



RECREATION PLAN

2018-2023

Freedom Township

Adopted: November 7th, 2018

Freedom Township Recreation Plan 2018-2023

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Recreation Plan

FREEDOM TOWNSHIP

PART 1 | PURPOSE OF THE RECREATION PLAN

Parks and natural features provide a strong framework for maintaining and improving every citizen's quality of life, enhancing community health, and contributing to a unique community identity. Recreational facilities are used for a variety of purposes by citizens and groups. Because the needs of park users are diverse, no individual recreational facility can meet the recreational needs of all users.

The Freedom Township Recreation Plan is a statement of official Township policy to guide parks and recreation development, priorities, and activities over the next five years. Its purpose is to establish a realistic strategy for meeting the recreational needs of Freedom Township residents. This plan is an important step in the Township's efforts to enhance the community's ability to enjoy nearby outdoor recreation.

Through a comprehensive inventory of the public recreation resources available to Freedom Township residents, and an understanding of current and future demand, this plan provides a blueprint for how to meet the anticipated recreation needs of our community. It proposes goals and objectives to fulfill previously unaddressed needs, and begins to lay the foundation for utilizing parks and recreation as a tool for enhance the quality of life for all township residents.

Additionally, this plan will establish the policies and goals necessary to allow Freedom Township to require recreation land dedication and/or recreation fee collection to address future public recreation needs, as enabled by Section 503(11) of the Pennsylvania Municipalities Planning Code.

Goals:

1. Quantify Freedom Township residents' outdoor recreation needs.
2. Determine adequate financial support for recreational facilities.
3. Provide a realistic plan for the provision of facilities.
4. Connect residents to nearby recreational opportunities and green space.

This plan is intended to be a flexible document, presenting findings and recommendations that will be evaluated and modified periodically as Freedom Township responds to changes in residents' needs and demands.

PART 2 | COMMUNITY BACKGROUND

Freedom Township was settled in 1739 and incorporated in 1838. The Township consists of approximately 14.08 square miles in the southern portion of Adams County. It is bordered by Liberty Township to the west, Highland Township to the north, Cumberland Township to the east, and the State of Maryland to the south. Like other municipalities in this part of the county, Freedom Township predominately holds low-density residential structures and scenic agricultural vistas.

Demographic Information

Understanding the demographic context of a community is essential in providing a needs assessment for recreation lands and facilities. Demographic characteristics such as age and presence of children are related to patterns of recreation. For these reasons, an overview of historic changes and emerging trends of the residential population are important considerations as the community plans for its future.

Population

Freedom Township has consistently been one of the least populated municipalities in Adams County. It experienced minor growth between 1980 and 1990, with a 6% population increase. This rate increased to 21% between 1990 and 2000, but decreased by 1% between 2000 and 2010, and remained essentially unchanged between 2010 and 2016. Table 1 compares Freedom Township population patterns with those of the broader region. Population increase in Freedom Township exceeded that of Adams County only between 1990 and 2000.

Table 1: Population Trends

	1980	1990	% Change (1980-1990)	2000	% Change (1990-2000)	2010	% Change (2000-2010)	Estimate ¹ (2015)	% Change (2010-2015)
Freedom Twp.	650	692	6%	844	21%	831	-1%	846	1%
Adams County	68,292	78,274	15%	91,292	16%	101,407	11%	101,566	0.2%

Source: U.S. Census Bureau and Adams County Office of Planning and Development

Age

Different age groups participate in different outdoor recreational activities. Thus, changes in age distribution affect a community’s needs in regards to recreational facilities. Table 2 presents age distribution patterns for Freedom Township from 2000 through 2016. The Township’s population has aged during the period from 2000 to 2016. The percentage of the population in nearly all age groups under 44 years of age has decreased. At the same time, the percentage of the population in nearly all age groups over 45 years of age has increased. This is consistent with statewide trends. According to the 2010 census, the state of Pennsylvania was one of the country’s oldest states, with 15.4% of the population age 65 and older. It is expected that, by 2030, people over the age of 65 will be approaching 25% of the state’s population.

¹ Freedom’s 2015 Population Estimate was projected by the Adams County Office of Planning and Development using in-house data

Table 2: Age

Age Group	2000	% of Total	2010	% of Total	% Change 2000-2010	2016	% of Total	% Change 2010-2016
0-4	47	6%	24	3%	-3%	32	4%	+1%
5-9	60	7%	46	6%	-1%	24	3%	-3%
10-14	56	7%	53	6%	-1%	23	3%	-3%
15-19	42	5%	47	6%	+1%	46	5%	-1%
20-24	41	5%	33	4%	-1%	39	5%	+1%
25-34	76	9%	53	6%	-3%	35	4%	-2%
35-44	134	16%	92	11%	-5%	82	10%	-1%
45-54	192	23%	151	18%	-5%	113	14%	-4%
55-64	118	14%	196	24%	+10%	215	26%	+2%
65-74	46	6%	96	12%	+6%	155	19%	+7%
75 and up	32	4%	40	5%	+1%	64	8%	+3%
TOTAL	844		831			828		

Median Age

The median age among Freedom Township residents has increased over the past 16 years from 42 in 2000 to 57 in 2016. Table 3 provides a regional comparison for median age. Through the 2000s and early 2010's, Freedom Township's median age has been higher than that of Adams County and statewide trends. The rate of increase has also exceeded that of both Adams County and Pennsylvania during the 2000's and early 2010's, such that in 2016 Freedom Township's estimated median age of 57 was 14 years higher than Adams County and 16 years higher than the Pennsylvania.

