zoning district with areas along the tributary stream listed as Designated Greenway Areas for the Conservation District Overlay CDO zone. Within the R-2 zone, recreational uses are permissible by right including public parks, recreational areas and greenways, and recreation areas and structures operated by neighborhood organizations/associations or for the benefit or use of the surrounding neighborhood. Building setbacks are 30' front yard, 8' side yards, and 30' rear yard with buffer yards for non-residential structures. Parking setbacks must be behind the building and any buffer yard setback lines.

Natural Resources

Vegetation

Mature trees, shrubs and groundcover vegetation cover the steep slopes and areas along the tributary to Asylum Run providing riparian buffers and natural habitat. The plateau areas have lawn ground cover. Invasive species were noted at the edges of the woodlands.



Topography

The site generally slopes from the west, south, southwest, and northeast to the center of the park to the tributary stream. There are two relatively flat plateaus from the previous site development. The steep terrain is currently stabilized with woodland vegetation. See the Slope Analysis Map on page 3-5 which illustrates the range of slopes within the property.

Tributary Stream to Asylum Run

The site tributary stream (Tributary 10145 of Paxton Creek) bisects the woodlands from southeast to northwest where it connects with Asylum Run. The tributary stream use description is for Warm Water Fishes (WWF) which supports maintenance and propagation of fish species and additional flora and fauna that are indigenous to a warm water habitat.

Invasive Species

Invasive species were noted around the woodland edges. Invasive plants are non-native plants which grow quickly and aggressively, spreading and displacing native vegetation. Invasion of exotic species is a threat to biodiversity. Controlling non-native, invasive plants is important for the long-term health of woodland vegetation.

Soils

Site soils within the park boundary are described below.

Wedgewood Hills Park - Susquehanna Township Site Soils				
Symbol	Type, Slope	Depth to Bedrock	Depth to Water Table	Factors
BhC2	Berks channery silt loam, 8 - 15%	20" to 40" to lithic bedrock	More than 80"	Well drained, Farmland of statewide importance
BkB2	Berks shaly silt loam, 3 - 8%	20" to 40" to lithic bedrock	More than 80"	Well drained, Farmland of statewide importance
Ph	Philo silt loam 0 - 2%	More than 80"	About 18" - 24"	Moderately well drained, All areas are prime farmland
Us	Urban Land, Shale Materials	-	-	Not prime farmland
WeE2	Weikert shaly silt loam, 25 - 40%	10" to 20" to lithic bedrock	More than 80"	Moderately eroded, Well drained, Not prime farmland

Man-Made Resources and Influences

Open Maintained Lawn

There are open maintained lawn areas within the developed and cleared upper and lower plateaus of the former swim club. A maintained lawn area of

approximately 1.1 acre size is located on the lower plateau. This lower lawn is 8'-10' below the upper plateau.

Building

The swimming pool clubhouse building at the entrance to the pool area is not currently used and contains locker rooms, restrooms, concession area, and storage space. Reference Appendix B for an assessment of the clubhouse building.



Pool

The swimming pool, wading pool, and supporting amenities are abandoned and no longer maintained. The decision has been made to demolish and fill in the pool areas to allow for the future development of other recreation facilities at the park.

Paved Parking

One paved parking lot on the upper plateau connects to the Diamond Street access drive and offers approximately 33 parking spaces east of the pool clubhouse building.

Utilities

- Public gas, water, and sanitary sewer utility lines are in the roadway along Brookfield Road. Water and sewer extend to the pool clubhouse building.
- A sanitary sewer line extends throughout the woodlands with associated easements.
- Overhead and underground electric lines connect to park lighting and pool clubhouse building.

Access to Outdoor Recreation

An assessment of access to parkland in Susquehanna Township and the ease of access to the Wedgewood Hills Park property was determined using the Trust For Public Land and WeConserve PA 10-minute walk analysis. The 10-minute walk analysis found that Wedgewood Hills Park has the potential to better serve the adjacent neighborhoods in the area. The park is located within neighborhoods that currently have access to recreation amenities to the west and areas that are in medium need of access to the east. Thus, the future Wedgewood Hills Park development will establish the park as a neighborhood recreation asset in an area of recreation need.

Site Analysis Conclusions

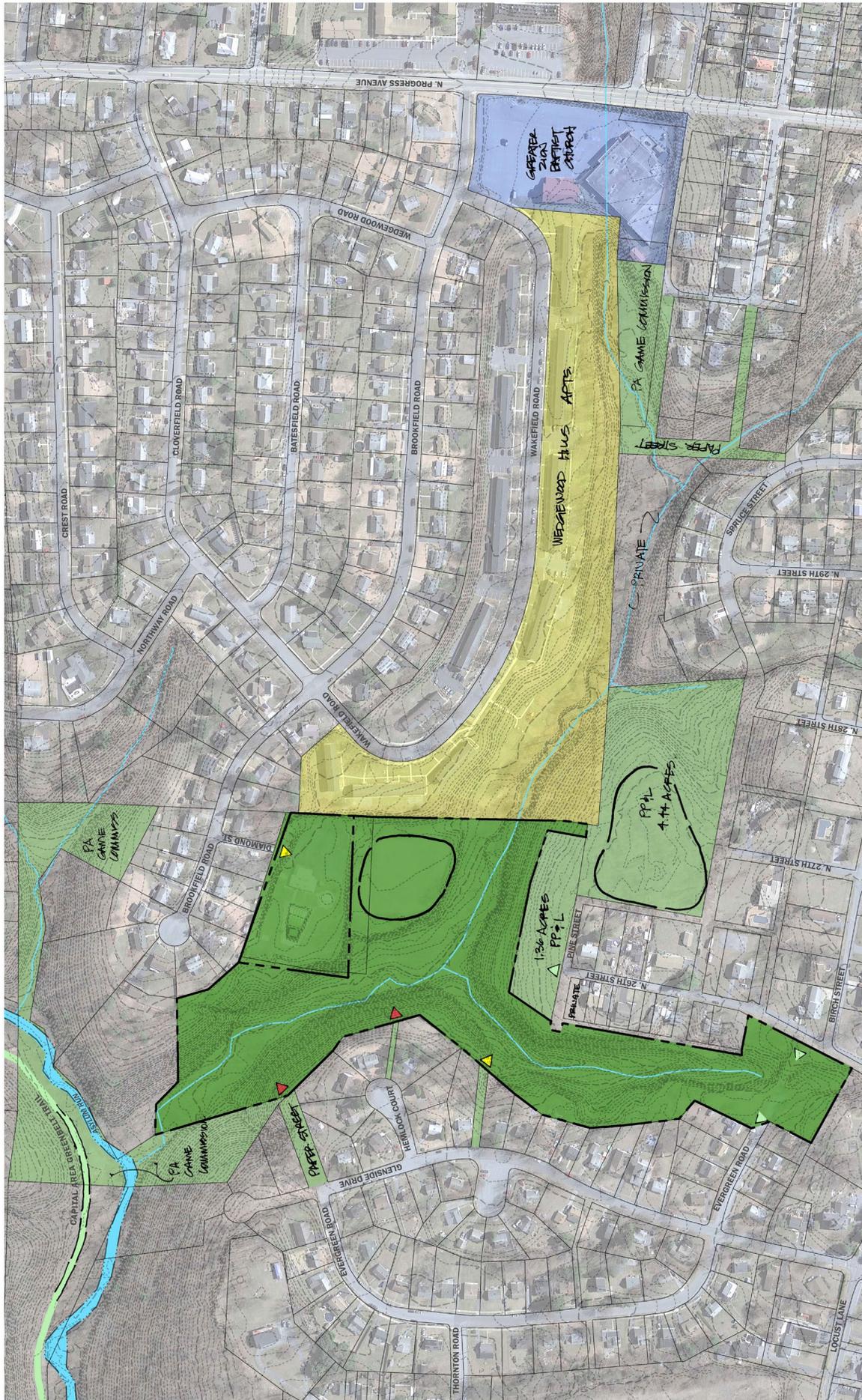
Park site analysis plays a critical role in understanding the park property limitations and opportunities as well as helping to determine the best uses for the park site. Conclusions of the site analysis include:

- The clubhouse building and swimming pool are not used and are scheduled to be demolished and filled in to provide the area for future park amenities.
- Vehicular access to the site is a challenge. Access is available to the southern end of the property from Evergreen Road. The existing Diamond Street drive into the property is steep and narrow. Pedestrian access adjacent to the drive is also extremely steep with minimal separation from the vehicular access.
- There is insufficient parking for the former park uses.
- There are currently no accessible trails or woodland hiking trails.
- The mature trees on site are a valuable natural resource serving as habitat, riparian buffer for the tributary stream, and protection against erosion on the steep slopes.
- The site slopes are aggressive and will dictate what potential facilities and activities can occur on the site.
- The existing sanitary sewer line that traverses the site offers a narrow ribbon of gentle topography benched into the hill that could offer trail passage in the woodlands.

- The tributary stream is a nice feature and offers a tranquil setting with a former dam remnant providing a small waterfall.
- Riparian buffer enhancements should be undertaken to address ongoing erosion, and to strengthen habitat and environmental quality surrounding the tributary stream.
- Invasive vegetation is a significant issue along the woodland edges; removal and monitoring should be part of ongoing maintenance practices.
- Site soils are erosive.
- The pool complex and former baseball field represent approximately 2.5 acres of gently sloped area ideal for potential recreation development.
- A pocket of mildly aggressive slope exists at the north end of North 26th Street. This area offers access to the site, woodland environment, and nice views of the stream channel.
- Japanese Knotweed, an aggressive invasive plant common in floodplains, was noted at the north end of the site.



- Regionally, the stream corridor provides for potential trail connections to the north to the Capital Area Greenbelt Andrea Avenue Spur and to the east to North Progress Avenue, via the adjacent Wedgewood Hills Apartment Complex property. Access easements/agreements would be required.
- Connection from the park property to the Capital Area Greenbelt Andrea Avenue Spur Trail will require three pedestrian stream crossings.
- Additionally, the property is adjacent to lands owned by the PA Game Commission and Pennsylvania Power and Light (PPL) which may offer opportunities for trail expansion with cooperation from the landowners.



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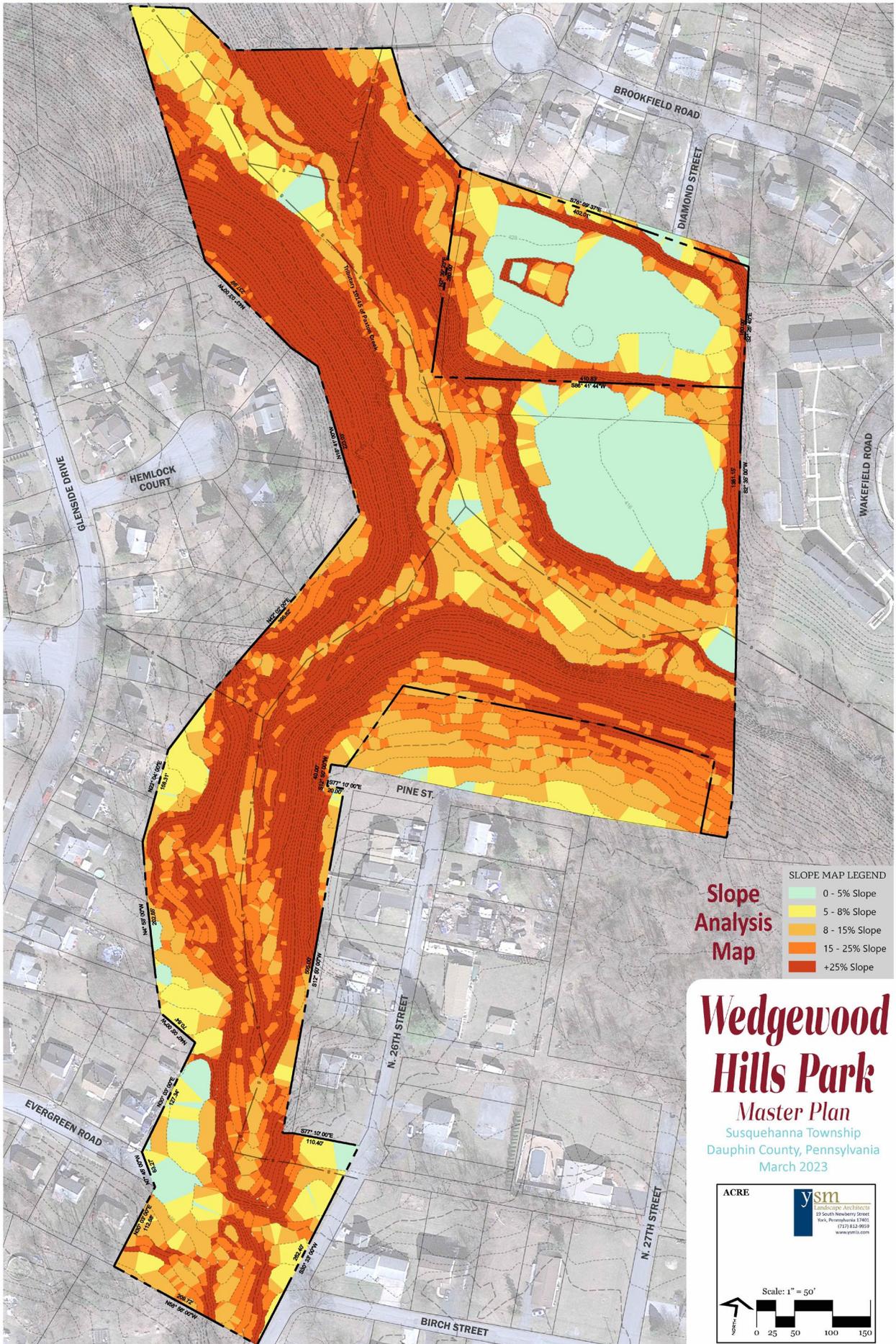
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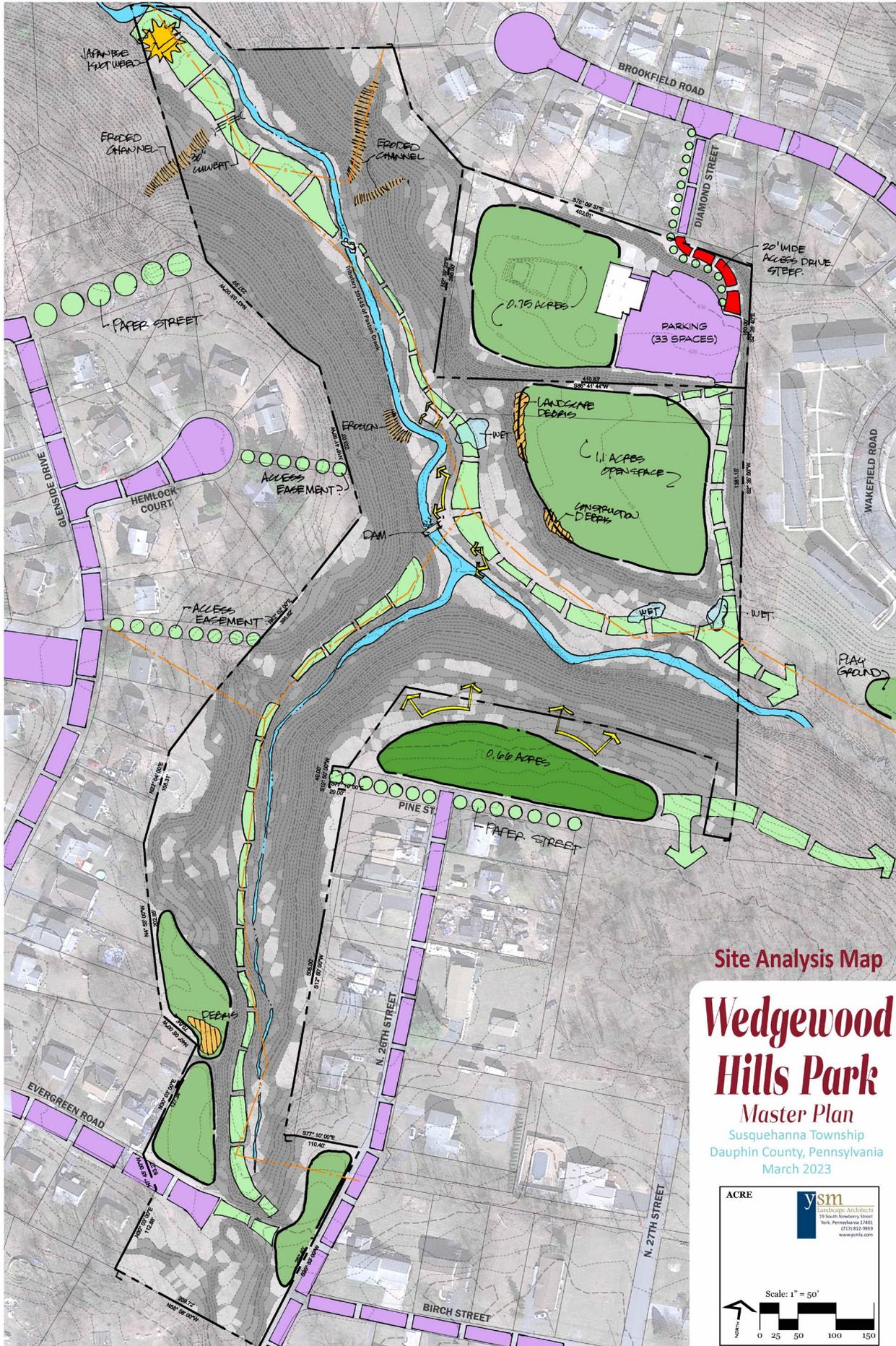
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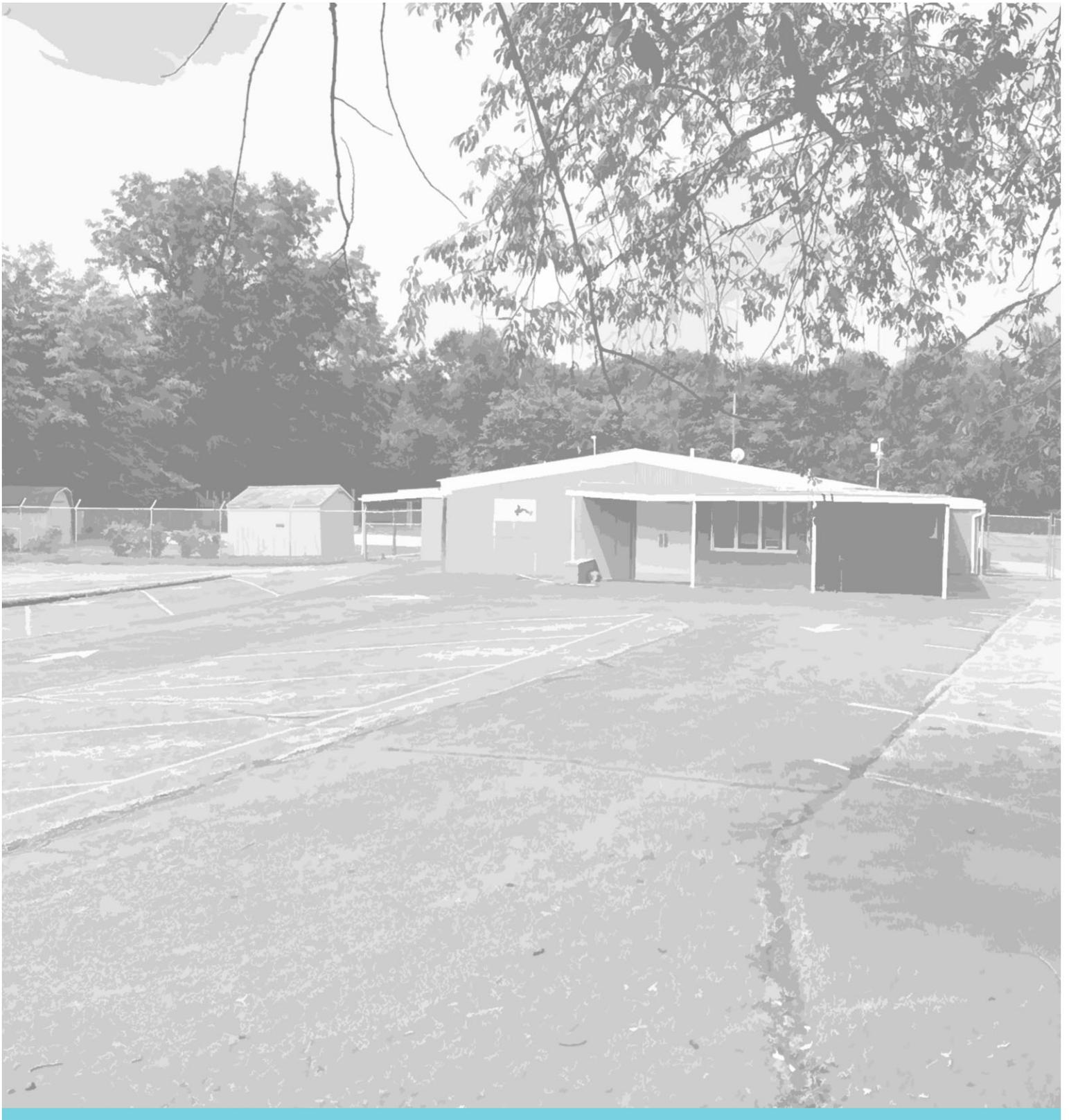
Surrounding Public/Quasi Public Land Use Map

