



CONESTOGA PINES PARK & WALNUT STREET FISHING AREA MASTER SITE PLAN

MAY 6, 2024

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

The following individual's foresight, perseverance, and continued interest in the project during the planning process were vital in shaping the park master plan.

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FILE OF THE CITY CLERK

ADMINISTRATION RESOLUTION NO. 37 - 2024

INTRODUCED – MAY 14, 2024

ADOPTED BY COUNCIL – MAY 14, 2024

A RESOLUTION OF THE COUNCIL OF THE CITY OF LANCASTER ADOPTING THE CONESTOGA PINES PARK AND WALNUT STREET FISHING AREA MASTER PLAN TO GUIDE FUTURE DEVELOPMENT, DESIGN, PROGRAMMING, AND OPERATIONS AND MAINTENANCE.

WHEREAS, the revitalization of parks within Lancaster is the public interest to improve amenities and accessibility, provide a variety of recreational opportunities, and encourage individual and family use of natural and recreational areas; and

WHEREAS, the 60 acre Conestoga Pines Park and the Walnut Street public fishing area is recognized as an integral part of the City park system; and

WHEREAS, Conestoga Pines Park is a special urban open space that is accessible from the Conestoga River and connected to places where people live and work; and

WHEREAS, Conestoga Pines Park is a welcoming destination for visitors of all ages and abilities that provides a diversity of recreation amenities and celebrates its cultural history; and

WHEREAS, Conestoga Pines Park is a place where people come to enrich their lives through the restorative powers of nature, attend outdoor community events, meet friends and neighbors, and learn about the natural world; and

WHEREAS, the Conestoga Pines Park Master Plan advances the City’s vision for the future through the implementation of key strategies, to ensure that Lancaster is “growing greener” with better air and water quality, an expanded urban forest, and a restored Conestoga River and greater access to opportunities for recreation, exercise, and enjoyment of nature close to home; and

WHEREAS, Community and public participation and engagement was an influential component in shaping the Park Master Plan; and

WHEREAS, The Conestoga Pines Park Master Plan addresses core issues identified in community outreach including conserving and restoring natural resources; providing recreation programs that are welcoming and accessible to all; and enhancing the quality of the park as a green and welcoming; and

WHEREAS, it is in the public interest and necessary that the current and future development of the park, including but not limited to design, programming and maintenance, shall conform to the adopted master plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Lancaster, that the City of Lancaster accepts and adopts the Conestoga Pines Park Master Plan and related materials as a guiding document for making future decisions regarding Conestoga Pines Park design, development, programming, and maintenance.

ATTEST:


Bernard W. Harris Jr., City Clerk


Danene Sorace, Mayor

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WELCOME TO THE MASTER PLAN FOR CONESTOGA PINES PARK!

As one of the City of Lancaster's crown jewels, this nature-based park design will unite our community with the serene beauty of the outdoors and recreation opportunities for all. Nestled on the outskirts of our bustling city, this Park Master Plan embodies a harmonious blend of natural splendor, rich heritage, and inclusive recreational opportunities.

Crafted with extensive community input and thoughtful consideration of environmental and recreational needs, this Master Plan is a transformative endeavor aimed at creating a welcoming sanctuary. Our aim is clear: to create a welcoming public place that invites all residents to explore, connect, and cherish the great outdoors close to home. From the meandering riverbank and tranquil forest to vibrant recreational spaces with our city's only full-size pool and recreation center housed in a historic barn, this park will serve as a living tapestry of nature, history, and community spirit, celebrating the essence of our city's past while embracing its dynamic future. Join us as we embark on this journey to cultivate a vibrant, sustainable, and inclusive park where everyone can find solace, inspiration, and joy.

MASTER PLAN PURPOSE

The Conestoga Pines Park Master Plan is integral to Lancaster's future vision, promoting a "growing greener" ethos with improved air and water quality, an expanded urban forest, and restoration of the Conestoga River. This park, with its woodlands and river access, preserves the city's historical legacy as part of an old growth forest where indigenous peoples once lived. The Master Plan addresses community concerns raised during outreach efforts, focusing on enhancing park quality, offering inclusive programs, ensuring accessible green spaces, conserving natural resources, and addressing climate change.

The park master plan aims to:

- Establish a vision grounded in site realities.
- Excite and engage the public and key stakeholders in the project.
- Guide elected and appointed officials in project phasing and funding decisions.
- Adapt to new circumstances and emerging opportunities affecting the project's trajectory.