Table 3: Median Age

	2000	2010	% Change (2000- 2010)	2016	% Change (2010- 2016)
Freedom Twp.	42	50	18%	57	14%
Adams County	38	41	7.8%	43	4.9%
Pennsylvania	37	40	8.1%	41	1.5%

Household Size

For the 2000 census, the average household size in Freedom Township was 2.57 persons, as shown in Table 5. Average household size and average family size have both dropped from 2000 to 2010. During the 2000 to 2010 decade, the percentage of households with 1 or 2 persons increased while the percentage of all other household sizes decreased or remained the same.

Table 4: Household Size

Household Size	2000	% of Total	2010	% of Total	2016	% of Total	% Change (2000-2010)	% Change (2000-2010)
1-Person	59	18%	64	19%	68	19%	+1%	0%
2-Person	138	42%	162	48%	203	56%	+6%	+8%
3-Person	53	16%	46	13%	48	13%	-3%	0%
4-Person	51	16%	49	14%	30	8%	-2%	-6%
5-Person	18	5%	14	4%	6	2%	-1%	-2%
6-Person	7	2%	3	1%	3	1%	-1%	0%
7 or More Person	2	1%	3	1%	2	1%	0%	0%
Average Household Size	2.57		2.44		2.38		-5%	-2%
Average Family Size	2.97		2.78		2.64		-6%	-5%
Total Households	328		341		360		4%	

Household Type

The number of overall households has increased slightly from 2000 to 2016, but the percentage of overall households that constitute family households has decreased by about 1%. Correspondingly, the number of nonfamily households has slightly increased. Family households with only a single male or female householder increased significantly between 2000 and 2010, and then decreased slightly in 2016. See Table 5: Household Type for details.

Table 5: Household Type

Household Type	2000	% of Total	2010	% of Total	2016	% of Total	% Change (2000-2010)	% Change (2010-2016)
Family Households	248	76%	258	76%	269	75%	0%	-1%
Nonfamily Households	80	24%	83	24%	91	25%	0%	+1%
Male Householder	6	2%	20	6%	9	3%	+4%	-3%
Female Householder	18	5%	11	3%	8	2%	-2%	-1%
Single Person Living Alone	59	18%	64	19%	68	19%	-1%	0%
Total Households	328		341		360		4%	6%

Family Type

While the number of family households has slightly decreased from 2000 to 2016, the percentage of households comprised of married couples with children under 18 has decreased significantly, as shown in Table 6. Correspondingly, the percentage of married couples with no children under 18 has increased significantly. The number and percentage increase of single person head of household families, with and without children under 18, has also slightly decreased during this period, with the exception of Male head of household families, which increased in 2010.

Table 6: Family Type

Family Type	2000	% of Total	2010	% of Total	2016	% of Total	% Change	
							2000-2010	% Change 2010-2016
Married Couples - Children Under 18	82	33%	67	26%	47	17%	-7%	-9%
Married Couples - No Children Under 18	138	55%	160	62%	205	76%	+7%	+14%
Female Head of Household - Children Under 18	10	4%	5	2%	5	2%	-2%	-0%
Female Head of Household - No Children Under 18	13	5%	6	2%	3	1%	-3%	-1%
Male Head of Household - Children Under 18	7	3%	20	8%	6	2%	+5%	-6%
Male Head of Household - No Children Under 18	2	1%	10	4%	3	1%	+8%	-3%
All Families	252		258		269		+2%	+4%

Recreation Lands & Facilities Inventory

For the purpose of this plan, the term “recreation facility” refers to dedicated parkland, as well as outdoor recreation centers and related recreational amenities such as sports fields, plazas, basketball courts, picnic tables, and similar facilities. Appendix A provides an inventory and descriptions of existing recreation facilities in and around Freedom Township. Map 1 on page 34 shows all recreation facilities within a three mile radius of Freedom Township’s boundary line.

Presently Freedom township does not own a developed park with amenities for citizens to utilize. The closest recreational facilities for the residents of Freedom Township are located in the Carroll Valley Area, Gettysburg and Emmitsburg, Maryland.

PART 3 | COMMUNITY NEEDS EVALUATION

Demographic Assessment: Population Projections

The rate of population increase is expected to remain constant for 2015 through 2020, then increase to levels similar to those prior to 2010 during the 2020 to 2030 decade, as seen in Table 7 below.

Table 7: Population Projections

	2010	2015	% Change (2010-2015)	2020	2025	% Change (2020-2025)	2030	% Change (2025-2030)
Freedom Twp.	831	846	1.8%	913	976	6.9%	1,038	6.4%

Parkland Evaluation

A population-based analysis is typically used to evaluate whether current recreation land and facilities are sufficient to meet the need of the current and anticipated future population. As a community’s population increases, the need for parkland also increases to provide the extra facilities and outdoor areas for a healthy, active lifestyle. The *Adams County Vision for Parks, Recreation, and Open Space* recommends a total of 10 acres of parkland for every 1,000 residents. It goes on to classify Community and Neighborhood public park types as:

Community Park – Moderate sized parks providing typically active recreation opportunities within either a single municipality or a group of municipalities, and typically within 1 mile of the population center they serve. School district facilities are sometimes classified as community parks. The *Vision* recommends 9 acres of Community Park per 1,000 residents.