Master Plan
Susquehanna Township, Dauphin County, Pennsylvania
March 2023

Wedgewood Hills Park







Chapter 4: *Master Site Development Plan*

Wedgewood Hills Park Master Plan

The Wedgewood Hills Park Master Plan provides new recreation facilities desired by Township residents. The planning process began with exploration of conceptual alternative designs for the park followed by a pre-final master plan design. These preliminary designs are summarized in Appendix B. The final master plan is described below.

Guiding Principles

The following guiding principles are defined for the Wedgewood Hills Park Master Plan, based on the findings of the park planning and public participation process:

- Develop new recreation facilities desired by residents that are compatible with the setting.
- Maximize the potential of the park to serve the recreation needs of the surrounding neighborhoods.
- Explore reuse potential of the former swim club building and its infrastructure.
- Provide a trail link to the Capital Area Greenbelt Andrea Avenue Spur.
- Provide accessible trails in the park and connective hiking trails in the woodland areas.
- Provide improvements to meet current safety and accessibility standards.
- Preserve, protect, and enhance the natural areas of the park site to include steep slopes, woodland vegetation and tributary stream to Asylum Run.

Recreation Opportunities

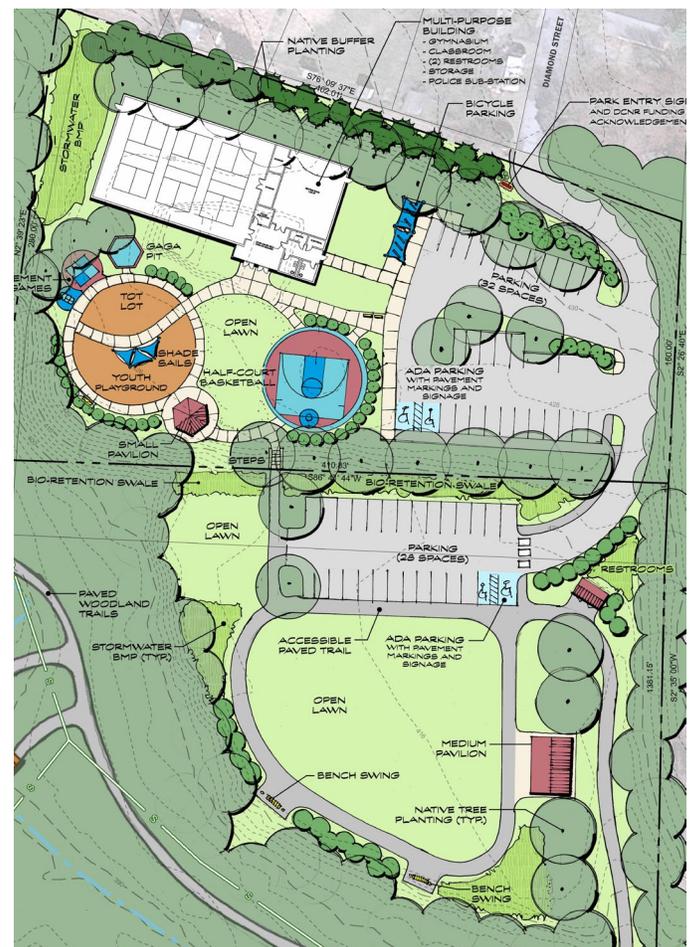
Multi-Purpose Building

A new multi-purpose recreation building is proposed in the upper plateau generally within the area of the former swimming pool and clubhouse. The new building is designed to accommodate a gymnasium sized for three pickleball courts. Additionally, the proposed building includes: a classroom, storage area, police sub-station, and restrooms. Accessible paved paths connect to the building from the parking area. Stormwater management BMPs are proposed west of the building. A

native buffer planting provides screening for residential neighbors to the north. See the Structure Assessment in Appendix C.

Open Lawn Areas

Open maintained lawn areas are provided in the upper and lower plateaus to offer space for various recreation activities. The lawns should be graded at 1-5 percent slopes for positive surface drainage. An open lawn is located between the playground and half-court basketball court in the upper plateau to support summer playground activities. The lower lawn is framed by the walking loop trail west of the medium pavilion.



Playground

An age-segregated playground is located in the upper plateau near the multi-purpose building. The playground is age-segregated with two areas to accommodate tots (ages 2-5 years old) and youth (ages 6-12 years old). The tot and youth areas are divided by a paved trail and central seating area with shade sails. The adjacent small picnic pavilion and plaza create a gathering area and provide shade. Paved trails encircle the playground and connect to adjacent pavement games, gaga pit, and small pavilion.

Chapter 4 – Master Site Development Plan

When developing playgrounds, the following general guidelines should be incorporated into the design:

- The playground layout, equipment, and safety zone should comply with the Consumer Product Safety Commission (CPSC) Guidelines for Playground Safety.
- Playgrounds must meet the requirements of the Americans with Disabilities Act (ADA) which requires that an accessible route be provided from walkways/parking areas to the playground equipment and that a portion of the equipment offer activities that can be utilized by physically challenged children.
- Playgrounds should be age-segregated to accommodate children of different ages and abilities. The playgrounds should have signs identifying the age-appropriate areas of play.
- American Society for Testing and Materials references for public playground safety:
 - F1487 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.
 - F2373 Standard Consumer Safety Performance specification for Public Use Play Equipment for Children 6 Months through 23 Months.
 - F1292 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment.

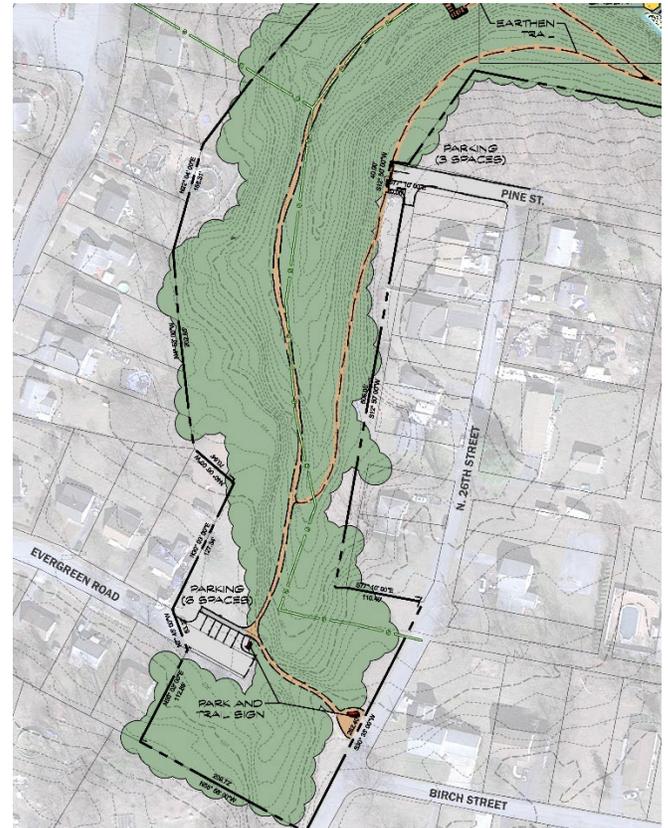
Indoor Pickleball Courts / Gymnasium

There are three indoor pickleball courts in the multi-purpose building gymnasium. Pickleball is one of the fastest-growing sports, with an estimated 4.87 million players in the US, and a growth rate of 39.9% over the recent two-year period¹. A pickleball court is 20'x44' for both singles and doubles. The net height is 36" at the posts and 34" at the center. The courts extend to provide at 10' unobstructed area beyond the baselines and seven-foot unobstructed area beyond the sidelines.

¹2022 Pickleball Fact and Media Sheet, USA Pickleball, 2.15.22, <http://usapickleball.org/wp-content/uploads/2021/08/2022-Pickleball-Fact-Sheet-updated-2.15.22.pdf>

Half-Court Basketball

One standard high school size half-court (42' x 50') basketball court is developed in the upper plateau next to the parking lot. Park trails connect to the area and low native plantings divide the half-court from the adjacent parking. The half-court has the preferred north-south solar orientation and a minimum of 10-feet of unobstructed area on all sides. The half-court basketball should be developed with 1.25-1.5 percent slope for proper surface drainage.



Trails

Trails extend throughout the park to provide accessible routes to all recreation facilities, and areas of interest. Trails offer opportunities for walking, bicycling, jogging, and exploring the park. Bituminous pavement is suggested for trails in the developed upper and lower park plateaus. Bituminous pavement is proposed for the trail that extends from the lower plateau along the tributary to Asylum Run and links to the Capital Area Greenbelt Andrea Avenue Spur. The tributary stream floods and bituminous pavement provides a stable surface that will withstand seasonal flooding better than aggregate trails. Secondary woodland trails may be aggregate or earthen. These trails extend from access

points at Pine Street, Evergreen Road, and the intersection of North 26th Street and Birch Street and connect to the paved woodland trail.

The lower plateau loop trail is approximately 565 LF (0.11 mile) in length. The paved trail from the lower plateau parking area to the northern park boundary is 1,475 LF (0.28 mile). The missing trail link from the northern park boundary to the to the Capital Area Greenbelt Andrea Avenue Spur is approximately 210 LF (0.04 mile).

The bituminous trails should be developed at eight-foot wide to accommodate two-way pedestrian and bicycle traffic. Longitudinal slope should not exceed five percent and cross slope should not exceed two percent to meet accessibility requirements of the Americans with Disabilities Act (ADA). Trail informational signage should be located at entry points and mile markers are recommended at quarter-mile intervals along the paved woodland trail.

Picnic Pavilions

Picnic pavilions are located in two locations to provide shaded gathering areas for park visitors and support adjacent recreation facilities. A medium picnic pavilion to accommodate 6-8 picnic tables is located on the lower plateau facing the loop trail and open lawn. A small picnic pavilion to accommodate 2-4 tables is located next to the playground in the upper plateau. The pavilions provide shade and tables for traditional picnic activities and socializing.

Support Facilities

Parking

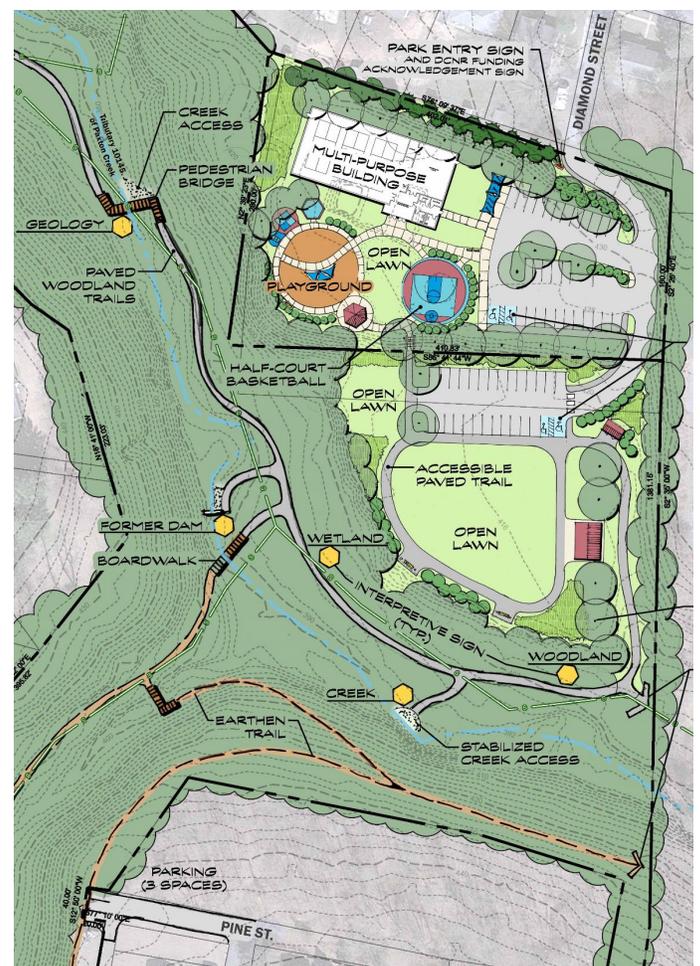
The park will improve the existing upper plateau parking to provide 32 spaces including 2 ADA spaces. A new parking lot area will be developed on the lower plateau with 28 spaces including 2 ADA spaces. The accessible parking spaces should have accessible pavement markings and signs. Other small parking areas will be developed off of Pine Street (3 spaces) and Evergreen Road (6 spaces) at woodland trail access points.

Restroom Building

A restroom building is located to the east of the parking lot on the lower plateau with native vegetative screening, stormwater BMP and utility connections.

Park Signs

Park signage includes three park welcome signs, five interpretive signs in the woodland area, and mile markers along the woodland trail. The park welcome signs should identify the name of the park and Susquehanna Township. The main park sign by the multi-purpose building can provide information about park policies, facility programs, and a trail map with loop length. The two other park welcome signs are located to the southern trail entry areas by Evergreen Road and Birch Street to provide trail information. The five interpretive signs identify the park and provide site specific environmental and historic information on the woodland, creek, wetlands, former dam, and geology of the park. Mile markers should be located at 0.25-mile intervals along the woodland trail.



Site Amenities

Site amenities are suggested throughout the park to enhance the visitors experience. Site amenities should include the following:

- Benches – Benches should be provided throughout the park, located along trails at

convenient intervals and where there are interesting views or activities. Benches should be placed in both sunny and shaded locations. A paved open space for a person in a wheelchair to sit should be provided adjacent to benches. Two swing benches should be located along the lower plateau loop trail.

- Trash Receptacles – Trash receptacles should be located throughout the park at convenient locations. Consider ease of access for maintenance staff to empty the receptacles.
- Picnic Tables – Picnic tables should be provided in pavilions areas. A minimum of twenty percent of the picnic tables provided in a location must be accessible ADA compliant models.
- Bicycle Racks – Bicycle racks should be provided in the upper plateau next to the parking lot area near the multi-purpose building. The area will be paved and connected to the park trail system and have shade sails to shade the bicycle parking.

Landscaping

Landscaping should be introduced to enhance the park's identity, aesthetics, and function. Landscaping should be located and maintained to buffer residential neighbors, separate uses as appropriate, mitigate the effects of climate change, and screen winds. Landscaping should minimize maintenance.

Strategies to minimize maintenance include placing park elements such as signs within landscaped beds and design planting beds to create continuous mow lines.

Where landscaping is introduced into the park, native plant material should be used. Plants native to Dauphin County are adapted to the geographic location which necessitates less maintenance, withstands the extremes in climate related temperatures and storm events, and are less susceptible to disease and pests. Native plants will provide needed habitat and food for small mammals, birds, and insects. Native plants that thrive will help reduce the opportunity for exotic species to establish a foothold on the site.

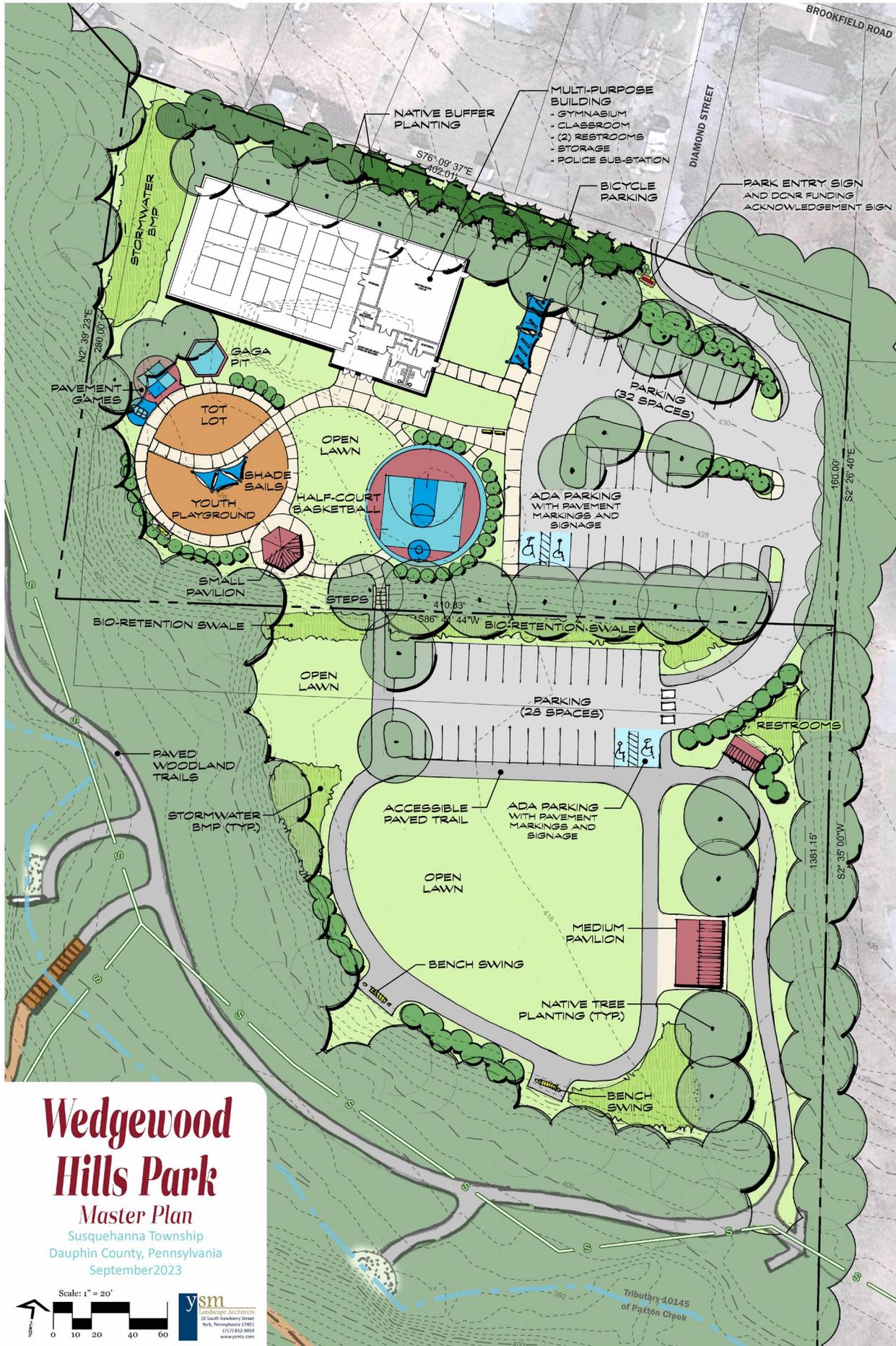
The Master Plan for Wedgewood Hills Park illustrates the following landscaping:

- Deciduous shade trees planted along the central park hub and trails to provide shade and enhance the park aesthetics.
- Deciduous shade trees planted adjacent to parking areas to provide shade.
- Evergreen trees and shrubs to screen and buffer adjacent homes from park activities.
- Shrub vegetative buffer to separate the basketball half-court from the parking area and limit basketballs from rolling beyond the court area.
- Ornamental shrub and perennial planting at the park entry sign.

Stormwater Management

Stormwater facilities will be required to accommodate the stormwater runoff generated from improvements and facilities introduced into the park. Stormwater runoff from plazas, parking areas, trails, buildings, and other impervious surfaces must be managed. Stormwater collection and conveyance facilities should be designed to comply with the Township's stormwater management ordinance. Best Management Practice (BMP) principles should be used to manage stormwater where applicable throughout the upper and lower plateaus of the park. BMP's such as rain gardens, filter strips, subsurface infiltration beds, porous pavement, and other minimal impact controls should be considered to address stormwater runoff.

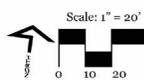
Stormwater management facilities and BMP's are conceptually incorporated into the master plan to address stormwater runoff and water quality. Further study to determine the type of stormwater management facility, the size, and location should be performed as part of the design and engineering for park development.



Wedgewood Hills Park

Master Plan

Susquehanna Township
Dauphin County, Pennsylvania
September 2023



ysm
Landscape Architects
15 South Rowberry Street
York, Pennsylvania 17402
(717) 822-9959
www.ysm.com



Wedgewood Hills Park

Master Plan

Susquehanna Township
Dauphin County, Pennsylvania
September 2023

ACRE

ysm
Landscape Architecture
19 South Newberry Street
York, Pennsylvania 17401
(717) 812-9919
www.y-sm.com

Scale: 1" = 50'



Chapter 5: *Cost and Implementation Analysis*

Park Improvement Phasing

To achieve the vision presented in the master plan for Wedgewood Hills Park, significant capital expenditures and commitment of Township staff and elected officials is required. As with most government investment in recreation facilities, it is anticipated that the investment will occur in multiple phases over several years. To guide the development of the park, cost estimates have been prepared that correspond to the various proposed facilities within the park. The phase areas were determined by the Study Committee.

The order of development will ultimately be defined by Susquehanna Township based on available funding, grant opportunities, and prioritized need. The phases defined below combine proposed park facilities by geographic area and are not intended to dictate the order of development. The phases may be further divided into sub-sets of development or combined together. The Phasing Plan on page 5-3 illustrates the proposed phases for the purposes of this report. Related stormwater BMP’s, professional design and engineering costs are included in cost estimates for each phase. The proposed phases include:

Phase 1

Phase 1 develops the upper plateau facilities to include: the expanded parking area, new age-segregated playground, pavement games, gaga pit, small picnic pavilion, and half-court basketball. This phase provides: accessible paved trails, two ADA parking spaces, park entry sign, bicycle parking area, native plantings, bench seating areas, shade sail structures, supporting site amenities, and stormwater BMPs.

Phase 2A

Phase 2A creates the paved woodland trail with a pedestrian bridge that extends from the northern park boundary at the Capital Area Greenbelt Andrea Avenue Spur trail. The trail connects to the lower plateau of the park with a paved trail linking to the upper plateau parking. Other improvements include five interpretive signs, stabilized creek access points to the tributary stream, and the Greenbelt Trail access.

Phase 2B

Phase 2B establishes the aggregate and earthen trail connections to Pine Street and Evergreen Road small parking areas and park access points. This phase provides supporting signage and boardwalks to cross the secondary stream/swale.

Phase 3

Phase 3 develops the lower plateau with a drive connection and parking area with two ADA parking spaces, accessible paved loop trail, open lawn area, restroom building with utility connections, medium picnic pavilion, two bench swings, stormwater BMPs, native plantings, and supporting site amenities.

Phase 4

Phase 4 constructs the Multi-Purpose Building with associated utilities, grading, and trail connections.

Wedgewood Hills Park - Phasing Plan Probable Construction Cost Opinion Summary	
Phase	Cost
Phase 1	\$ 1,842,402
Phase 2A	\$ 483,955
Phase 2B	\$129,481
Phase 3	\$ 957,592
Phase 4	\$ 3,565,071
TOTAL	\$ 6,978,501

Probable Construction Cost Opinions

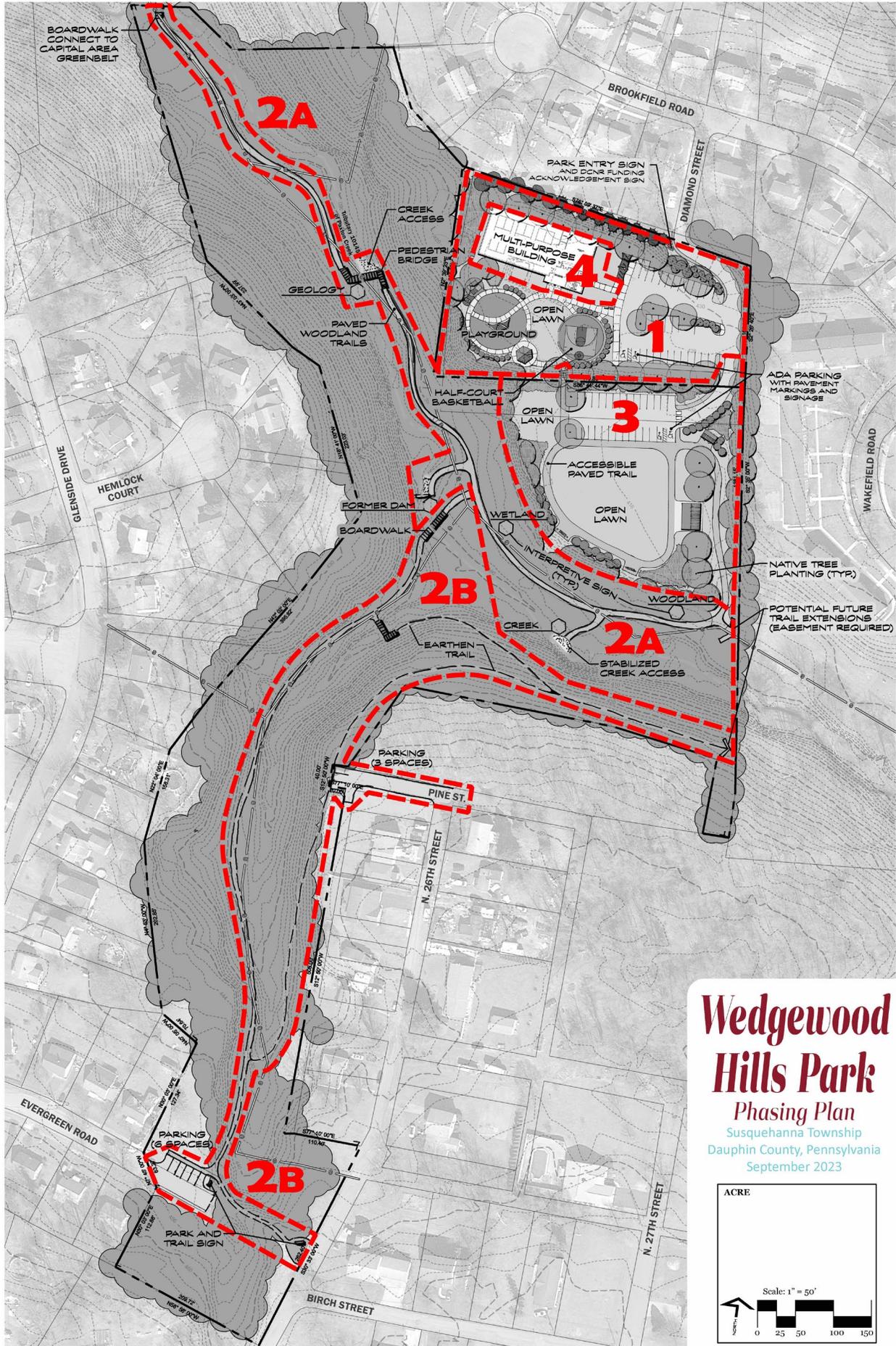
All costs provided in this plan are estimated based on the recommendations of this master plan and knowledge of similar park development. The probable construction cost opinions are based on 2023 construction dollars and do not include escalation considerations between phases so that each phase can be compared and evaluated on an equal basis. Design and engineering fees are presented as a percentage of construction costs and will vary based on the scope of work, permits, and other factors. A 15-percent contingency has been included in each cost opinion. A phasing plan is provided on page 5-3, followed by the detailed probable construction cost opinions.

Construction Cost Opinion Assumptions and Exclusions

The Probable Construction Cost Opinions for Wedgewood Hills Park exclude the following items:

- Improvements to Brookfield Road
- Utility repair, relocation, upgrades, service connection fees
- Electric service upgrades or distribution
- Off-site trail extensions
- Excavation or removal of rock or unsuitable materials
- Remediation of soils, soil amendments, and sinkholes
- Construction management
- Construction inspections fees
- Off-site improvements and off-site engineering

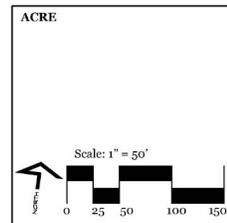
YSM is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires YSM to make several assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which YSM has no control. Additionally, the master plan was prepared using LiDAR contour mapping as topographic survey information was not available. LiDAR contours are suitable for planning purposes but does not provide an accurate map for estimating and construction purposes. No utility mapping was available. Assumptions were made based on our visits to the site and the review of available information. Stormwater management and erosion and sedimentation control costs are provided on a percent of construction estimates and specific strategies for this work cannot be defined until the design and engineering phase.



Wedgewood Hills Park

Phasing Plan

Susquehanna Township
Dauphin County, Pennsylvania
September 2023



PROBABLE CONSTRUCTION COST OPINION				
Owner: <u>Susquehanna Township</u>		Date Prepared: <u>8/21/2023</u>		
Project Title: <u>Wedgewood Hills Park Master Plan</u>		YSM Project No.: <u>22SQT-02</u>		
<u>Phase 1: North-Eastern Park Development</u>				
Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition / Site Preparation			\$19,200
	A. Misc. Site Preparation and Demolition	1 LS	\$2,000	\$2,000
	B. Selective Clear and Grub	0.20 AC	\$2,000	\$400
	C. Parking Pavement Removal	2,100 SY	\$8	\$16,800
	D. Building and Pool Removal (By Others)	1 LS	\$0	\$0
2	Earthwork			\$24,500
	A. Strip / Stockpile / Replace Topsoil	1,000 CY	\$7	\$7,000
	B. Grading Operations	2,500 CY	\$7	\$17,500
3	Parking and Access Drive Improvements			\$150,700
	A. Diamond Street Access Drive Improvements	680 SY	\$50	\$34,000
	B. Parking Lot North - Excavation, Aggregate, Bituminous	1,500 SY	\$75	\$112,500
	C. Parking Space Wheel Stops	32 EA	\$100	\$3,200
	D. ADA Parking Pavement Striping and Signage	2 SP	\$500	\$1,000
4	6' Wide Bituminous Trail (275 LF)			\$13,875
	A. Excavation, Aggregate, Bituminous Pavement	185 SY	\$75	\$13,875
5	Pavilions and Structures			\$99,000
	A. Small Pavilion Allowance	1 LS	\$40,000	\$40,000
	B. Shade Sails at Playground	1 LS	\$35,000	\$35,000
	C. Shade Sails at Bike Racks	1 LS	\$24,000	\$24,000
6	Concrete Pavement and Walls			\$99,750
	A. 8' Wide Concrete Pavement - Walks (700 LF)	5,600 SF	\$15	\$84,000
	B. 6' Wide Concrete Pavement - Walks (35 LF)	210 SF	\$15	\$3,150
	C. Concrete Pavement - Small Pavilion	840 SF	\$15	\$12,600
7	Youth Playground			\$271,168
	A. Play Equipment	1 LS	\$150,000	\$150,000
	B. Play Equipment Installation	1 LS	\$60,000	\$60,000
	C. Excavation Fine Grade and Compaction	85 CY	\$7	\$595
	D. Concrete Curb Edging	240 LF	\$45	\$10,800
	E. Underdrain	150 LF	\$15	\$2,250
	F. P.I.P. Rubber Safety Surfacing	2,270 SF	\$19.25	\$43,698
	G. Stone Base and Filter Fabric	255 SY	\$15	\$3,825
8	Tot Lot			\$176,164
	A. Play Equipment	1 LS	\$100,000	\$100,000
	B. Play Equipment Installation	1 LS	\$40,000	\$40,000
	C. Excavation Fine Grade and Compaction	50 CY	\$7	\$350
	D. Concrete Curb Edging	150 LF	\$45	\$6,750
	E. Underdrain	100 LF	\$15	\$1,500
	F. P.I.P. Rubber Safety Surfacing	1,315 SF	\$19.25	\$25,314
	G. Stone Base and Filter Fabric	150 SY	\$15	\$2,250
9	Pavement Games and Gaga Pit			\$10,960
	A. Gaga Pit	1 LS	\$4,000	\$4,000
	B. Pavement Games - Excavation, Aggregate, Bituminous	80 SY	\$75	\$6,000
	C. Pavement Games Color Coat / Line Striping	80 SY	\$12	\$960
10	Basketball Half-Court (1)			\$138,001
	A. Fine Grading and Compaction	90 CY	\$3	\$601
	B. Bituminous Pavement	380 SY	\$75	\$108,875
	C. Color Coat	380 SY	\$12	\$11,725
	D. Posts / Goals and Nets	1 EA	\$4,200	\$16,800

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
11	Signage			\$6,500
	A. Park Entry Sign at Diamond Street	1 LS	\$4,000	\$4,000
	B. Park information Kiosk (Accessible Height)	1 EA	\$2,500	\$2,500
12	Site Amenities			\$30,520
	A. Picnic Tables (Recycled Material, 20% Accessible Model)	2 EA	\$1,800	\$3,600
	B. 6' Benches (Recycled Material)	6 EA	\$1,500	\$9,000
	C. Trash Receptacle (Recycled Material)	2 EA	\$1,000	\$2,000
	D. Bike Rack	6 EA	\$1,200	\$7,200
	E. Ship and Install Site Amenities (40% of Costs A-D)	1 LS	\$8,720	\$8,720
13	Utilities			\$35,000
	A. Site Electric - Parking Area Lights	1 LS	\$30,000	\$30,000
	B. Security Lights - Pavilion	1 LS	\$5,000	\$5,000
14	Native Landscaping			\$35,250
	A. Lawn Seeding	3,500 SY	\$1.40	\$4,900
	B. Native Shade Trees	20 EA	\$550	\$11,000
	C. Native Flowering Trees	3 EA	\$450	\$1,350
	D. Native Vegetative Buffer Planting	1 LS	\$10,000	\$10,000
	E. Native Shrub/Perennial Allowance	1 LS	\$8,000	\$8,000
15	Stormwater Mgt and Erosion Control			\$133,271
	A. Stormwater Management (6%) (Amended Soils, Raingardens)	1 LS	\$66,635	\$66,635
	B. Erosion Control Measures (6%)	1 LS	\$66,635	\$66,635
16	Bond Mobilization and Layout			\$149,263
	A. Bond Mobilization and Layout (12%)	1 LS	\$149,263	\$149,263
17	Contingency			\$208,968
	A. 15% Contingency	1 LS	\$208,968	\$208,968
18	Professional Fees			\$240,313
	A. Professional Fees (15%)	1 LS	\$240,313	\$240,313
	Total			\$1,842,402