Neighborhood Park – Smaller parks provide recreation opportunities within walking distance of residential neighborhood, and typically provide amenities such as athletic courts and playgrounds. The *Vision* recommends 1 acre of Neighborhood Park per 1,000 residents.

When the recommended acreage of Community Parks and Neighborhood Parks is applied, a recreation land deficit for the existing population for Freedom Township is revealed. Based on population growth, the 2015 parkland deficit was 7.6 acres of Community Parkland and 0.8 acres of Neighborhood Parkland for a total deficit of 8.4 acres. Projecting forward, the 2020 parkland deficit will be 8.2 acres of Community Parkland and 0.9 acres of Neighborhood Parkland for a total deficit of 9.1 acres. From these values it can be reasoned the 2018 parkland deficit is 8.8 total acres.

Table 8: Community and Neighborhood Parkland Needs

Park Type	2015	2020	2025	2030
Community Park	7.6	8.2	8.8	9.3
Neighborhood Park	0.8	0.9	1.0	1.0
Total Acres Needed	8.4	9.1	9.8	10.3

Parkland and Facilities Needs

Recreation facilities should be provided within a community to meet the demands of individuals, community groups, and organized adult and youth leagues. The appropriate number of park facilities in a community should be based on need as defined by current facility usage and local trends in recreation and leisure activities. Facility trends and observations in and around Freedom Township illustrate the need for recreation facilities. The following findings are summarized from a citizen survey conducted as a component of Freedom Township's formally adopted Southwest Adams Joint Comprehensive Plan (SWJCP). This survey included the six municipalities located within the SWJCP planning area - Carroll Valley and Fairfield Boroughs, and Freedom, Hamiltonban, Highland and Liberty Townships:

- Generally, respondents support the provision of additional parks and recreation facilities.
- Respondents also support the idea of a regional parks and recreation department or authority across the municipalities included in the SWJCP.
- A wide range of facility types are supported by the respondents.
- Respondents indicated that a variety of age groups are currently underserved by current parks and recreation facilities. The age groups of 13-18 and 60 or more received the most responses.
- Respondents indicated that they "Mostly Agree" with the provision of a wide range of facility types. Of these, Nature Reserves and Natural Greenways, Playgrounds for Children, and Trails for Hiking, Biking, and Horseback Riding received the highest level of supportive responses.
- Respondents indicated a current need for a variety of potential programs, including Fitness Programs, Family Oriented Programs, and Educational Programs.

It is important to note the above survey findings may not be fully representative of Freedom Township's residents. The citizen survey solicited responses from five municipalities other than Freedom, four of which have higher population totals and all of which differ in demographic makeup. For instance, support for certain types of facilities such as Playgrounds for Children may be lower in Freedom Township due to the small and continuously decreasing number of families with children under 18. The demographic analysis in Part 2 of this plan suggests increased support for passive recreation infrastructure and facilities geared towards older adults, such as walking paths or tennis courts.

Utilizing the *Adams County Vision for Parks and, Recreation and Open Space* recommended facility requirements per population figures (and other comparable analyses), the need for the various park facility types in Freedom Township can be calculated. Based on the calculations as is illustrated in Table 9 and the lack of any developed park land in the Township, the facilities are in a deficit. This deficit is projected to grow over time as population increases in Freedom Township. Table 10 documents the parkland deficit increase through 2030 if no additional recreation facilities are provided within the Township.

Table 9: Adams County Recreation Facility Needs Calculations

- 1 Baseball Field for every 3,000 Population**
- 1 Softball / Little League Field for every 1,500 Population**
- 1 Soccer / Football Field for every 2,000 Population**
- 1 Basketball Court for every 3,000 Population**
- 1 Volleyball Court for every 5,000 Population**
- 1 Tennis Court for every 2,000 Population**
- 1 Mile Trail for every 1,000 Population**

Table 10: Freedom Township Park Facilities Needs

Facility Type	2015	2020	2025	2030
Baseball Fields	0.28	0.30	0.33	0.35
Softball/Little League Fields	0.56	0.61	0.65	0.69
Soccer/Football Fields	0.42	0.46	0.49	0.52
Basketball Courts	0.28	0.30	0.33	0.35
Volleyball Courts	0.17	0.18	0.20	0.21
Tennis Courts	0.42	0.46	0.49	0.52
Trails (In Miles)	0.85	0.91	0.98	1.04

PART 4 | LAND DEDICATION AND FEE-IN-LIEU CALCULATIONS

Mandatory dedication of land / recreation fee-in-lieu of land dedication is a way that a municipality can provide open space or parks. As the Township further develops, the need for development of park areas to meet the expanding needs of the community will be even more pressing. To help meet these needs, it is appropriate for the Township to require contributions from the development community. The Pennsylvania Municipalities Planning Code (MPC) Section 503(11) provides authority for a municipality to require a developer to dedicate land to the public that is suitable for park and recreation purposes. Further, if the applicant and municipality agree, a municipality may also accept from the developer: (1) payment of fees in lieu of dedication of land; (2) construction of recreational facilities; (3) private reservation of land, or (4) a combination of those stated.

Two important components of developing the mandatory dedication ordinance are: (1) incorporating provisions for land requirements so that any land dedicated will be suitable for the construction of recreation facilities at the site; and (2) establishing an appropriate fee in case the developer chooses to pay the fee-in-lieu of land dedication. The MPC requires that the amount of land dedicated and/or the recreation fees charged “bear a reasonable relationship to the use of the park and recreation facilities by future inhabitants of the development or subdivision.” Tables 11 through 15 demonstrate the process by which the land dedication and fee-in-lieu payment were calculated.

Land Dedication

The land dedication element is based on estimating the amount of land that will be needed to meet the recreation needs of new residents resulting from residential development. Table 11 summarizes the calculations performed to develop the land dedication per household figure. The projected population increase within the planning area is 192 persons, or about 76 households given current persons per household figures. The 76 household figure is 17.46% of the anticipated total number of households within the planning area in 2030. Accordingly, developers of these anticipated 76 new households should only be expected to provide land dedication and/or fees to account for 17.46% of the recreation lands and facilities needs in 2030. As a result, 1.8 acres of recreation land should be provided either through land dedication or through recreation fees to the Township to meet the needs of the projected new households. This figure equates to a per household land dedication requirement of 0.024 acres.

Table 11: Land Dedication

Projected Population 2030	1,038
Current Population 2015	846
Projected Population Increase (2015-2030)	192
Persons Per Household	2.38
Estimated Number of Households 2015	360
Projected Number of Households 2030	436
Projected New Households	76
Percent New Households in 2030	17.46%
Acres of Parkland Needed for New Households	1.8
Acres of Parkland Needed per New Household	0.024

Recreation Fee-in-Lieu of Land Dedication

The recreation fee reflects potential costs per household that would need to be expended by the Township to provide recreation lands and facilities to meet the needs of new residents resulting from residential development. To calculate the recreation fee figure, three elements are considered – land acquisition, recreation facility development costs, and general park development costs. Analysis of each of these potential costs follows.

Acquisition

The parkland acquisition cost figure is based on an analysis of sales price per acre of vacant properties within Freedom Township that have recently sold. These properties are viewed as “comparable” to lands that could be obtained for recreation development purposes. Table 12 lists all vacant land sales within Freedom Township that occurred over the last 3 years. Vacant land consists of property with no buildings or other improvements, such as paving. For the purpose of this plan, these properties were used to estimate a potential per acre acquisition cost of vacant land suitable for park development. Averaging these land sales yields a per acre land acquisition cost of approximately \$11,483.99. Acquiring 1.8 acres at this per acre cost will require \$21,543.23 or approximately \$283.46 for every projected new dwelling unit.

Table 12: Freedom Township Vacant Land Sales 2015-2018

Parcel	Address	Price	Date	Acres	Price / Acre
13D16-0008C	Cunningham Road	\$250,000	05/04/2017	15.51	\$16,119
13D17-0012C	Wenchoff Road	\$125,000	02/15/2017	15	\$8,333
13D15-0007C	Camp Gettysburg Road	\$50,000	05/12/2016	5	\$10,000

Recreation Facility

The recreation facility component of the recreation fee calculation is related to the development of recreation facilities that are reflective of the future needs of Township residents. Since Freedom Township does not have immediate plans for site acquisition and has not prepared any park feasibility analyses to specifically estimate park development costs, facility cost estimates must be based on a range of types of facilities that may be suitable for development in Freedom Township.

The demographic information referenced above indicates that Freedom Township's current and likely future population will have a high median age. Further, a majority of households will not have children at home. Therefore, for the purposes of this analysis, it is assumed that necessary recreation facilities will be oriented toward passive recreation needs of an older population. Accordingly, the recreation facility component of the recreation fee calculation is based on potential development costs of recreation facilities that are suitable for an older population. Table 13 identifies various recreation facilities that may be suitable for Freedom Township's anticipated population, and estimates the cost that each new household should contribute toward meeting the needs of these new households.

Facility development costs are estimated using the following processes.

Picnic Area with Pavilion: This calculation is based on a facility need of one facility for every 1,000 population. Facility costs were estimated from a source listed in Appendix D. For the picnic area, the facility cost used the 2012 cost estimate for a large picnic area, and adjusted for 1.5% inflation per

year to 2018 dollars. The pavilion was assumed to be a medium shelter. These two costs are added together to get the facility unit cost. Using a median household size figure of 2.38, it is estimated that 1,000 population in Freedom Township will include 420 households. The facility unit cost is divided by 420 to calculate the cost share for the facility for each household.

Exercise Area: This calculation is based on a facility need of one facility for every 1,000 population. Facility costs were estimated from the source listed in Appendix D. For an exercise area, the facility cost was adjusted for 1.5% inflation per year to 2018 dollars. Using a median household size figure of 2.38, it is estimated that 1,000 population in Freedom Township will include 420 households. The facility unit cost is divided by 420 to calculate the cost share for the facility for each household.

Tennis Court: This calculation is based on a facility need of one facility for every 2,000 population. Facility unit cost was estimated from the source listed in Appendix E. Using a median household size figure of 2.38, it is estimated that 2,000 population in Freedom Township will include 840 households. The facility unit cost is divided by 840 to calculate the cost share for the facility for each household.

Walking Trail: This calculation is based on a facility need of 1 mile of trail for every 1,000 population. Facility unit cost was estimated from the source listed in Appendix E. Using a median household size figure of 2.38, it is estimated that 1,000 population in Freedom Township will include 420 households. The facility unit cost is divided by 420 to calculate the cost share for the facility for each household.