PROBABLE CONSTRUCTION COST OPINION

Owner: Susquehanna Township
 Project Title: Wedgewood Hills Park Master Plan
Phase 2A: Woodland - Paved Trail Connection

Date Prepared: 8/21/2023
 YSM Project No.: 22SQT-02

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition / Site Preparation			\$6,000
	A. Misc. Site Preparation and Demolition	1 LS	\$2,000	\$2,000
	B. Selective Clear and Grub	0.50 AC	\$8,000	\$4,000
2	Earthwork			\$4,900
	A. Strip / Stockpile / Replace Topsoil	200 CY	\$7	\$1,400
	B. Grading Operations	500 CY	\$7	\$3,500
3	8' Wide Bituminous Trail (1,870 LF)			\$124,875
	A. Excavation, Aggregate, Bituminous Pavement - Woodland Trail	1,425 SY	\$75	\$106,875
	B. Excavation, Aggregate, Bituminous Pavement - Plateau Trail	240 SY	\$75	\$18,000
4	6' Wide Bituminous Trail (105 LF)			\$5,250
	A. Excavation, Aggregate, Bituminous Pavement - Plateau Trail	70 SY	\$75	\$5,250
5	Pavilions and Structures			\$125,000
	A. Boardwalk/Bridge at Northern Trail Connection	1 LS	\$85,000	\$85,000
	B. Woodland Trail Boardwalk	500 SF	\$80	\$40,000
6	Creek Access			\$9,000
	A. Stabilized Creek Access	3 EA	\$3,000	\$9,000
7	Signage			\$12,500
	A. Interpretive Signs (Trails) (Accessible Height)	5 EA	\$2,500	\$12,500
8	Site Amenities			\$4,200
	A. 6' Benches (Recycled Material)	2 EA	\$1,500	\$3,000
	B. Ship and Install Site Amenities (40% of Costs)	1 LS	\$1,200	\$1,200
9	Stormwater Mgt and Erosion Control			\$35,007
	A. Stormwater Management (6%) (Amended Soils, Raingardens)	1 LS	\$17,504	\$17,504
	B. Erosion Control Measures (6%)	1 LS	\$17,504	\$17,504
10	Bond Mobilization and Layout			\$39,208
	A. Bond Mobilization and Layout (12%)	1 LS	\$39,208	\$39,208
11	Contingency			\$54,891
	A. 15% Contingency	1 LS	\$54,891	\$54,891
12	Professional Fees			\$63,125
	A. Professional Fees (15%)	1 LS	\$63,125	\$63,125
	Total			\$483,955

PROBABLE CONSTRUCTION COST OPINION

Owner: Susquehanna Township
 Project Title: Wedgewood Hills Park Master Plan
Phase 2B: Woodland - Earthen Trails

Date Prepared: 8/21/2023
 YSM Project No.: 22SQT-02

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition / Site Preparation			\$5,000
	A. Misc. Site Preparation and Demolition	1 LS	\$1,000	\$1,000
	B. Selective Clear and Grub	0.50 AC	\$8,000	\$4,000
2	Earthwork			\$4,900
	A. Strip / Stockpile / Replace Topsoil	200 CY	\$7	\$1,400
	B. Grading Operations	500 CY	\$7	\$3,500
3	Parking and Access Drive Improvements			\$40,050
	A. Parking/Drive at Pine St. - Excavation, Aggregate, Bituminous	390 SY	\$75	\$29,250
	B. Parking at Evergreen Rd. - Excavation, Aggregate, Bituminous	132 SY	\$75	\$9,900
	C. Parking Space Wheel Stops	9 EA	\$100	\$900
4	6' Wide Earthen Trail (2,400 LF)			\$4,000
	A. Clear and Grub	0.5 AC	\$8,000	\$4,000
5	Pavilions and Structures			\$21,600
	A. Woodland Trail Boardwalk	270 SF	\$80	\$21,600
6	Signage			\$2,500
	A. Park and Trail Map Sign (Accessible Height)	1 EA	\$2,500	\$2,500
7	Stormwater Mgt and Erosion Control			\$9,366
	A. Stormwater Management (6%) (Amended Soils, Raingardens)	1 LS	\$4,683	\$4,683
	B. Erosion Control Measures (6%)	1 LS	\$4,683	\$4,683
8	Bond Mobilization and Layout			\$10,490
	A. Bond Mobilization and Layout (12%)	1 LS	\$10,490	\$10,490
9	Contingency			\$14,686
	A. 15% Contingency	1 LS	\$14,686	\$14,686
10	Professional Fees			\$16,889
	A. Professional Fees (15%)	1 LS	\$16,889	\$16,889
	Total			\$129,481

PROBABLE CONSTRUCTION COST OPINION				
Owner: <u>Susquehanna Township</u>		Date Prepared: <u>8/21/2023</u>		
Project Title: <u>Wedgewood Hills Park Master Plan</u>		YSM Project No.: <u>22SQT-02</u>		
<u>Phase 3: South-Eastern Park Development</u>				
Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition / Site Preparation			\$6,000
	A. Misc. Site Preparation and Demolition	1 LS	\$2,000	\$2,000
	B. Selective Clear and Grub	0.25 AC	\$8,000	\$2,000
	C. Parking Pavement Removal	250 SY	\$8	\$2,000
2	Earthwork			\$29,400
	A. Strip / Stockpile / Replace Topsoil	1,200 CY	\$7	\$8,400
	B. Grading Operations	3,000 CY	\$7	\$21,000
3	Parking and Access Drive Improvements			\$96,300
	A. Parking Lot South - Excavation, Aggregate, Bituminous	1,200 SY	\$75	\$90,000
	B. Parking Space Wheel Stops	28 EA	\$100	\$2,800
	C. ADA Parking Pavement Striping and Signage	2 SP	\$500	\$1,000
	D. Crosswalk	1 LS	\$2,500	\$2,500
4	8' Wide Bituminous Trail (560 LF)			\$37,500
	A. Excavation, Aggregate, Bituminous Pavement	500 SY	\$75	\$37,500
5	6' Wide Bituminous Trail (110 LF)			\$5,625
	A. Excavation, Aggregate, Bituminous Pavement	75 SY	\$75	\$5,625
6	Pavilions and Structures			\$245,000
	A. Pre-Fabricated Restroom Building and Installation	1 LS	\$180,000	\$180,000
	B. Medium Pavilion Allowance	1 LS	\$65,000	\$65,000
7	Concrete Pavement and Walls			\$36,075
	A. 6' Wide Concrete Pavement - Walk at Steps (15 LF)	90 SF	\$15	\$1,350
	B. Concrete Pavement - Medium Pavilion	1,515 SF	\$15	\$22,725
	D. Concrete Steps	1 LS	\$12,000	\$12,000
8	Site Amenities			\$31,080
	A. Picnic Tables (Recycled Material, 20% Accessible Model)	8 EA	\$1,800	\$14,400
	B. Benches Swings (Recycled Material)	2 EA	\$2,900	\$5,800
	C. Trash Receptacle (Recycled Material)	2 EA	\$1,000	\$2,000
	D. Ship and Install Site Amenities (40% of Costs A-C)	1 LS	\$8,880	\$8,880
9	Utilities			\$70,200
	A. Water Line Extension	300 LF	\$50.00	\$15,000
	B. Sanitary Sewer Extension	280 LF	\$65	\$18,200
	C. Site Electric - Parking Area Lights	1 LS	\$30,000	\$30,000
	D. Security Lights - pavilions	1 LS	\$7,000	\$7,000
10	Native Landscaping			\$20,050
	A. Lawn Seeding	6,000 SY	\$1.40	\$8,400
	B. Native Shade Trees	6 EA	\$550	\$3,300
	C. Native Flowering Trees	3 EA	\$450	\$1,350
	E. Native Shrub/Perennial Allowance	1 LS	\$7,000	\$7,000
11	Stormwater Mgt and Erosion Control			\$69,268
	A. Stormwater Management (6%) (Amended Soils, Raingardens)	1 LS	\$34,634	\$34,634
	B. Erosion Control Measures (6%)	1 LS	\$34,634	\$34,634
12	Bond Mobilization and Layout			\$77,580
	A. Bond Mobilization and Layout (12%)	1 LS	\$77,580	\$77,580
13	Contingency			\$108,612
	A. 15% Contingency	1 LS	\$108,612	\$108,612
14	Professional Fees			\$124,903
	A. Professional Fees (15%)	1 LS	\$124,903	\$124,903
	Total			\$957,592

PROBABLE CONSTRUCTION COST OPINION

Owner: Susquehanna Township
 Project Title: Wedgewood Hills Park Master Plan
Phase 4: Multi-Purpose Building

Date Prepared: 8/21/2023
 YSM Project No.: 22SQT-02

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition / Site Preparation			\$500
	A. Misc. Site Preparation	1 LS	\$500	\$500
2	Earthwork			\$5,600
	A. Strip / Stockpile / Replace Topsoil	300 CY	\$7	\$2,100
	B. Grading Operations	500 CY	\$7	\$3,500
3	Structures			\$2,130,000
	A. Multi-Purpose Building Allowance (By Others)	8,520 SF	\$250	\$2,130,000
4	Concrete Pavement and Walls			\$7,800
	A. 8' Wide Concrete Pavement - Walks (65 LF)	520 SF	\$15	\$7,800
5	Utilities			\$3,000
	A. Water Line Extension/Hook Up	1 LS	\$1,500.00	\$1,500
	B. Sanitary Sewer Extension/Hook Up	1 LS	\$1,500	\$1,500
6	Native Landscaping			\$2,100
	A. Lawn Seeding	1,500 SY	\$1.40	\$2,100
7	Stormwater Mgt and Erosion Control			\$257,880
	A. Stormwater Management (6%) (Amended Soils, Raingardens)	1 LS	\$128,940	\$128,940
	B. Erosion Control Measures (6%)	1 LS	\$128,940	\$128,940
8	Bond Mobilization and Layout			\$288,826
	A. Bond Mobilization and Layout (12%)	1 LS	\$288,826	\$288,826
9	Contingency			\$404,356
	A. 15% Contingency	1 LS	\$404,356	\$404,356
10	Professional Fees			\$465,009
	A. Professional Fees (15%)	1 LS	\$465,009	\$465,009
	Total			\$3,565,071

Implementation and Funding

Early Implementation Tasks

The vision created for Wedgewood Hills Park will take time and typically multiple phases to develop. To sustain the excitement for park improvements generated by this planning process, small projects could be undertaken to create momentum for the entire project. These small improvements will show progress and provide enhancements that are envisioned for the park. Potential early implementation projects that can occur immediately, without significant investment or the need for extensive design and engineering include:

- Planting the vegetated buffer north of the proposed multi-purpose building.
- Installing the park entry signs and associated plantings.
- Developing graphics and text for interpretive signs.

Implementation Tasks

The development of Wedgewood Hills Park as depicted on the master plan will require additional planning, design, and approvals. The following list outlines typical implementation tasks that may be required for park rehabilitation and development. This list is provided for planning purposes and should not be considered all inclusive, as additional tasks, approvals, and permits may be required.

- If seeking grants, define the first improvement project for a grant application and develop a detailed park improvement drawing (Site Development Drawing SDD) and associated cost estimate. Present the park improvement drawing at a public meeting for resident input. This master plan could serve as the SDD with the proposed improvements outlined.
- Apply for park development funding grants.
- Complete topographic and boundary line survey.
- Develop construction documents. Construction documents will design in detail and engineer the proposed improvements and associated amenities.
- Prepare a project manual including technical and bidding specifications.

- Prior to bidding and construction, obtain approvals from the various governing entities and agencies. The following is a listing of typical approvals but may not be all-inclusive.
 - Municipal and County approval for land development plans, if required.
 - Susquehanna Township stormwater management plan review and approval.
 - Dauphin County Conservation District approval for erosion and sedimentation control plans and NPDES Permit.
 - Pennsylvania Department of Environmental Protection (DEP) Permit approval for any work within the waters of the Commonwealth including delineated wetlands, floodplain, and stream encroachments. DEP chapter 105 and 106 waiver 16 (or individual permit) and 401 Water Quality Certification.



- U.S. Army Corps of Engineers, PASPGP-06 authorizes eligible activities that will result in no more than minimal adverse effects to waters of the U.S.
- Pennsylvania Department of Environmental Protection for sewage planning module approval.
- Pennsylvania One Call. Pennsylvania law requires three working days' notice for construction phase and 10-working days in design stage.

Each of the listed permits and approvals will require planning and coordination. Adequate preparation and review time should be allotted. Upon receipt of all required approvals and permits and completion of the construction documents, the project can be publicly bid for construction.

Capital Funding

Capital funding for parks like Wedgewood Hills Park are typically paid for using a combination of financing tools and funding sources. Successful strategies typically involve pursuing multiple sources in combination. Locally generated funds are typically used as matching funds for grants from outside agencies, however, in some instances, one funding source can match other funding source. Susquehanna Township should consider working with a financial planning consultant to develop a financing plan for the development of Wedgewood Hills Park Master Plan that includes a mix of resources. For financing purposes, the useful lifespan of the park would range from 20 to 25 years and a loan with debt service, would also be appropriate if needed to develop the park, over this timeframe. Park development funding options are listed below.

Municipal General Fund or Recreation Fee Fund

The Township may have the funds to invest into the park's development in its general fund or recreation fee fund. The Township collects fee-in-lieu, a development impact fee based on the municipal mandatory dedication of parkland ordinance. The enabling legislation for mandatory dedication of parkland states that "The land or fees, or combination thereof, are to be used only for the purpose of providing, acquiring, operating or maintaining park or recreational facilities reasonably accessible to the development." Fee-in-lieu obtained from developments which have accumulated in a recreation fund can be used to develop the park.

Tax Support

The Township could enact a dedicated recreation tax or allocate a portion of the property, earned income, or real estate transfer taxes to help fund the development of the park.

Bonds

The Township can issue long-term debt to finance large capital projects. Bonds provide funds that enable a community to invest in significant municipal projects, with the principal and interest repaid to the bondholder over a specified period.

Bank Loans

Bank loans are a common financing vehicle and typically have shorter terms and are issued in smaller amounts than bonds.

PennVest

PennVest financing is a low-interest loan program that invests in sewer, stormwater, and drinking water projects.



Grant Funding Programs

There are numerous state and federal grant programs to fund park development.

- Pennsylvania DCNR** - Grants for park funding in Pennsylvania are primarily secured from the PA Department of Conservation and Natural Resources (DCNR). DCNR provides grants for parks, trails, riparian buffers, and recreation facilities planning and development.
 
 - **DCNR Community Conservation Partnership Program (C2P2)** Park development grants typically have a top range of \$300,000. The grants require a 50% match from the local applicant, but the match may, in some instances, be another grant. The grant application period for the C2P2 grants usually opens annually in the fall with grants due the following spring.
 - **DCNR Riparian Buffer Planting** - The program provides financial assistance to identify locations for riparian forest buffers and to design, establish, monitor, and provide short-term maintenance of buffers. Minimum grant award is \$50,000 and all grants require a 50/50 match.
 - **TreeVitalize Grant Program** - This grant program provides trees for planting in community areas along streets, in parks, and other publicly accessible areas. TreePennsylvania manages the program that has funds provided by PA DCNR. Grants typically range from \$1,500-\$6,500.
- Pennsylvania DEP Growing Greener** - PA Department of Environmental Protection (DEP) grant program for design and construction projects that directly address causes and sources of stream impairment through BMP implementation, stream restoration, bank stabilization and related projects to improve water quality, assist in flood prevention and restore floodplains. A 15% match is required with no minimum or maximum requirements.

- **Pennsylvania DCED** - PA Department of Community and Economic Development (DCED) grant programs support projects that focus on economic development, travel and tourism, technical assistance, and community development.