Table 13: Recreation Facility Costs

Facility	Facility Need	Facility Unit Cost	Facility Cost – Share / Household
Picnic Area with Pavilion	1 / 1,000 population	\$80,046	\$190.58
Exercise Area	1 / 1,000 population	\$23,365	\$55.63
Tennis Court	1 / 2,000 population	\$65,000	\$62.48
Walking Trail	1 mile / 1,000 population	\$75,000	\$178.57

General Park Development

Parks development also includes costs beyond the development of individual recreation facilities. Examples of such improvements can include site preparation and grading, parking facility, restroom facilities, and park signage. Table 14 identifies potential general parking development costs that may be associated with the development of park land for anticipated new residents of Freedom Township. An estimate of potential general development costs per acre were derived from a park development cost estimate prepared recently for Germany Township, Adams County, as presented in Appendix C. Cost estimates for demolition / site preparation, earthwork, parking, signage, site amenities, landscaping, and stormwater management / erosion control were totaled, then divided by the proposed park size of 5 acres to determine a general park development cost per acre. This figure was multiplied by 1.8, the number of acres needed to meet the projected recreation land needs of new Freedom Township residents, as calculated above. This figure is then divided by 76, the number of projected new households, to achieve an estimate of general park development costs per household.

Table 14: General Park Development

General Park Development Cost / Acre	Total General Park Development Cost – Parkland Needed for New Residents	General Park Development Cost / New Household
\$43,846.60	\$78,923.88	\$1,038.47

Recreation Fee

With land acquisition and park development costs estimated, the overall recreation fee can be calculated. Table 15 adds the three park development costs components (land acquisition, facility development, and general park development) together to provide an overall park development cost per household figure. This figure represents the anticipated cost, in an individual household basis, of acquiring and developing parkland to meet the needs of the future new residents of the Township. Accordingly, this figure is recommended for use as the recreation fee-in-lieu of land dedication standard for Freedom Township.

Table 15: Recreation Fee

Park Development Cost	Park Development Cost / Household
Land Acquisition	\$283.46
Recreation Facility Development	\$487.26
General Park Development	\$1,038.47
Total	\$1,809.19

PART 5 | SUMMARY AND RECOMMENDATIONS

The following recommendations emerged from the planning process as a result of public participation, the reality of current economic conditions and fiscal challenges, and the Township's desire to establish a vision and plan of action on how to establish and maintain parks, recreation, and trails for its citizens today and for many generations yet to come. By having a plan in place, citizens, community organizations, township management and staff, and elected and appointed officials will have one common set of goals and recommendations to work toward as the Township achieves its vision of a healthy community for all its residents, now and into the future.

1. Freedom Township should incorporate mandatory land dedication / fee-in-lieu provisions into its subdivision and land development ordinance. The ordinance should require a mandatory land dedication of 0.024 acres of recreation land per dwelling unit, the payment of recreation fee-in-lieu of land dedication of \$1,809.18 or a combination of the land dedication and fee-in-lieu payment. A draft subdivision and land development ordinance amendment that could be used to implement this recommendation is provided in Appendix B.
2. Recreation facilities to be developed on land acquired through land dedication or through land acquisition funded through fee collection should reflect the needs of the likely future population groups. Based on demographics, facilities should primarily accommodate the passive recreation and fitness needs of older households. The specific mix of facilities should be carefully considered as Master Site Plans are developed.
3. Given the existing deficit of both recreation lands and recreation facilities, Freedom Township should consider the development of one neighborhood / community scale park. The park should be located within Freedom Township's designated growth area of the Southwest Adams County Joint Comprehensive Plan, and either within or in close proximity to potential new development near the US Route 15 / Emmitsburg Road interchange. Such a park could be developed either by a developer or by the Township, but must be a public park that can be accessed by all residents in either case.

APPENDIX A | RECREATION FACILITY INVENTORY SHEETS

Site Name: Gettysburg Recreation Park

Site Size: 49.81 Acres

Facility Type	Number
Baseball Field	1
Softball / Little League Field	5
Soccer Field	1
Football Field	0
Basketball Court	2
Volleyball Court	0
Swimming Pool	0
Tennis Court	0

List of Other Facilities

Dog Park
Playground
Community Center

Site Name: Fairfield Recreation Association

Site Size: 3.75 Acres

Facility Type	Number
Baseball Field	0
Softball / Little League Field	3
Soccer Field	0
Football Field	0
Basketball Court	0
Volleyball Court	0
Swimming Pool	0
Tennis Court	0

List of Other Facilities

None

Site Name: Ranch Trail Park

Site Size: 13.30

Facility Type	Number
Baseball Field	1
Softball / Little League Field	0
Soccer Field	3
Football Field	0
Basketball Court	0
Volleyball Court	0
Swimming Pool	0
Tennis Court	0

List of Other Facilities

Playground
Paved Trail

Site Name: Fairfield Elementary School

Site Size: 47.06

Facility Type	Number
Baseball Field	1
Softball / Little League Field	0
Soccer Field	2
Football Field	1
Basketball Court	0
Volleyball Court	0
Swimming Pool	0
Tennis Court	0

List of Other Facilities

Playground
Running Track

Site Name: Fairfield Middle School and Fairfield High School

Site Size: 18.27

Facility Type	Number
Baseball Field	1
Softball / Little League Field	0
Soccer Field	0
Football Field	0
Basketball Court	1
Volleyball Court	0
Swimming Pool	0
Tennis Court	0

List of Other Facilities

Site Name: Northgate Park/Emmitsburg Community Park

Site Size: 54.91 Acres

Facility Type	Number
Baseball Field	1
Softball / Little League Field	1
Soccer Field	0
Football Field	0
Basketball Court	1
Volleyball Court	1
Swimming Pool	1
Tennis Court	0