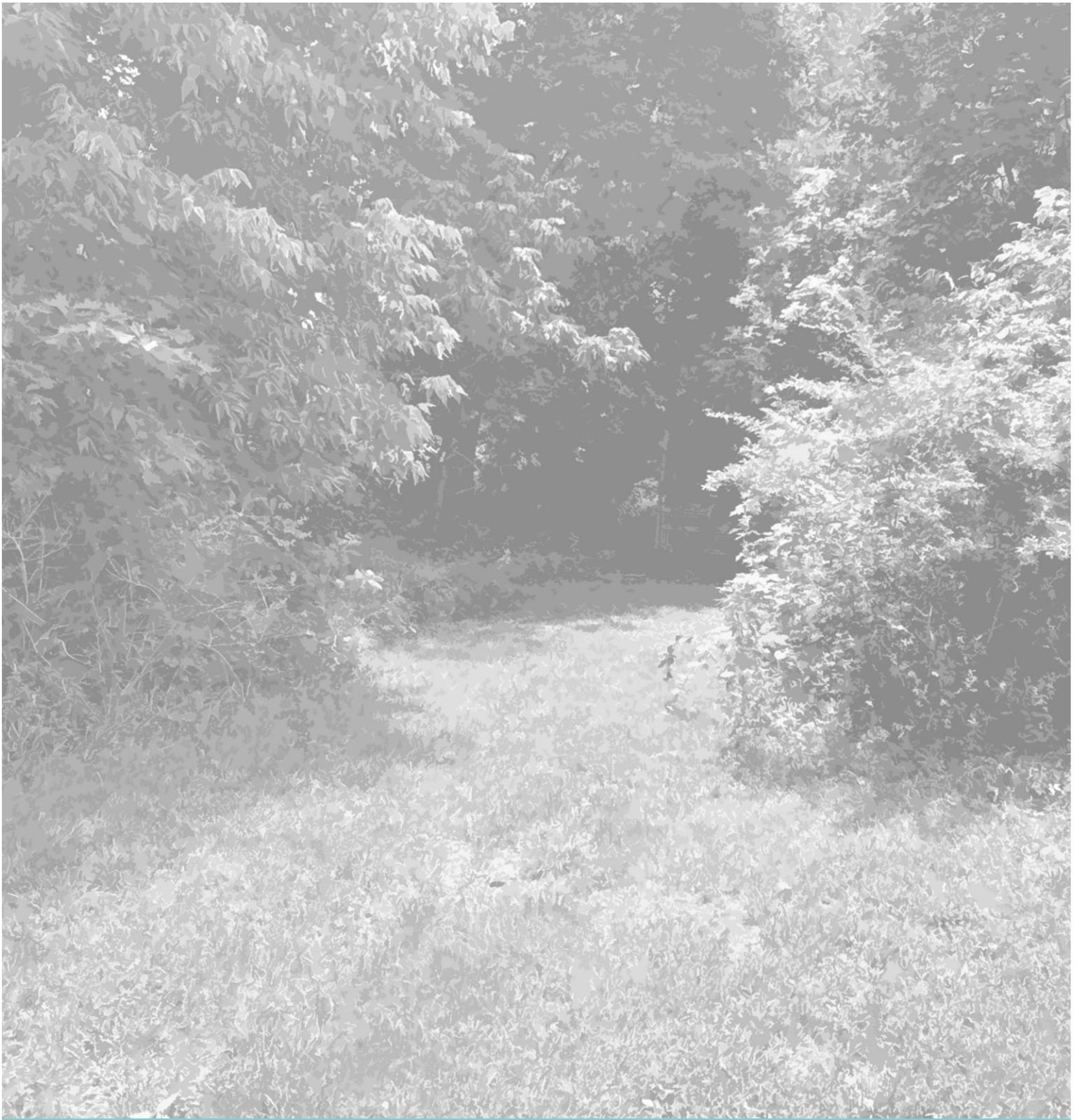


- **DCED Greenways, Trails and Recreation Program**
 - This program funds the planning, acquisition, development, rehabilitation, repair of greenways, recreation trails, open space, parks, and beautification projects. DCED allocates the funds through the Commonwealth Financing Authority and funds are from the Marcellus Legacy Fund (Act 13). Grant funding shall not exceed \$250,000 for a project. A 15 percent local match of the total project cost is required.

- **U.S. EPA** - Funding is provided for green infrastructure planning, design, and monitoring and construction of non-point source pollution control projects.



- **Donations** - Voluntary donations from individuals, corporations, and user groups are often made to communities for park improvements.
- **Business Sponsorships** - There is a growing recognition by businesses that recreation facilities and programs have a positive impact on a community and association and support of recreation may provide intangible benefits to a business. Sponsorships vary and could include naming rights to venues, financial support for programs, advertising through use of business logo or brand name.
- **Fund Raising / Capital Campaign** - Fund raising, and capital campaigns raise funds for specific projects. These efforts can require extensive planning, coordination, and expertise.
- **Private Foundations** - Private foundations support specific causes and initiatives. There are private foundations that support public services such as community park development. Research private foundations that are active in the region.



Chapter 6: *Operation and Management Plan*

Introduction

Planning for the operation and management of Wedgewood Hills Park property during the Master Plan process helps to ensure that Susquehanna Township’s investment into the development of recreation facilities and amenities at the park is protected. While the design of the park is important, the long-term care and programming of the park and its recreation facilities is the major factor in its success. An evaluation of how the proposed property improvements and natural area enhancements align with Township maintenance capacity, and the early consideration of the park’s operational costs associated with management, programming, and maintenance, helps to make the Park Master Plan realistic and achievable.

Recreation opportunities, maintenance needs, programming, operating costs, and potential ways for the Township to generate revenue to offset park operating costs are considered.

Wedgewood Hills Park offers the opportunity for development of active and passive outdoor recreation amenities with open areas associated with the former pool and the ballfield, and wooded areas that stretch along a small stream. Indoor recreation opportunities can be accommodated with a new building where the former pool snack bar, clubhouse, and locker room building is presently located.

The improvements to the new park will occur over many years as resources allow through grants, gifts, partnerships, fundraising, and municipal support. As amenities are developed in the park, recreation opportunities and visitation will multiply, maintenance responsibilities will increase, and partnership opportunities will emerge.

Susquehanna Township Park Areas and Recreation Facilities

Susquehanna Township recognizes the tremendous value parks and recreation facilities provide to the community. Currently the Township maintains 166.6 acres of parkland at 14 park sites. The Wedgewood Hills property will add approximately 20 acres of parkland for Township residents to enjoy. Figure 1 lists the existing park sites and the number of outdoor recreation facilities provided at each park. The only indoor facilities

owned by the Township that are suitable for recreation programs are two small meeting rooms located in the Township building.

This snapshot shows how the development of Wedgewood Hills Park will complement the other Township park areas.

Other Park Areas in Susquehanna Township

Approximately four miles of the Capital Area Greenbelt Trail, a 20-mile loop recreation trail through and around the City of Harrisburg, are in Susquehanna Township. Dauphin County’s 50-acre Fort Hunter Park is located on both sides of Front Street in northern Susquehanna Township.

Proposed Facilities at the Wedgewood Hills Park

The planned recreation facilities at Wedgewood Hills Park will complement those at the other Township parks thereby, adding to the recreation opportunities available to residents. Facilities will include: one medium-sized picnic pavilion overlooking an open lawn area, a pre-fabricated restroom building, play equipment area with age-segregated tot lot and youth playgrounds that exceed ADA accessibility standards with a small shade structure with seating, single tread earthen trails through the woods with two creek crossings, stabilized creek access, interpretive signs to highlight areas such as the property’s geology, woodlands, creek, wetlands, and former dam, a six-car parking lot at Evergreen Road, a three-car parking lot at Pine Street to access the earthen trails, an upper 32-car parking lot off of the existing entrance drive, a lower 26-car parking lot near the pavilion area, designated bicycle parking, half basketball court with a seat wall, pavement game area, gaga pit, a paved trail with a boardwalk connection to the Capital Area Greenbelt, a multi-purpose program building with a covered outdoor patio, restrooms that can be accessed from inside and outside the building, a gymnasium sized for three indoor pickleball courts, a classroom/meeting area, and storage space, an open lawn area outside the building, adult swings, and accessible pathways to link the facilities within the park.

Figure 1
Susquehanna Township
Existing Park Areas and Recreation Facilities

Susquehanna Township Park Areas	Park Acreage	Baseball Field	Softball Field	Soccer Field	Multipurpose Field	Batting Cage	Basketball Court	Tennis Court	Sand Volleyball Court	Pickleball Court	Shuffleboard Court	Horseshoe Pit	Concession Stand	Playground/Tot Lot	Walking Path	Picnic Pavilion	Restroom	Pond	Natural Area
Apple Creek Farms	2.7				1														
Beaufort Hunt Playground	2.8				1									1		1			
Boyd Park	19.8														1	1		1	
Christian McNaughton Memorial Park	7.5	1		1	1	1							1	1/1	1	1	1		
Crown Point Park	4.3				1									1/1	1	1	1		
Donald B. Stabler Memorial Park	7.9	1	1			1	1						1	1		1	1		
Edgemont Community Park	11		1		1		2							1		2	1		
Logan Farm Park	52														1				1
Margaret’s Grove	6.3																		1
Olympus Heights Park	1.5						1												
Plum Alley Park	.8													1		1			
Shutt Mill Park	5						1									1			
Veterans Park	25	1	1	4	1	1	1	2	1	1	1	2	1	2	1	1	1		
Waverly Woods	20																	1	1
Totals	166.6	3	3	5	6	3	6	2	1	1	1	2	3	8/2	5	10	5	2	3

Susquehanna Township Park Maintenance

Maintenance of the parks is essential to providing safe, usable, and aesthetically pleasing areas and facilities for the residents of the Township and for visitors from other communities. Providing an efficient and effective park maintenance program enables the Township to enhance recreation amenities, save money, reduce liability, improve the life expectancy of facilities, create an attractive park atmosphere, and foster environmental stewardship.

The Township Parks and Recreation Department is responsible for park area and recreation facility maintenance. The Parks and Recreation Director oversees park maintenance work which is performed by a full-time Park Maintenance Supervisor and two part-time (eight months) Park Maintenance Assistants who work 25 to 30 hours each week. The Public Works Department assists Parks and Recreation with park maintenance tasks when requested. Mowing and park restroom cleaning are contracted out.

The Park Maintenance Supervisor does not currently have his CDL license and cannot operate heavy machinery such as a backhoe. He is planning to obtain his Certified Playground Safety Inspector credential and recently took the exam to become a Certified Pesticide Applicator.

The equipment needed for park maintenance is owned by the Township. The Parks and Recreation Department has a complete inventory of all equipment. Equipment includes two three-wheelers for infield dragging, a riding mower with a seeder attachment, a tractor with an aerator attachment, and an F-350 Ford truck. An ultra-terrain vehicle is borrowed from another Township Department for trail maintenance. Other equipment needed is borrowed from the Public Works Department. In order to keep the equipment in good working condition, the Public Works and Parks and Recreation Department personnel perform routine maintenance and other repairs within their capabilities. Repairs beyond their capabilities are outsourced. The Parks and Recreation Director includes recommendations for equipment replacement in the annual budget request. Equipment is stored at Donald Stabler Park and Veterans Park.

Township Parks and Recreation Department staff does: turf seeding, fertilizing, and aeration, daily trash removal, playground safety inspections, unlocking of

restrooms, trimming and pruning of trees, shrubs, and landscape, litter pick-up, and many other tasks to keep the parks safe for visitors.

The park maintenance staff is stretched thin with both the use of Township parks and the amount of maintenance and repair needed increasing.

Park Maintenance Tasks at Wedgewood Hills Park

The goal of park maintenance is to provide recreation areas and facilities that are safe, clean, and attractive for visitors and to conserve the natural beauty and resources of the park. In order to meet this goal, Township employees, contractors, and volunteers who assume responsibility for park maintenance should:

- Accomplish maintenance tasks in a manner that displays respect and concern for the environment.
- Perform maintenance tasks as safely, quickly, and efficiently as possible.
- Schedule work to make the best use of the resources of other community organizations who are involved in the park.
- Use preventive maintenance to avoid major problems and correct minor ones.
- Perform maintenance work with a sense of pride.

A preliminary list of routine maintenance tasks for Wedgewood Hills Park is described below. In addition to routine maintenance, the park crew will assist with set-up and breakdown for recreation programs and special events held at the park. As new improvements are completed the Township must decide what level of maintenance it expects and clearly communicate this to the staff or contractor selected to perform the specific tasks. The staged rehabilitation of the park will require the Township to periodically adjust its maintenance practices to provide the appropriate level of care for these new capital investments. In addition, the materials used in construction and rehabilitation of facilities will affect maintenance needs.

- **Turf Care** – Mowing is the most basic and time consuming turf maintenance activity. Turf at the park should be mowed weekly beginning in late

March and ending in late October or early November depending on weather conditions and park activities. The open lawn areas should be fertilized and aerated as needed to maintain a vigorous stand of grass. Spraying for weeds and insects should only take place when there is a serious threat of damage to the turf. Trimming should be done around buildings, fencing, hardscape, and landscaped features at the time of mowing. The pavilion, half basketball court, pavement game area, walkways, play areas, and parking lots should be blown free of grass clippings and other debris after mowing.

- **Trash, Recycling, and Litter Control** – Trash and recycling collection for the park is a time-consuming task. Trash and recycling collection should be done daily with possible additional visits depending on scheduled pavilion rental. The Township should require pavilion renters to deposit the trash generated from their activities at a collection area. Litter should be picked up three days a week during peak season, weekly during non-peak, and monthly in cold weather months. Litter should always be picked up after a special event. Maintenance staff should clean up litter whenever they are in the park. It is especially important that litter is removed before mowing.
- **Parking Areas** – The parking lots should be swept at least twice yearly and cleared of snow and ice. Parking space lines should be restriped as needed.
- **Pavilion** – The pavilion and picnic tables should be pressure washed as needed, at least monthly from April through October. The pavilion should be inspected weekly during peak season and monthly during off-season. The annual repair and maintenance of picnic tables should take place during the winter months.
- **Trees, Shrubs, and Landscape** – The need for tree trimming should be determined annually with the work scheduled as needed. Shrubs should be trimmed annually according to plant requirements. Landscaped beds should be annually prepared and mulched in the spring and weeded ideally bi-weekly throughout the season from April through October to maintain an attractive appearance. Spraying to combat disease or insect damage should be contracted only when serious damage is likely to occur to the plantings. Because of the limited resources available to provide the intense maintenance needed to maintain landscaped beds and the time needed to enhance them with annual color, the Township should actively seek partners who would assume care for each site. Floral plantings should only be introduced where there is a community group to maintain them in accordance with a written agreement. Good candidates for this type of partnership are local garden clubs, scout groups, or neighborhood groups.
- **Playground** – The play area planned at the park may be constructed with poured-in-place rubber which provides a consistently safe surface for the play environment or the Township could use loose fill material. If poured-in-place rubber surface is used, it should be blown off after each mowing. If the play area is constructed with loose fill material, the maintenance staff should rake the material back into place at least weekly. The loose fill material should be periodically loosened and refilled to maintain its safety characteristics. The play equipment and surrounding permanent seating should be pressure washed at the beginning of the season and then monthly as needed. The play areas should be inspected weekly by Township staff. The results of these inspections should be documented in writing with a record of all repairs completed.
- **Half Basketball Court and Pavement Game Area** – The court and pavement game area should be blown off after each mowing and the nets should be replaced as needed. Court and game lines should be repainted every three to five years.
- **Walks and Trails** – Gravel and earthen pedestrian trails that are constructed in the park should be repaired to eliminate low spots at least every other month. Hard-surfaced trails should be patched any time a depression/crack of one inch or more occurs in the surface. Clearance for walking paths and trails should be maintained to at least eight feet overhead and side clearance of a minimum of three feet. The Township should establish its snow clearing policy for paved walking trails in the park.

- **Boardwalks and Pedestrian Bridges** – A thorough annual inspection of each structure including their support beams, pilings, footings, decking, posts, and abutments is needed each Spring with necessary repairs scheduled for completion before the summer season. The use of “green” low maintenance materials during construction, such as recycled lumber, may possibly be more expensive but will save money over time with lower long-term maintenance costs associated with not having to stain or replace boards.
- **Restrooms** – Restrooms should be cleaned and restocked daily. Special events or times of high use may warrant more than one service per day. A deeper sanitizing cleaning should be done monthly. Inspecting restrooms for operational toilets, water faucets, stall doors, lighting and ventilation systems, and hand dryers should be done weekly. Graffiti should be removed as soon as it is found.
- **Emergency Repairs** – Vandalism, accidents, weather damage, and other unpredictable occurrences require emergency repairs.
- **Storm Water Facilities** – The storm water management facilities, like other features, require routine care to ensure that their proper function is maintained. All features should receive a thorough annual inspection to determine whether there is accumulated sediment that needs to be removed and if all structures remain sound. The entire system needs to be inspected after significant storm events to check inlets, outlets, swales, and ponds for obstructions and debris that should be quickly removed.
- **Multi-Purpose Building** – The building rooms should be cleaned and trash removed daily. Restrooms should be cleaned and restocked daily. A deeper sanitizing cleaning should be done monthly. Inspecting restrooms for operational toilets, water faucets, stall doors, lighting and ventilation systems, and hand dryers should be done weekly. Building inspections should be done weekly, with repairs scheduled as needed. Pest control should be performed as needed.
- **Natural Features** – Proper management of park natural features makes the park more safe, accessible, and attractive for wildlife and for recreational uses. In addition to trimming, trees should be inspected for natural hazards such as insects and diseases. Riparian buffers and wetlands play a key role in protecting water quality. Routine maintenance is extremely important in order to ensure their long-term success and usefulness. The wetlands and buffers should be visually inspected annually and after major storm events to see if any damage or problems have occurred. In addition to trimming, trees should be inspected seasonally for natural hazards such as insects and diseases. Management of trees should include removing invasive plant species around the base of the trees. Weeds should be controlled as soon as possible, before they grow out of control. Weed control will vary, but may include mowing, selective use of herbicides, mulching, and other integrative vegetation management techniques. Any areas where plants have died or been washed away by flood waters should be replanted/reseeded. Empty soil spaces are invitations to weeds and invasive plants.
- **Miscellaneous Maintenance** – In addition to routine park maintenance tasks, there are other tasks to perform at the park. These include: maintaining park signs, keeping park security lighting functional, inspecting fencing for holes and protrusions, inspecting and repairing park benches, ensuring doors and locks are operational, and painting.

Park Maintenance Task Calendar

The calendar below depicts the major tasks that are needed to successfully maintain the park, the frequency that the task should be completed, and when the work should be scheduled.