List of Other Facilities

Playground

Site Name: Silo Hill Park

Site Size: 11,969 SF

Facility Type	Number
Baseball Field	0
Softball / Little League Field	0
Soccer Field	0
Football Field	0
Basketball Court	0
Volleyball Court	0
Swimming Pool	0
Tennis Court	0

List of Other Facilities

Playground

Site Name: Emmitsburg Garden Park

Site Size: 2.11 Acres

Facility Type	Number
Baseball Field	0
Softball / Little League Field	0
Soccer Field	0
Football Field	0
Basketball Court	0
Volleyball Court	0
Swimming Pool	0
Tennis Court	0

List of Other Facilities

Playground

Recreation Plan

Site Name: Memorial Park

Site Size: 5.47 Acres

Facility Type	Number
Baseball Field	2
Softball / Little League Field	2
Soccer Field	0
Football Field	0
Basketball Court	0
Volleyball Court	0
Swimming Pool	0
Tennis Court	0

List of Other Facilities

Site Name: Emmitsburg Elementary

Site Size: 9.25 Acres

Facility Type	Number
Baseball Field	0
Softball / Little League Field	0
Soccer Field	1
Football Field	0
Basketball Court	0
Volleyball Court	0
Swimming Pool	0
Tennis Court	0

List of Other Facilities

Playground

APPENDIX B | MODEL SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT

513 Dedication of Land, or Payment of Fees

1. Purpose: The purpose of this section is to implement the *Freedom Township Recreation Plan* of 2018, as specifically enabled by Section 503(11) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.
2. General Requirement: This section applies to residential subdivision and / or land development proposals that would result in the development of three (3) or more dwelling units, cumulatively, on a property following the effective date of Section 513. The provisions of Section 513 shall not apply to any plan application, whether preliminary or final, pending at the time of enactment of Section 513.
3. Land Dedication: Applicants subject to the requirements of this section shall dedicate to the Township land suitable for park and recreation use. The amount of land to be dedicated shall be 0.024 acres for every dwelling unit, as may be amended by resolution of the Board of Supervisors from time to time. Land to be dedicated shall be identified on the Preliminary Plan and Final Plan submission where both Preliminary Plan and Final Plan submission is required. Where only Final Plan submission is required, the land to be dedicated shall be depicted on the Final Plan submission.
4. Quality of Land to Be Dedicated: The land to be dedicated to the Township for parks and recreation purposes shall be suitable for the provision of parks and recreation facilities. The dedicated land shall comply with the following requirements.
 - a. The dedicated land shall not be located within any floodway.
 - b. No more than ten percent (10%) of the dedicated land may include designated wetlands or hydric soils.
 - c. No more than twenty percent (20%) of the dedicated land may include slopes exceeding eight percent (8%).
 - d. The dedicated land shall not include any existing or proposed infrastructure facilities including, but not limited to, stormwater management facilities, pump stations, utility or transmission line rights-of-way, or roads.
 - e. The dedicated land shall not include any area with confirmed or suspected environmental hazards, or other areas that may pose a health or safety concern.
 - f. The dedicated land shall not include land that contributes to any required setback, buffer, or other protection area that may be required by this Ordinance or any other Township ordinance.
 - g. The dedicated land shall meet the lot requirements of Section 407 of this Ordinance. However, the dedication of land oriented in a flag or panhandle lot configuration shall not be authorized.

h. The dedicated land shall be located in a manner that furthers goals and objectives found in applicable state, county, regional, and adjoining municipal parks and open space planning, specifically to encourage the development of a regional parks, recreation, and open space network.

5. Quantity of Land to Be Dedicated: Any land to be dedicated to the Township for parks and recreation purposes shall be a minimum of one (1) acre in size, not including any designated wetlands, hydric soils, or slopes exceeding eight percent (8%).

6. Improvement of Land to Be Dedicated: Where parks and recreation land dedication is proposed, the land to be dedicated shall be improved in accordance with the following.

a. Recreation facilities shall address recreation facility deficits as identified in the *Freedom Township Recreation Plan*, as adopted or amended. The applicant shall provide recreation facilities in accordance with the following table

<u>Dwelling Units</u>	<u>Total Number of Recreation Facilities</u>
24 or fewer	1
25 to 49	2
50 to 75	3
76 to 99	4
100 to 199	5
200 to 299	6
300 to 399	7
400 or more	8, plus 1 additional facility for every 150 additional dwelling units beyond 400.

Recreation facilities shall include, but are not limited to, trails, playground areas, basketball courts, volleyball courts, tennis courts, softball and / or baseball fields, soccer and / or football fields, and pavilions. The mix of recreation facilities shall be determined and approved by the Township Supervisors.

b. Recreation facilities shall be provided with safe and convenient access by pedestrian, bicycle, and automobile modes of transportation. The site shall be provided with appropriate means to allow for maintenance and / or emergency vehicle access. Where new recreation facilities are located adjacent to existing recreation facilities or other sites where the provision of recreation or open space facilities is likely in the future, a system of pedestrian / bicycle trails shall be provided to allow safe and convenient movement from one site to another.

c. Recreation facilities shall not be divided by either public or private streets.