Park Maintenance Task Calendar														
A. Courts – Basketball and Pavement Games		Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Inspection & Pressure Wash	Annual			X	X									
Blowing Off After Mowing	Weekly				X	X	X	X	X	X	X			
Basketball Net Replacement	2x's / yr.				X			X						
B. Misc. Park Maintenance		Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Annual Park Inspection & Clean Up	Annual			X	X									
Leaf Removal	Annual											X	X	
Snow Removal	As Needed	X	X	X									X	X
Storm Inspection & Clean Up	As Needed	X	X	X	X	X	X	X	X	X	X	X	X	X
Trash, Recycling, & Littler Control	Weekly	X	X	X	X	X	X	X	X	X	X	X	X	X
Herbicide Application	Annual					X								
Vandalism Repair	ASAP	X	X	X	X	X	X	X	X	X	X	X	X	X
Graffiti Removal	ASAP	X	X	X	X	X	X	X	X	X	X	X	X	X
Pest Control In & Around Buildings	As Needed	X	X	X	X	X	X	X	X	X	X	X	X	X
Security Lighting Inspection	Annual			X	X									
Park Sign Maintenance	As Needed	X	X	X	X	X	X	X	X	X	X	X	X	X
Event Preparation	As Needed													
C. Park Equipment		Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Bench & Swing Inspection & Repair	Annual			X	X									
Fence & Railing Inspection, Repair & Painting	Annual			X	X	X	X							
D. Picnic Areas and Pavilions		Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Pavilion Inspection & Schedule Maintenance	Annual			X	X									
Pavilion & Tables Pressure Washing	Weekly				X	X	X	X	X	X				
Pavilion Inspection Before & After Rentals	Weekly				X	X	X	X	X	X				

Blowing Off After Mowing	Weekly				X	X	X	X	X	X			
Picnic Table Repair	Annual	X	X										X
Picnic Table Put Out/Take In	Annual			X	X						X	X	
E. Play Equipment	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
CPSI Play Equipment Safety Inspection	Annual			X	X								
Play Equipment Repairs	As Needed	X	X	X	X	X	X	X	X	X	X	X	X
Play Equipment Surfacing Maintenance	Weekly			X	X	X	X	X	X	X	X	X	
Play Equipment Informal Inspections	Weekly			X	X	X	X	X	X	X	X	X	
Play Equipment Pressure Wash	3x's / yr.			X			X			X			
Blowing Off After Mowing	Weekly			X	X	X	X	X	X	X	X	X	
F. Drives and Parking	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Drain & Catch Basin Inspection & Cleaning	3x's / yr.			X				X				X	
Parking Lot Inspection & Repair	Annual			X									
Parking Lot Sweeping	2x's / yr.				X			X					
Parking Lot Snow & Ice Removal	As Needed	X	X	X								X	X
Parking Space Restriping	Annual				X								
G. Trees, Shrubs, and Flowers	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Landscape Area Mulching	Annual			X	X						X	X	
Flower Bed Weeding	2x's / mo.				X	X	X	X	X	X	X		
Flower Bed Planting & Removal	Annual					X					X	X	
Shrub Trimming	4x's / yr.			X			X				X	X	
Tree Trimming & Removal	As Needed	X	X	X	X	X	X	X	X	X	X	X	X
H. Restrooms	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Cleaning & Restocking	Daily			X	X	X	X	X	X	X	X		
Sanitizing	Monthly			X	X	X	X	X	X	X	X		

Chapter 6 – Operation and Management Plan

Inspection & Repair	Weekly As Needed			X	X	X	X	X	X	X	X		
Opening & Winterizing	Annual			X	X						X	X	
I. Turf	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Lawn Drain Cleaning & Repair	4x's / yr.			X		X		X		X			
Turf Aeration	2x's / yr.					X				X			
Turf Mowing & Trimming	Weekly As Needed			X	X	X	X	X	X	X	X	X	
Turf Seeding Bare Spots	As Needed			X	X	X				X	X		
Turf Soil Test	Every 2 years										X	X	
Turf Fertilizing, Weed & Disease Control	As Needed			X	X	X	X	X	X	X	X	X	
Turf Over-seeding	2x's / yr.					X				X			
J. Walks & Trails	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Inspection & Schedule Repairs	Monthly			X	X								
Overhead Trimming	1x / yr.			X	X	X							
Turf Trail Mowing	Weekly				X	X	X	X	X	X			
Trailside Mowing	2x's / yr.					X				X			
Paved Walk Sweeping	As Needed			X	X	X	X	X	X	X	X		
Eliminate Low Spots & Patch Cracks	As Needed			X		X		X		X		X	
Paved Walk Snow & Ice Removal	As Needed	X	X	X								X	X
K. Boardwalks and Pedestrian Bridges	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Inspection & Repair	Monthly	X	X	X	X	X	X	X	X	X	X	X	X
Paint & Stain	As Needed								X	X			
L. Multi-Purpose Building	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Building Cleaning	Daily	X	X	X	X	X	X	X	X	X	X	X	X
Pest Control	As Needed	X	X	X	X	X	X	X	X	X	X	X	X
Restroom Cleaning & Restocking	Daily	X	X	X	X	X	X	X	X	X	X	X	X
Restroom Sanitizing	Monthly	X	X	X	X	X	X	X	X	X	X	X	X
Building Inspection & Repair	Weekly As Needed	X	X	X	X	X	X	X	X	X	X	X	X

HVAC Inspection & Repair Annual

X

M. Natural Features	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Invasive Species Control	As Needed		X	X	X	X	X			X	X		
Riparian Buffer & Wetland Inspection	Annual				X								
Inspection After Storms	As Needed				X	X	X	X	X	X	X		
Clean Basins & Drains	2x's / yr.				X				X				

Park Maintenance Management

As the park is developed and opened to the public, the Township should begin to document and track the maintenance and inspections performed at the park. Each recreation facility and park amenity should be evaluated weekly using a check list. The purpose of a check list is to provide information on the progress of routine maintenance tasks, to highlight any area that needs repair, and to schedule the work promptly.

Documentation is important because it will establish an initial benchmark for the number of staff hours, materials, and equipment needed to maintain the park. This information is necessary to estimate the cost and budget implications of planned increases or decreases in the level of park services, provide the cost for Township-provided maintenance that can be compared if contracting is contemplated, and provide the benchmark necessary to evaluate how changes to the maintenance program impact effectiveness and efficiency.

Equipment and Supplies Needed to Maintain the New Park

Major and minor equipment for park maintenance is available in the Public Works and Parks and Recreation Departments. Supplies and materials for park maintenance include restroom supplies, mulch for landscape areas, engineered wood fiber for playground surfacing, grass seed, landscape plantings, and paint and stain. The cost of these materials will increase annually as park use increases and as the facilities age.

Contracted Maintenance

Mowing and restroom cleaning are currently contracted out by the Township. The Township may want to consider contracting other maintenance tasks such as care of the trees at the park and pest control at the building for staff time savings or cost savings.

Potential Maintenance Partners

The Township should actively pursue partner organizations and groups who are willing to assist with one-time and recurring maintenance tasks either by performing the work themselves or by contributing the funds needed to contract the maintenance service. Potential partners include clubs, local service organizations, neighborhood groups, scout organizations, churches, and schools. Partners such as these can provide valuable resources while building community stewardship for the park. In addition, park clean-up days can be held where Township residents are invited to team with park maintenance staff to spruce up the park.

Cyclic Maintenance Repair and Replacement

In addition to daily, monthly, seasonal, and annual repairs, the park will require cyclic maintenance repairs. Cyclic maintenance deals with the replacement of a capital item such as a roof or replacement of minor and major equipment such as play equipment, park benches, and picnic tables. The timing for these repairs and replacements is determined largely by the materials used, weather, use of the facility, and the maintenance performed during its life. Because the time frame is years away, projecting actual costs is not possible. The

American Public Works Association recommends budgeting two to four percent of the park development costs annually to establish as a capital reserve account for cyclic repair and replacement of items such as the following:

- **Infrastructure** – Roads, parking lots, trails, utility lines for water, sewer, electric; 10-30 years.
- **Play Equipment** – 10-15 years plus replenishment and updating of natural features and materials annually.
- **Buildings and Structures** – Roofs, furnishings, picnic tables and benches, shelters, bridges, boardwalks, fencing; 10-30 years.
- **Equipment** – Trucks, tractors, trailers, and other large units based upon number of hours of operation, miles used, and repair costs.

Park Safety and Security

One of the most important duties of Susquehanna Township is to provide park and recreation areas that are safe, secure, and free of danger for residents, visitors, and employees. In addition to protecting people, these public spaces must be protected from vandalism and environmental degradation.

The park will provide a variety of outdoor passive recreational activities that offer residents and visitors the chance to unplug from the stresses of daily life and reconnect with natural surroundings. The park will be a place for everyone to feel welcome and experience discovery, renewal, and fun. Above all, it must be a safe place for residents and visitors.

Addressing the issue of safety in parks and open space is a complex task. The design of a park and recreation area can have a direct impact on people's perceptions of safety and their willingness to use a space. Designing a park for safety is based on what is generally considered to be good design: it meets the needs of its users, it is diverse and interesting, it connects people with place, and it provides people with a positive image and experience. To create and maintain safer spaces, an integrative strategy involving design, programming, technology, maintenance, and resident involvement is needed.

While the park will be a place for positive activities, it can also be a place for undesirable activity, becoming a

living space for the homeless, a center for drug dealers, the site of delinquent behavior, and an area for physical assaults. Crime in parks and recreation areas can happen anywhere, and although not all crime can be prevented, there are ways to reduce the risk of corruption to make the park safer.

The key finding in park safety research shows that there is a connection between park use and safety. Where people use parks in a positive way and in substantial numbers, all people feel more secure. The larger the number of visitors involved in positive activities, the more likely that anti-social behavior is deterred. It is also important to note that perceptions that the park is unsafe are as important as actual safety.

Employing the following methods will increase park safety and security:

- **Increased Park Use** – The more use a park gets, the less vandalism occurs and the safer it is. The increased use of the park by the community for such things as pavilion rentals, walking on the trails, and programmed recreation activities will reduce the likelihood of crime.
- **Park Rules, Regulations, and Policies** – Rules, regulations, and policies for the use of the park are extremely important to keep behavior under control. Park rules and regulations, including opening and closing hours, should be posted. This makes it more difficult for offenders to rationalize being in the park after hours, and can help deter unwanted activity. Rules and regulations should be strictly enforced to protect visitors and the park's environment.
- **Maintenance** – A well-maintained park where the effects of vandalism, littering, and damage are quickly removed or repaired is less inviting to be a target. Litter and graffiti suggest the park is uncared for and possibly unsafe. All forms of vandalism should be addressed as soon as they are found. An informal inspection of each facility should be completed by Township staff each time they work in the park to identify hazards and other issues that need to be addressed. Minor issues should be resolved immediately. Some issues may require scheduling of work or closing access to park areas that pose a serious hazard. An important part of the informal inspection program is play equipment area

maintenance and inspection. These inspections need to follow a written form that guides the inspector to perform specific tasks and record responses including follow-up required for any deficiency recorded.

- **Lighting and Clear Sightlines** – Enhanced lighting in parking areas and throughout the park provides a feeling of safety for park users and provides greater visibility into the park.
- **Signage** – Clear and understandable signage helps enhance the feeling of safety because it allows people to orient themselves. Signage in the form of maps and descriptive text promotes a greater sense of safety because people feel safer when they know where they are and how to get to where they want to go. Signs also educate users about what is and what is not permitted in the park. Signs may also be used at specific activity areas to inform users of special requirements or expectations when using facilities.
- **Resident and Visitor Involvement** – Residents will walk in the park every day. The Township should encourage them to report any maintenance issues they see and any vandalism they find. In addition, if they witness any inappropriate activities in the park, they should be encouraged to notify the police. The extent to which activities in the park can be observed by people is important for reducing vandalism, inappropriate activities, and feelings of isolation.
- **Technology Applications** – Technology gives the public instant access to information about outdoor recreation opportunities and enhances the way people navigate and explore the outdoors. In addition, technology and Internet access make parks safer with GPS units, personal locator beacons, smart phone apps, and increased cellular coverage. Among these technologies are the following:
 - **Security Cameras** – Surveillance systems can play an important role in reducing inappropriate activities in the park while increasing the feeling of safety for users. Strategically placing and installing high-definition smart cameras should be considered. Smart cameras are triggered by movement and can take clear video footage of surrounding areas, day or night. A thorough walk-through of the park should be conducted to outline areas needing camera coverage and to identify the best viewing angles.
 - **Emergency Call Boxes** – Installing emergency call boxes and locator systems connected to a dedicated center for public safety throughout the park will improve the feeling of safety for visitors.
 - **Digital Kiosks and Mobile Apps** – On-site digital kiosk displays and mobile apps can promote park features, serve as education tools, and help visitors appreciate and enrich their understanding of the natural, cultural, and historic aspects of the park.
 - **QR Code Plaques** – QR codes communicate with park visitors by sharing messages and information of interest while they are physically at the park.
- **Annual Park Inspections** – Township staff should conduct an annual walk-through inspection of the park and its facilities every spring. This inspection should be documented on forms that require comments for what, if any, repairs are recommended. The Township’s insurance carrier loss control representative should be requested to participate in this inspection to provide their input.
- **Park Safety Tips** – Providing safety tips to people before they visit the park will enhance safety. The following are examples:
 - Stay on marked trails.
 - Wear gear such as closed-toe shoes, hat, long sleeves, and long pants on the trails.
 - Bring water and apply bug and tick spray and sunscreen.
 - Let family and friends know about park visits and their expected length.
 - Avoid visiting during inclement weather.
 - Be aware of poisonous plants. Poison ivy, poison oak, and poison sumac may be

found in the park. These plant species can cause red, itchy rashes.

- Pay attention when walking and reaching for things. Venomous snakes may be present in the park.

Susquehanna Township Recreation Programming

The Township Parks and Recreation Department is responsible for operating, programming, and coordinating public use of the recreation facilities throughout the park system. A full-time Recreation Program Coordinator plans and conducts recreation programs and special events.

Figure 2 presents the existing recreation programming offered by the Township.

Figure 2 Susquehanna Township Existing Recreation Programming - 2023	
Recreation Programming Type	Programs
Youth Enrichment	Summer Day Camp, Summer Playground, Counselor-in-Training
Youth Instructional	Peaceful Poses Kids Yoga, Little Ones Songwriting Workshop, Intro to Instruments
Adult Instructional	Pickleball Clinic, AARP Safe Driver Certification and Refresher Courses, Know Your Medicare Options, Adult Songwriting Workshop, Intro to Instruments
Youth and Adult Fitness and Wellness	Adult Pickleball League, Cardio Games, Fit Court Strength and Conditioning, Mat Pilates, Yoga in the Park, Senior Pick-up Softball, Build a Balanced Plate, Snack Smart, Sushi Making 101, Walk with a Doc, Smart Cycling
Special Events	Summer Yoga Event, Arbor Day Tree Giveaway, Community Bike Ride
Bus Trips and Tours	Finger Lakes Wine Festival, Washington D.C. Cherry Blossom Festival

The majority of Township programs are held outdoors at the parks. The Township Building rooms are used for

only a handful of instructional programs and the Thomas Holtzman Elementary School is the site of the Summer Day Camp program. Linglestown Life at Rockville United Methodist Church also hosts a number of Township programs. The Township is lacking indoor space to hold recreation programs for all ages.

The multipurpose recreation building that is proposed for Wedgewood Hills Park will greatly expand the number of indoor activities sponsored by the Township.

Potential Wedgewood Hills Park Programming

Unstructured recreation experiences like shooting basketball or walking on a trail will bring people to the park. But many people will visit the park to take part in more structured recreation experiences. The best way to generate park use is through programming.

With the addition of a building, Township recreation programming can be expanded. The outdoor spaces at the park can also support expanded recreation programming.

Below is a list of possible activities and programs that can be held at the park. These programs may generate revenue to support the operation of the Parks and Recreation Department.

- **Fitness and Wellness Programs** – indoor and outdoor workshops and classes in physical conditioning, yoga, Pilates, fitness walking, and more for all ages
- **Movie Nights** – family movie nights inside the building or outside on the lawn
- **Summer Concerts and Performances** – concerts and performances for all ages outdoors on the covered patio at the building with seating on the lawn
- **Art, Craft, and Educational Programs** – instructional classes and workshops for all ages
- **Pickleball Programs** – indoor clinics and league play
- **Summer Day Camps** – another location to expand the Township’s existing summer camp program

- **Senior Social Programs** – bridge, cards, and luncheons on weekdays for older adults
- **Environmental Education Programs** – outdoor classes to explore nature for all ages

Revenue-Generating Opportunities at Wedgewood Hills Park

Besides park programming that can generate revenue, other revenue-generating opportunities at the park include:

- **Pavilion Rental** – Group rentals for the picnic pavilion should be on the same reservation fee basis as other pavilions within the park system.
- **Building Rental** – When not in use for Township recreation programming, the building should be rented for private functions such as baby and bridal showers and birthday parties.
- **Indoor Pickleball Court Fees** – Hourly rates should be charged for use of the indoor pickleball courts when not used for Township programs.

Projected Annual Park Expenses

Maintenance is the single largest recurring expenditure in park operation. Over the lifetime of a park, about 75 percent of its cost is for maintenance while only 25 percent is for acquisition, development, design, and construction.

Susquehanna Township finances its park and trail operation and maintenance costs through its General Fund budget. Budgeting for park maintenance is part of the Parks and Recreation Director’s responsibilities. In order for the Director to develop an adequate park maintenance budget, input from the Park Maintenance Supervisor, existing equipment age, and equipment and supplies needed are taken into consideration. Major purchases are determined as needed and funding is taken out of the General Fund capital budget under equipment.

Staff costs to maintain the new park, manage programming, and schedule facility use are already included in the Township General Fund yearly operating budget for parks and recreation and have not been shown in the projected expenses for the new park. The

full-time Park Maintenance Supervisor, with the help of two seasonal maintenance workers, will be responsible for park maintenance. Program management, scheduling facility use, and communicating its use with the maintenance staff will be handled by the current Parks and Recreation Department staff. Expenses for potential programming of classes, special events, day camps, and playground programs to be held at the park are also already included in the Township General Fund operating budget and have not been shown in the projected expenses for the park.

Figure 3 presents an annual budget estimate to operate and maintain Wedgewood Hills Park assuming the major park improvements are completed. The budget estimate does not include the capital expenses associated with professional services and contracting to develop the park.