- d. Recreation facilities shall be suitably landscaped either by retaining existing vegetation and wooded areas and / or by a landscaping plan designed to enhance the facilities through the installation of plantings which are consistent with the purposes of this section.
 - e. Recreation facilities shall be conveniently accessible to the general public to improve the utility of the facilities and to promote use of the facilities by the residents. The recreation facilities shall also be located in a manner that respects the privacy needs of those existing or future residents who adjoin the site.
 - f. The construction of required recreation facilities shall be bonded in accordance with applicable posting of financial security requirements of this Ordinance.
7. Payment of Recreation Fee in Lieu of Land Dedication: In lieu of dedicating park and recreation land to the Township, an applicant may choose to pay a recreation fee to the Township. The amount of the recreation fee shall be \$1,809.19 for every dwelling unit, as may be amended by resolution of the Board of Supervisors from time to time. The payment of recreation fees in lieu of land dedication shall meet the following requirements.
- a. The Township shall administer the collected fees in accordance with the requirements set forth in Section 503(11) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.
 - b. The applicant shall pay the required recreation fees prior to the approval and signature by the Township Supervisors of the Final Plan. Where a residential subdivision or land development plan is approved in phases, the applicant shall pay the required recreation fees prior to the approval and signature of each phase.
8. Combination of Land Dedication and Payment of Recreation Fees: Nothing herein shall prevent an applicant from proposing a combination of park and recreation land dedication and payment of recreation fees to satisfy the requirements of this Section. Where proposed, the combination of land dedication and payment of recreation fees shall meet the following requirements.
- a. The combination of land dedication and payment of recreation fees shall result in an equivalent amount of park and recreation land provided for Township residents when compared to the amount of park and recreation land provided by the utilization of either the land dedication or the payment of recreation fees provision.
 - b. The amount of land to be dedicated shall continue to be of sufficient size to provide for necessary parks and recreation facilities or shall be combined with land already dedicated to the Township for parks and recreation use on an adjoining parcel.
 - c. The Township Supervisors shall determine, at their discretion, whether a proposed combination of land dedication and payment of recreation fees shall be approved.

APPENDIX C | COST ESTIMATE PROPOSED PARK

Commonwealth of Pennsylvania Department of Conservation and Natural Resources Bureau of Recreation and Conservation PROBABLE CONSTRUCTION COST OPINION				
Grantee: <u>Germany Township</u>		Date Prepared <u>5/15/2014</u>		
Project Title: <u>Germany Township Park</u>				
Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$6,400
	A. Misc. Site Preparation/Demolition	1 LS	\$4,000	\$4,000
	B. Pavement Removal	150 SY	\$6	\$900
	C. Clearing and Grubbing	1 LS	\$1,500	\$1,500
2	Earthwork			\$52,000
	A. Strip/Stockpile/Replace Topsoil	3,500 CY	\$4	\$14,000
	B. Import Fill Material	1 LS	\$10,000	\$10,000
	C. Grading Operations	7,000 CY	\$4	\$28,000
3	Parking			\$40,280
	A. Excavation	345 CY	\$4	\$1,380
	B. 8" 2A Coarse Aggregate	1,025 SY	\$10	\$10,250
	C. 2.5" Binder Course	1,850 SY	\$8	\$14,800
	D. 1.5" Wearing Course	1,850 SY	\$7	\$12,950
	E. Handicap Pavement Striping and Signage	2 SP	\$450	\$900
4	6' Wide Bituminous Trail (3,035 LF)			\$48,615
	A. Excavation	510 CY	\$4	\$2,040
	B. 6" 2A Coarse Aggregate	2,025 SY	\$9	\$18,225
	C. 2" Binder Course	2,025 SY	\$7	\$14,175
	D. 1.5" Wearing Course	2,025 SY	\$7	\$14,175
5	Youth Baseball Field			\$43,530
	A. Excavation Fine Grade and Compaction	3,000 CY	4.00	\$12,000
	B. Infield Mix	165 CY	22.00	\$3,630
	C. Backstop	1 LS	14,000.00	\$14,000
	D. Players Benches	2 EA	800.00	\$1,600
	E. Bases	1 SET	800.00	\$800
	F. Foul Post	1 PR	2,500.00	\$2,500
	G. 8' Sideline Fencing	180 LF	50.00	\$9,000
6	Youth Multi-Purpose Field (195' x 330')			\$6,400
	A. Excavation Fine Grade and Compaction	1,600 CY	\$4	\$6,400
7	Tot Lot (Ages 2-5)			\$30,535
	A. Play Equipment	1 LS	\$15,000	\$15,000
	B. Play Equipment Shipping & Installation	1 LS	\$6,000	\$6,000
	C. Excavation Fine Grade and Compaction	65 CY	\$4	\$260
	D. Concrete Curb Edging	160 LF	\$30	\$4,800
	E. Underdrain	75 LF	\$12	\$900
	F. Safety Surface (Mulch)	1,500 SF	\$1.25	\$1,875
	G. Stone Base and Filter Fabric	170 SY	\$10	\$1,700
8	Youth Playground (Ages 5-12)			\$51,985
	A. Play Equipment	1 LS	\$30,000	\$30,000
	B. Play Equipment Shipping & Installation	1 LS	\$12,000	\$12,000
	C. Excavation Fine Grade and Compaction	65 CY	\$4	\$260
	D. Concrete Curb Edging	160 LF	\$30	\$4,800
	E. Underdrain	75 LF	\$12	\$900
	F. Safety Surface (Mulch)	1,700 SF	\$1.25	\$2,125
	G. Stone Base and Filter Fabric	190 SY	\$10	\$1,900
9	Boardwalk			\$39,600
	A. Elevated Boardwalk (8'W x 90'L)	720 SF	\$55	\$39,600
10	Signage			\$3,200
	A. Park Entrance Sign	1 LS	\$2,000	\$2,000
	B. Information Kiosk	1 EA	\$1,200	\$1,200