Figure 3
Wedgewood Hills Park
Projected Annual Expenses

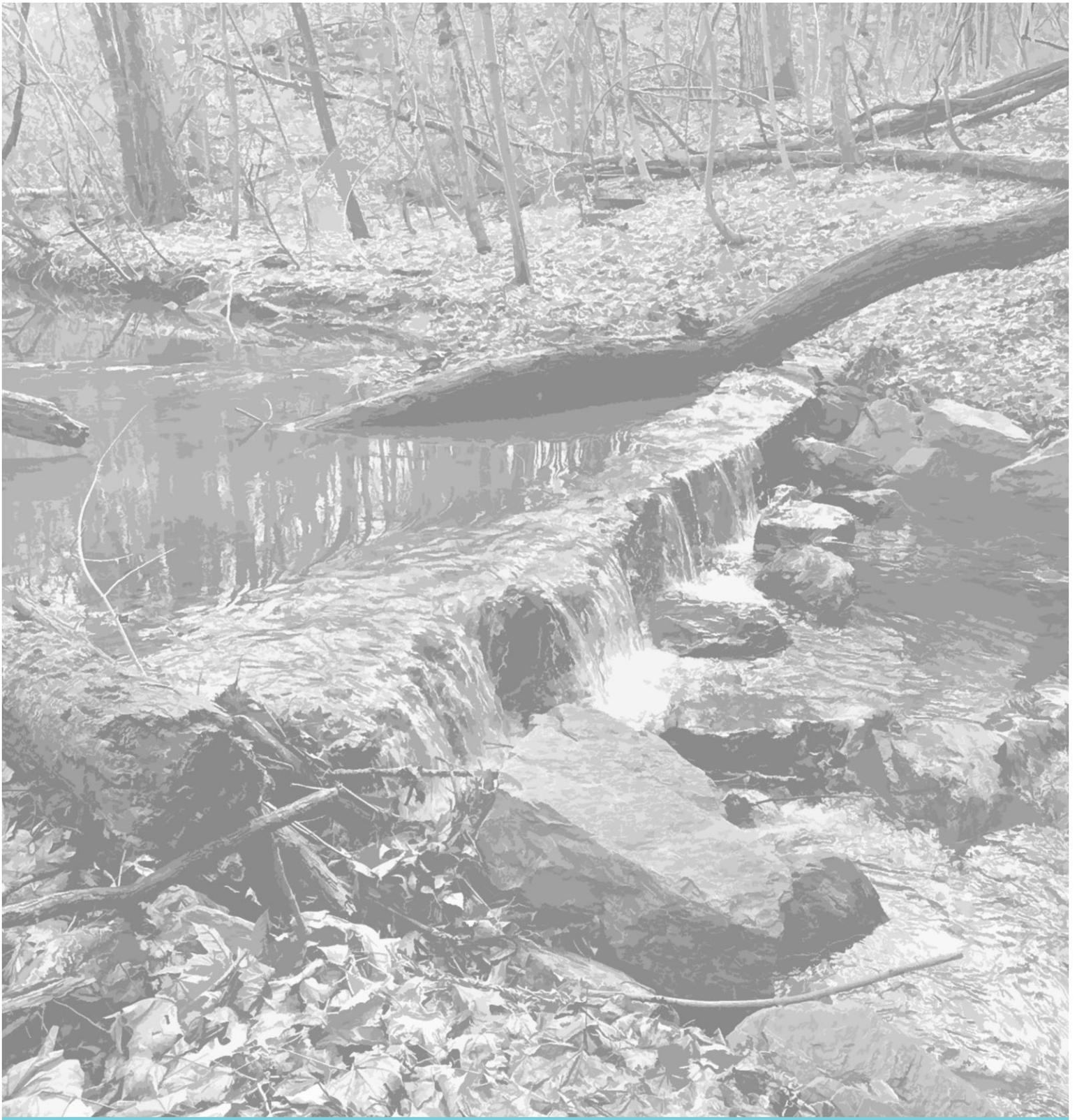
Expense	Amount
Building Utilities (Electricity, Water, Sewer, etc.)	\$5,000
Building Janitorial Services (Contracted)	\$10,000
Building Pest Control (Contracted)	\$500
Building and Park Restroom Supplies and Repair	\$4,000
HVAC System Maintenance and Inspection (Contracted)	\$2,500
Park Utilities (Electricity, Water, etc.)	\$1,500
Mowing Contract Addition	\$5,000
Park Maintenance and Repair Supplies and Materials	\$7,500
Park Maintenance Vehicle Expenses	\$500
Totals	\$36,500

Projected Annual Park Revenues

Figure 4 presents the annual projected revenues for the park. Estimates of operating revenue are problematic because the potential revenue sources are related to programs and rentals that are only conceptual at this time. Building rental fees will need to be set by the Township and are figured at an approximate rate. In an effort to keep revenue estimates conservative, projections on fees, programs, and facility rentals are low. Programming and special event revenue is shown as net revenue after expenses, which are budgeted in the Township operating budget. The potential revenue to be earned at the park may be higher than the total amount shown in Figure 4.

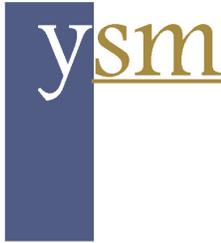
Figure 4
Wedgewood Hills Park
Projected Annual Revenues

Revenue Item	Amount
General Park Programming (Net Revenue)	\$5,000
Pavilion Rental (\$80/event x 25 rentals/yr)	\$2,000
Building Rental (\$200/event x 15 rentals/yr)	\$3,000
Day Camps (Net Revenue)	\$10,000
Indoor Pickleball Court Use Fees	\$5,000
Totals	\$25,000



Appendix A:
Online Opinion Survey Summary

Online Opinion Survey Summary



Landscape Architects

19 South Newberry Street
York, Pennsylvania 17401
(717) 812-9959 phone
www.ysmla.com

Online Recreation Opinion Summary of Findings

To: Susquehanna Township –
Wedgewood Hills Park Master Plan
- Study Committee

Copy:

From: Ann Yost, YSM

Date: June 20, 2023

Re: Online Opinion Survey Findings

Survey Data and Demographics:

- Survey Online Posting Period: March 1, 2023 to June 20, 2023 – 112 days.
- Responses: 257 people logged onto the on-line survey.
- Survey Composition: 9 questions, including 3 that asked for demographic information, 1 open-ended question.
- Respondent Residence Breakdown: 88.3% reside in Susquehanna Township, 10.5% reside elsewhere, 1.2% didn't know.
- Respondent Age Group Breakdown:
 - 18-24 years old: 2.4%
 - 25-34 years old: 13.6%
 - 35-49 years old: 38.0%
 - 50-64 years old: 31.2%
 - 65-74 years old: 12.4%
 - 75 years old and older: 2.4%
- Household Demographic Breakdown:
 - Young children (9 and under): 34.0%
 - Older child (10-17): 30.0%
 - Young Adults (18 to 49): 51.0%
 - Older adults (50-74): 48.2%
 - Seniors (75+): 6.9%
 - Single head of household: 11.3%
 - People with a disability: 6.5%
 - Dogs: 28.3%

Survey Summary:

■ **The most popular experiences respondents look for when visiting parks in Susquehanna Township are:**

- Experiencing/enjoying nature/spending time outdoors (68.8%)
- Fitness and wellness (exercise, running, walking) (56.7%)
- Socializing with friends/families (46.1%)
- Relaxation (44.0%)
- Attending community special events (42.9%)

The lowest response rates were for:

- Volunteering (8.9%)
- Other (16.0)
- Attending sports clinics (18.1%)
- Attending summer playground program (23.8%)

Spending time outside, enjoying fitness and wellness activities and spending time with friends and families are the primary reasons respondents indicate they visit Susquehanna Township parks.

The *Other* category received 45 comments.

■ **Respondents indicated how often they or members of their household visit Susquehanna Township Parks.**

- Occasionally (46.8%)
- Weekly (32.3%)
- Seasonally (baseball season) (9.9%)

■ **When asked how important it is to develop recreation facilities at Wedgewood Hills Park, the following were considered Very Important (VI) and combined Very Important and Somewhat Important (VI+SI):**

- **Restrooms (VI 90.3%) (VI+SI 98.1%)**
- **Shade trees (VI 78.6%) (VI+SI 96.9%)**
- **Trails (VI 49.4%) (VI+SI 87.6%)**

- **Picnic pavilion (VI 49.9%) (VI+SI 89.9%)**
- **Informal picnic area (VI 45.9%) (VI+SI 90.7%)**
- **Traditional youth playground & tot lot (VI 45.9%) (VI+SI 81.3%)**
- **Nature play area (VI 42.4%) (VI+SI 84.4%)**
- **Splash pad (VI 39.7%) (VI+SI 73.2%)**

Convenience facilities and facilities for traditional picnic outings are desired by residents.

The highest response percentage for Not Needed (NN) included:

- In-line hockey rink (NN 72.8%)
 - Spartan training course (NN 70.0%)
 - Ninja challenge course (NN 59.9%)
 - Volleyball court sand (NN 57.2%)
 - Skate park (NN 54.4%)
 - Bocce courts(s) (NN 54.5%)
 - Volleyball court grass (NN 54.5%)
- **When asked what indoor uses/activities respondents would like to see offered at Wedgewood Hills Park re-purposed or replaced building the following were considered Very Important (VI) and combined Very Important and Somewhat Important (VI+SI):**
- **Fitness and exercise programs (yoga, Pilates, etc.) (VI 39.8%) (VI+SI 80.5%)**
 - **Summer playground/summer camp program (VI 38.7%) (VI+SI 80.7%)**
 - **Senior social programs (bridge/cards, etc.) (VI 37.3%) (VI+SI 77.6%)**
 - **Educational programs (Master Gardeners, enrichment, etc.) (VI 35.8%) (VI+SI 77.4%)**
 - **Arts programs (drawing, photography, dance, painting, etc.) (VI 33.7%) (VI+SI 78.0%)**

The responses are relatively close, and the priority order changes when VI+SI ranked.

- **When asked to rate the availability of recreation opportunities in Susquehanna Township for various age groups the Not Enough category was indicated for the following groups:**

- People with disabilities (59.4%)
- Older adults (65+ yrs.) (49.0%)

The following groups ranked highest for the Right Amount response:

- Adults (40-64 yrs.) (55.4%)
- Elementary school students (6-10 yrs.) (53.0%)
- Families (52.6%)
- Young adults (18-39 yrs.) (51.4%)

- **When asked what prevents you from visiting Susquehanna Township parks the following responses ranked highest:**

- Too busy (32.9%)
- Recreation facilities are outdated/poor condition (30.9%)
- Other (30.5%)
- Didn't know about it (19.7%)

- **When asked what season you visit Susquehanna Township parks the following ranking resulted:**

- Spring (94.8%)
- Summer (93.6%)
- Fall (86.4%)
- Winter (30.1%)

- **Respondents provided 96 comments under the Additional Comments relative to the enhancement of Wedgewood Hills Park.**



Appendix B:
Conceptual Alternatives and
Pre-Final Master Plan

Conceptual Alternatives

Three conceptual alternative designs were completed for Wedgewood Hills Park with consideration of the goals established by the master planning process, the findings of site analysis, and public input. The Conceptual Alternative designs explored different options for park development, site enhancement, and illustrate potential facility configurations and spatial relationships. Each Conceptual Alternative is described below:

All three conceptual alternatives include:

- Paved park trails connecting developed park facilities.
- Recreation facilities for children and teens.
- Picnic pavilions and a restroom building.
- Native plantings and preservation of woodlands.
- Trails that explore the stream corridor and connect to the Capital Area Greenbelt Andrea Avenue Spur

Conceptual Alternative A

Conceptual Alternative A includes:

- Two basketball courts with seating plaza and fitness equipment
- New restroom / storage building
- Upper and lower plateau parking areas
- Age-segregated tot and youth nature playground and picnic pavilion
- Open lawn and kick wall
- Native plantings
- Picnic pavilion
- Earthen trails that explore the woodlands
- Interpretive signs along the woodland trail
- Parking area at Evergreen Road trail access

Conceptual Alternative B

Conceptual Alternative B includes:

- Age segregated tot and youth traditional playground, traffic garden, and story walk
- Two tennis courts and seating plaza
- Restroom/storage building

- Upper and lower parking areas
- Beginner pump track and accessible bleacher seating
- Two basketball courts with adjacent pavilion and seatwall
- Paved woodland trails along stream

Conceptual Alternative C

Conceptual Alternative C includes:

- Improved existing building with restrooms
- Shade sail plaza and open event lawn
- Improved parking area
- Traditional age-segregated tot and youth traditional playground with two small pavilions
- One basketball court with a small pavilion
- Two tennis courts with bench seating
- Paved and earthen woodland trails

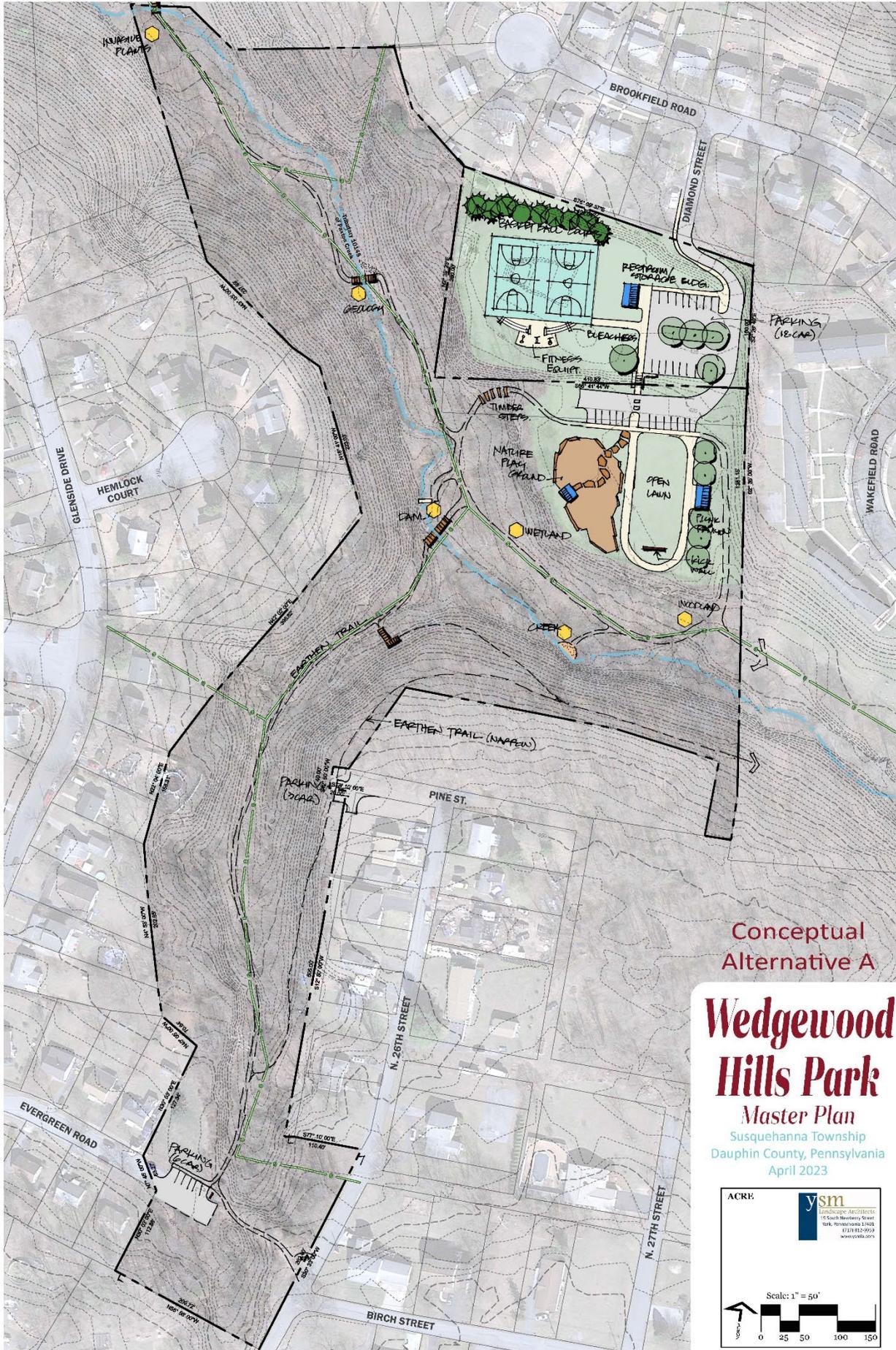
Conceptual Alternatives Review Comments

The Study Committee reviewed the Conceptual Alternatives and provided input and direction for the design of the Pre-Final Master Plan. The committee offered the following guidance for development of the Pre-final Master Plan:

- Maintain the upper portion of Alternative C with the parking area, new building with covered patio adjacent to the open lawn and traditional playground.
- Modify the lower portion of Alternative A to provide a picnic pavilion overlooking an informal open lawn. Remove the nature playground. Expand the trail around the open lawn to maximize the open area. Incorporate a half-court basketball into the lower area along with picnic lawn games. Lawn area could be used for movie night. Maintain the lower parking area.
- No tennis courts. Must find another site in the Township for pickleball and tennis courts.
- Consider sizing a new building to have a flex space where there could be 2-4 indoor pickleball courts with a small classroom, storage, and restrooms. Building footprint can run north to south to maximize the available space.

Appendix B – Conceptual Alternatives and Pre-Final Master Plan

- Add fitness equipment near the playground so adults can exercise while the youth play.
- Add a bicycle rack.
- Incorporate pavement games into the pavement around the half-court basketball area.
- Consider a restroom on the lower level.
- Add adult swings to the lower level, to take advantage of the woodland views. Consider some selective clearing to open views to the stream below.
- Provide buffers for adjacent residences, as appropriate.
- Keep it a neighborhood park!
- Add parking on the lower plateau near the pavilion and restroom.



Conceptual
Alternative A

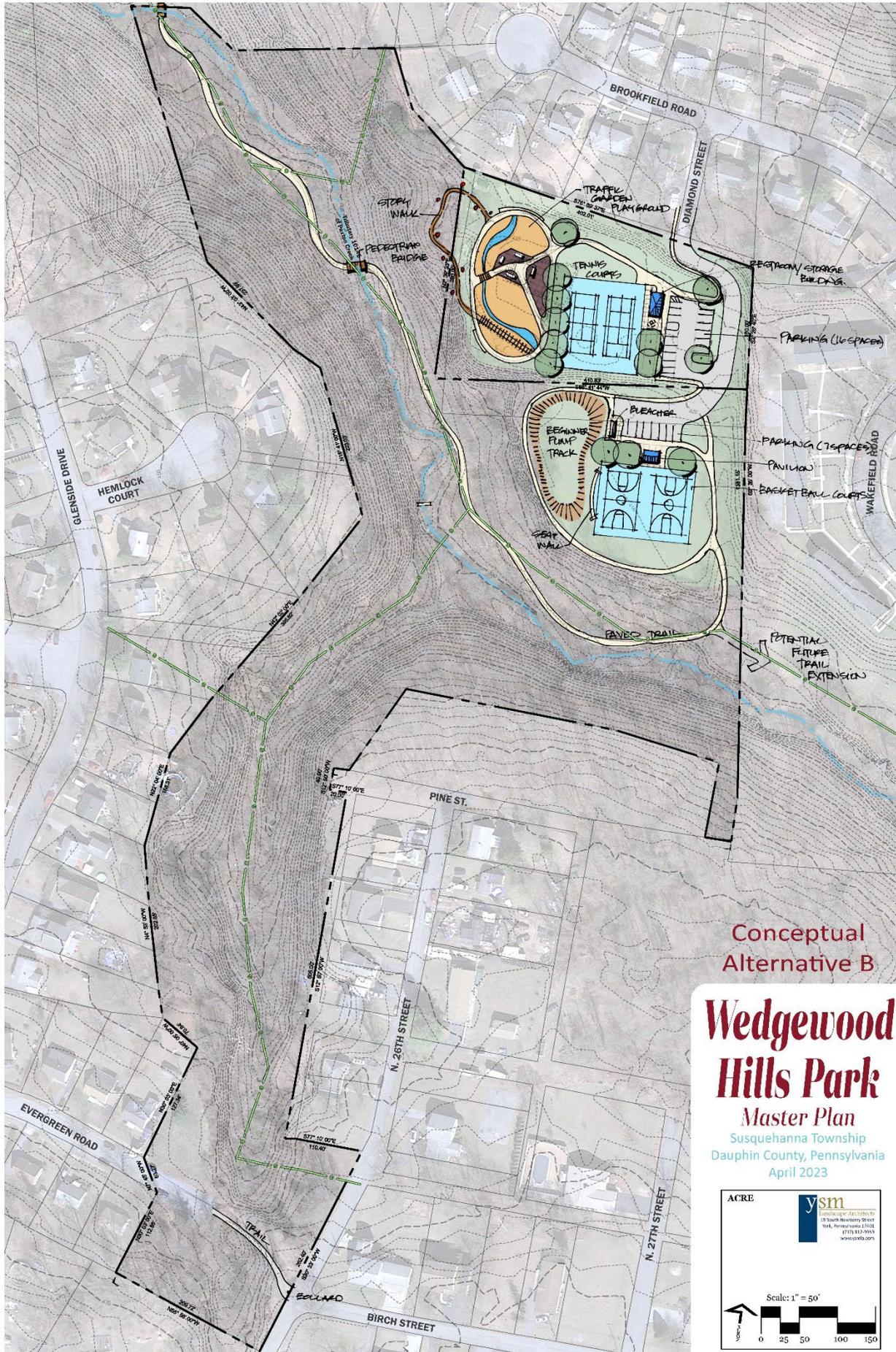
Wedgewood Hills Park

Master Plan
Susquehanna Township
Dauphin County, Pennsylvania
April 2023

ACRE

ysm
Landscape Architects
15 South Main Street
York, Pennsylvania 17403
717.833.2999
www.ysm.com

Scale: 1" = 50'



Conceptual
Alternative B

**Wedgewood
Hills Park**
Master Plan
Susquehanna Township
Dauphin County, Pennsylvania
April 2023

ACRE

Scale: 1" = 50'



Conceptual Alternative C

Wedgewood Hills Park
Master Plan
 Susquehanna Township
 Dauphin County, Pennsylvania
 April 2023

ACRE

Scale: 1" = 50'

Pre-Final Master Plan

The Pre-Final Master Plan was presented to the Study Committee and residents at a public meeting. The design was well received. The Pre-Final was also shared with the Township Police Chief who suggested that the basketball half-court be relocated to the upper plateau to improve visual access to the court. He also suggested that a small office should be developed in the building for use by police.





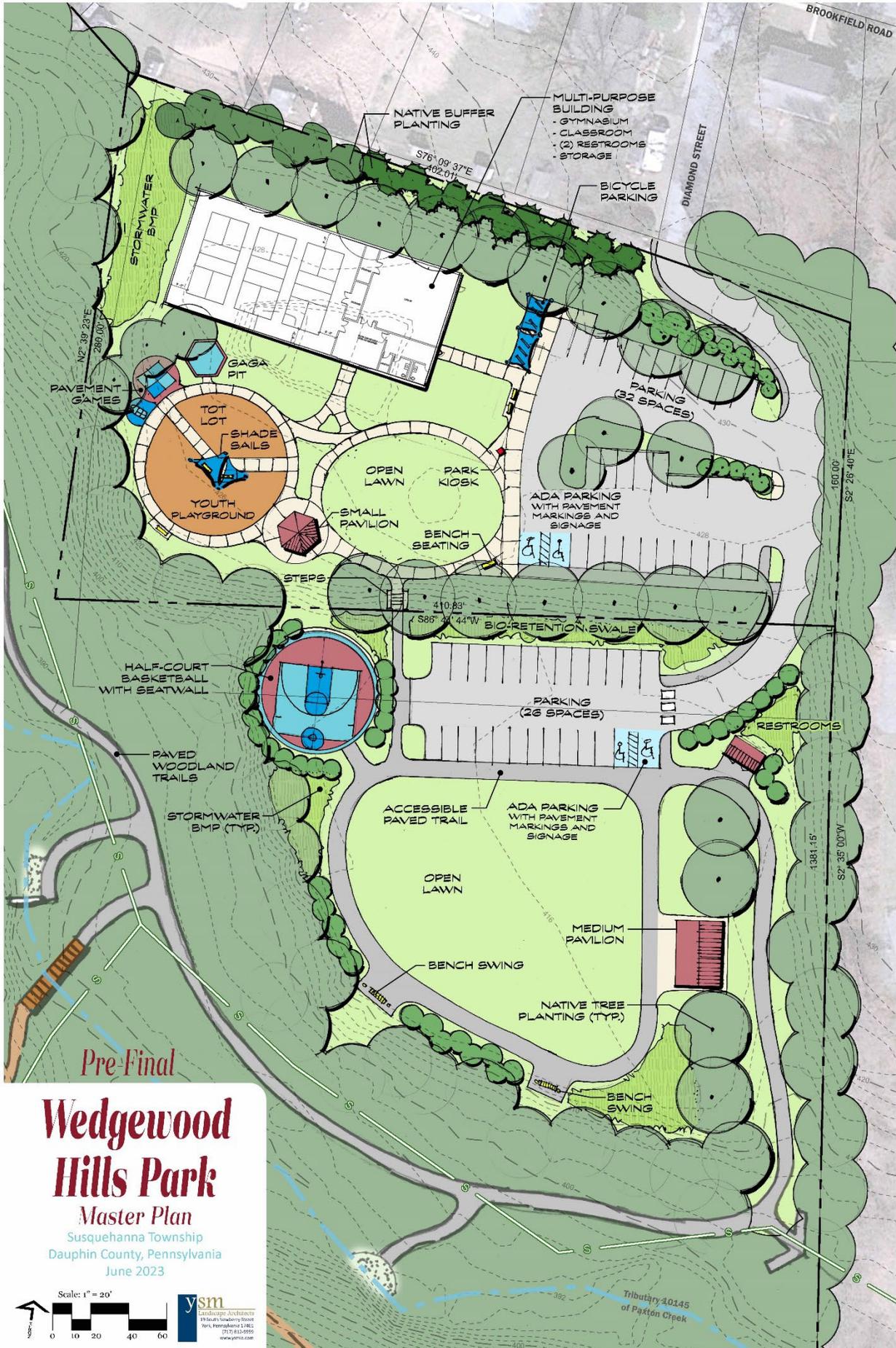
Pre-Final
Wedgewood Hills Park
 Master Plan
 Susquehanna Township
 Dauphin County, Pennsylvania
 June 2023

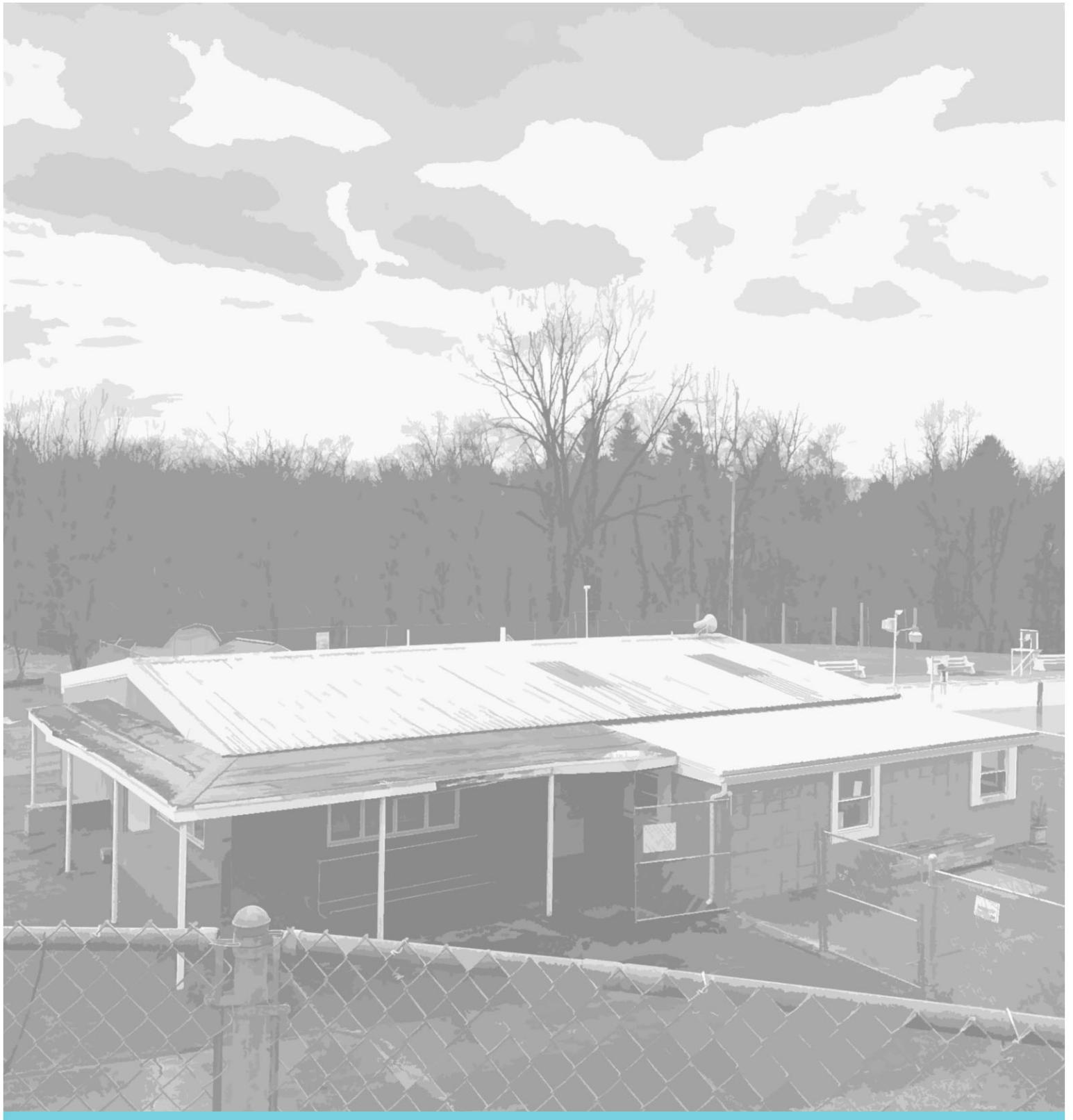
ACRE

ysm
 Landscape Architects
 78 South Mercury Street
 York, Pennsylvania 17403
 (717) 833-9993
 www.ysm.com

Scale: 1" = 50'

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Appendix C: *Structure Assessment*

Structure Assessment

1. Pool Clubhouse and Locker Rooms Overview

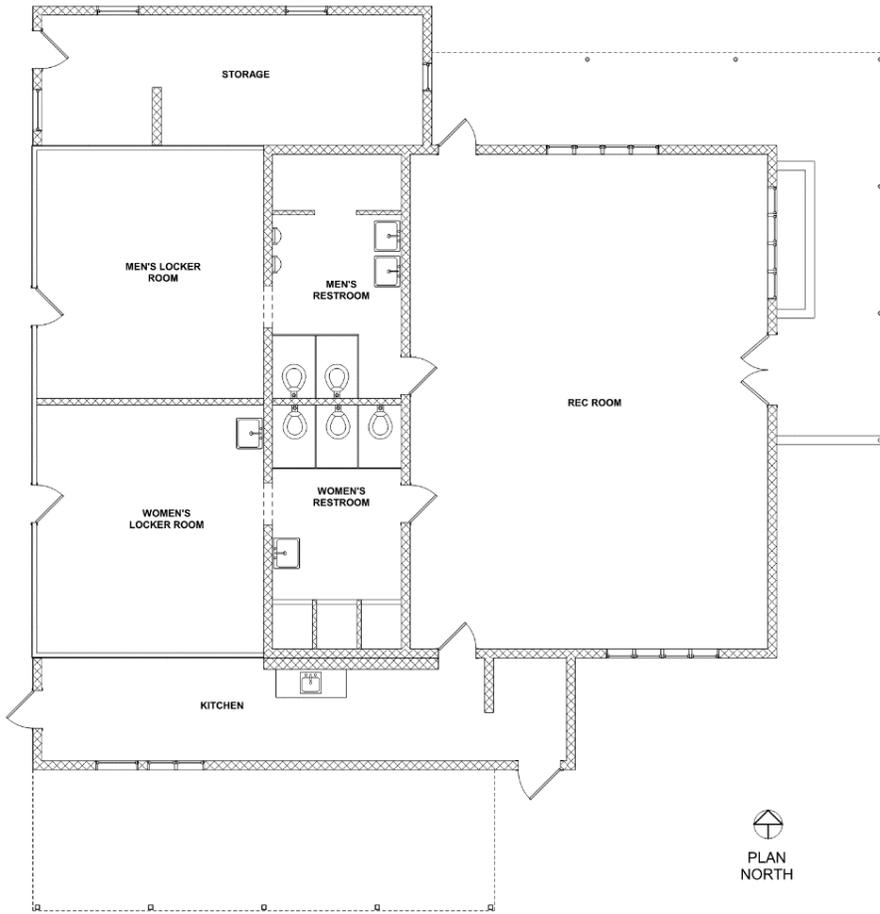


Aerial View, Image from Google Earth



Southeast Side of the Pool Clubhouse and Locker Rooms

The existing Pool Clubhouse and Locker Room structure on the Wedgewood Hills site is a single-story concrete block building that was constructed circa 1960. The building has a concrete slab foundation and a low-pitched gable roof with a ridge that runs east-west. The rear (west) elevation is enclosed with metal cladding. The main rectangular block of the structure covered by the gable roof measures approximately 53-feet wide by 36-feet deep. Two narrow rooms are attached to the main block, one on the north side for storage/ utility and one on the south side for a kitchen, for a total building area of 2,360 square feet.



The roof of the main block has a steel beam structure. The kitchen wing has a wood joist roof structure that is an extension of the main roofline. A 10-foot-wide covered patio extends south of the kitchen. A portico, separate from the main roof, wraps the northeast corner of the building providing a covered entrance at the double doors to the Rec Room and at the single door on the north side.

The bearing height of the roof structure is quite low, resulting in low ceilings on the interior. At the north and south walls of the Rec Room, the ceiling is only 7-feet, 6-inches tall. At the south covered patio, the underside of the exposed joists are just over 6-feet tall. It appears that there was a finish material attached to the patio joists at one time.

Existing Floor Plan



Rear (North) Elevation



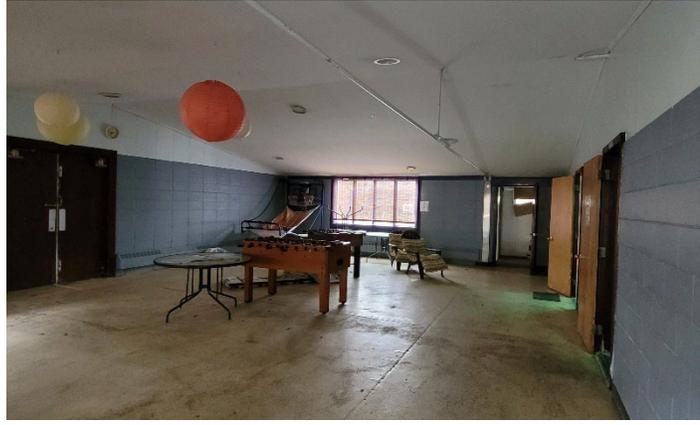
Portico Wrapping the East Entrance

There are three large wood picture windows, one each on the north, east, and south elevations of the main block. The other windows are operable vinyl windows of various configurations.

The block walls are exposed on the interior. Metal siding encloses the central portion of the north elevation at the Locker Rooms with no interior wall finish. The floors throughout are concrete. The roofing is corrugated metal. The underside of the roof is exposed in the Locker Room areas. The Rec Room has a cathedral drywall ceiling.



Covered Patio at the West Wing



Rec Room with Low Cathedral Ceiling

2. Mechanical, Electrical, and Plumbing

The Rec Room has electric baseboard heaters. All other rooms are unconditioned. In-wall fans and louvers help air circulate through the spaces. In the Locker Rooms where the walls and ceiling are unfinished, daylight is visible at the intersection of the metal-clad wall and corrugated roofing.

The main electrical panel is located in the north storage/ utility wing. Another, newer, electric panel is located in the kitchen wing. Conduit is surface mounted throughout. Light fixtures are surface mounted in all locations except for the Rec Room, which has recessed ceiling lights.

There is a metal sink in the kitchen wing. The Men's Restroom has a ganged shower area, two urinals, two sinks, and two toilets. The Women's Restroom has three individual shower stalls, two sinks, and three toilets. All piping is exposed and during the winter season the pipes are drained for winterization.



Locker Room



South Kitchen Wing

3. Overall Conditions

Generally, the steel structure, block walls, and concrete slab appear to be in sound condition. On the exterior, the paint finish on the metal cladding of the west elevation is peeling. The fascia of the portico is deteriorating severely on the north side of the building. A couple of broken windowpanes have been boarded over, but the vinyl windows are sound. The wood picture windows of the Rec Room are starting to show minor signs of deterioration.



Metal Cladding on the West Elevation



Deteriorating Fascia on the East Elevation

4. Considerations for Reuse

While the existing building is in sound condition, it is not an ideal candidate for reuse. One limiting factor is the height of the roof structure, particularly at the south wing and covered porch where the clear height is just over 6-feet to the exposed structure.

While the block walls are stable, they are not easily reconfigurable. The existing Rec Room is a nice space but limited in size and ceiling height. The concrete slab floor makes reconfiguration of the restroom facilities challenging, but certainly not impossible.

It is our understanding that there is a desire for a large multi-purpose space to serve the proposed park function with adequate storage for maintenance and other equipment. The ideal restroom facility would be single-user toilet rooms, as showers are not likely to be needed to serve the proposed park functions.

Given the limiting factors of the existing Pool Clubhouse and Locker Room structure, we feel that it is a good candidate for demolition and construction of a new facility to better serve the needs of the proposed park at Wedgewood Hills.