11	Site Amenities			\$11,500
	A. Picnic Tables	4 EA	\$1,000	\$4,000
	B. Benches	2 EA	\$1,500	\$3,000
	C. Vehicular Gate/Bollards	1 EA	\$4,000	\$4,000
	D. Grills	1 EA	\$500	\$500
12	Pavilions			\$35,000
	A. Medium Pavilion w/concrete pad	1 EA	\$35,000	\$35,000
13	Landscaping			\$40,350
	A. Lawn Seeding	20,000 SY	1.20	\$24,000
	B. Perennials/Ornamental Grasses (Allowance)	1 LS	200.00	\$200
	C. Shade Trees	18 EA	450.00	\$8,100
	D. Flowering Trees	6 EA	300.00	\$1,800
	F. Native Grass Meadow Planting	25,000 SF	0.25	\$6,250
14	Stormwater Mgt and Erosion Control			\$66,503
	A. Stormwater manangement (8%)	1 LS	\$32,752	\$32,752
	B. Erosion Control Measures (8%)	1 LS	\$32,752	\$32,752
15	Bond Mobilization and Layout			\$56,988
	A. Bond Mobilization and Layout (12%)	1 LS	\$56,988	\$56,988
16	Contingency			\$53,189
	A. 10% Contingency	1 LS	\$53,189	\$53,189
17	Professional Fees			\$70,209
	A. Design and Engineering (12%)	1 LS	\$70,209	\$70,209
Total				\$655,284

Cost estimate does not include any utility connection fees, utility location and/or relocation, improvements to Road, sink hole remediation, rock removal, soil ammendments, and construction inspection fees.

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

Cost estimate does not include any utility connection fees, utility location and/or relocation, improvements to

APPENDIX D | NATIONAL AVERAGE COST OVERVIEW OF PARK FACILITIES

Facility Type	Facility Size	Mean Size of Observed Park Activity Zones (sq ft)	Construction Cost Estimate
Amphitheater		3,214.92	\$53,419
Basketball			
	Large	12,588.38	\$64,103
	Medium	6,984.56	\$32,051
	Small	2,884.36	\$16,026
Color Design/Walkway		13,228.96	\$85,250
Exercise Area		992.31	\$21,368
Football Area		58,718.00	\$106,838
Handball Court		13,914.49	\$10,684
Multi-court Purpose		6,215.00	\$21,368
Open Area			
	Large	58,346.85	\$96,154
	Medium	16,334.78	\$26,709
	Small	4,914.20	\$8,013
Picnic Area			
	Large	20,943.78	\$32,051
	Medium	6,671.34	\$9,615
	Small	987.8	\$4,274
Playgrounds			
	Large	18,700.13	\$534,188
	Medium	5,853.07	\$267,094
	Small	1,987.11	\$106,838
Swimming Pool		4,494.34	\$7,478,632
Racquetball Courts		5,434.49	\$128,205
Rink/skate		19,332.67	\$128,205
Shelters			
	Large	5,284.92	\$106,838
	Medium	1,056.30	\$48,077
	Small	589.11	\$26,709
Shuffleboard Courts		576	\$3,205
Soccer Field			
	Large	77,652.41	\$122,863
	Medium	25,221.43	\$80,128
	Small	20,648.18	\$42,735
Softball/Baseball Field			
	Large	61,086.22	\$427,350
	Medium	33,546.39	\$320,513
	Small	20,141.42	\$213,675

Recreation Plan

Tennis Courts			
	Large	56,211.12	\$288,462
	Medium	28,972.81	\$192,308
	Small	16,308.65	\$96,154
Track			
		22,657.28	\$427,350
Trail			
	Large	41,768.61	\$160,256
	Medium	8,354.09	\$32,051
	Small	2,966.45	\$10,684
Volleyball Court			
	Large	8,844.50	\$213,675
	Medium	4,309.00	\$106,838
	Small	2,651.33	\$53,419

Source: North Carolina State University Extension: Cost Analysis for Improving Park Facilities to Promote Park-based Physical Activity
<https://content.ces.ncsu.edu/cost-analysis-for-improving-park-facilities-to-promote-park-based-physical-activity>

Shelter – Medium Size	
Average Size	1,056.30
Cost to Construct	\$45,000
Construction Cost per sq ft	\$42.60
Annual maintenance costs	\$4,500
Total number of park users	2,044
Total number of observations	341
Park users per observation	5.27

Source: North Carolina State University Extension: Cost Analysis for Improving Park Facilities to Promote Park-based Physical Activity
<https://content.ces.ncsu.edu/cost-analysis-for-improving-park-facilities-to-promote-park-based-physical-activity>

APPENDIX E | ADDITIONAL REFERENCES

Northwest Indiana Regional Planning Commission (NIRPC) - Trail Cost Analysis:

http://nirpc.org/media/3539/appendix_b_trailcosts.pdf

Note* Table 6 of the cost analysis linked above estimates the cost of a 6-foot wide Asphalt trail. This estimate, adjusted for inflation, was used in our Trail facility development cost estimate (Table 13)

Quality Court Industries – Court Building 101 Presentation:

<http://www.qualitycourt.com/index.php/faq>

MAP 1: RECREATION FACILITIES WITHIN 5 MILES OF FREEDOM TOWNSHIP