CONESTOGA PINES PARK MASTER PLAN: PLANNING CONTEXT

One of the Best Places to Live in America

Lancaster is the only city in Pennsylvania among the 2023-2024 Best Places to Live in the country, according to the most recent ranking released by U.S. News and World Report¹. The city of Lancaster was ranked as the best small town to live in the country in 2022 by data company WalletHub. Lancaster was ranked No. 1 in [WalletHub's 2022 'Best Small Cities in America' study](#), which ranked cities with a population between 25,000 and 100,000 in five overall areas: affordability, economic health, education and health, quality of life and safety. According to the study, Lancaster finished in the top 1% of the cities assessed, scoring a total of 71.04 points. The city also scored the best crime rate score.

Demographics

With an area of 7.35 square miles, the 2024 estimated population of Lancaster is 56,969 with a population density of greater than 8,000 residents per square mile. Lancaster is a multi-cultural city. The largest ethnic group residing within Lancaster is Puerto Ricans, making up 29.2% of the population. Germans, Black Americans, Irish and English are also significant ethnic groups living in this Pennsylvania City. Its concentration of Puerto Rican residents is the second largest in the state, falling behind only Reading. Approximately 12% of the population is foreign born. A large Anabaptist community is also in Lancaster. The poverty rate is about 19% with Hispanics being the most common ethnic group living in poverty. Nearly 10% of the City's households do not have an automobile. Lancaster is a relatively young city with the median age of 31.8 in 2022. In 2023, over 23% of the population was estimated to be under 18 years of age and only 9% over 65. The factors of age, income, ethnicity and access to automobiles were important factors in developing the park master plan.

Guiding Principles

While the Master Plan process was underway, the City began the development of a **Comprehensive Park, Recreation, and Open Space Plan**. Since that plan would be completed after the Park Master Plan, the elements (or objectives) listed in **Our Future Lancaster, a Comprehensive Plan for the City of Lancaster**, served as the guides for the Park Master Plan as follows:

¹ U.S. News and World Report. <https://patch.com/pennsylvania/across-pa/pa-metro-ranked-among-best-places-live-quality-life>. Accessed April 20, 2024.

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- **Vibrant Public Spaces and Streets.** *Objective:* Design and maintain a public realm that is walkable, comfortable, beautiful, and interesting – and which encourages social activity and interaction.
- **Natural Resources.** *Objective:* Conserve and restore natural resources that are essential to the sound functioning of local ecosystems.
- **Parks, Recreation, and Open Space.** *Objective:* Offer high-quality parks that are green, welcoming, and near all residents, and serve as places of respite, recreation, and social gathering.
- **Built Environment.** *Objective:* Promote a sustainable built environment through best practices in the construction and maintenance of buildings, landscape, and infrastructure.
- **Climate Change.** *Objective:* Mitigate and adapt to the impacts of climate change, with an emphasis on renewable energy and resilience to environmental shocks and stresses.
- **Community Well-Being.** *Objective:* Nurture the well-being of city residents through the support of targeted community facilities and social services.
- **Quality Public Services.** *Objective:* Provide excellent municipal services, including police, fire / emergency response, and recreation to sustain and enhance quality of life in the city.
- **Arts and Culture.** *Objective:* Foster arts and culture uses that serve our local artists, programs, and institutions and celebrate our varied cultures and histories.
- **Historic Places.** *Objective:* Preserve buildings and sites that contribute to the physical legacy and cultural heritage of the city's diverse populations, while allowing flexibility for adaptive reuse.

LANCASTER'S PARKS AND RECREATION SYSTEM

The City of Lancaster has 30 parks and public open spaces with 212 acres.

Responsibility for managing the parks and recreation system is divided among several departments and the private non-profit Recreation Commission:

- Park Planning falls under the jurisdiction of the Department of Public Works.
- Park Maintenance is overseen by the Bureau of Parks & Public Property.
- Recreation programming is coordinated by the Lancaster Recreation Commission.

The Lancaster Recreation Commission (Lancaster Rec) is a private, non-profit multi-municipal organization that includes the City of Lancaster, Lancaster Township, and the Lancaster School District. A statewide model for the delivery of recreation programs and services, Lancaster Rec was recognized by the Pennsylvania Recreation and Park Society (PRPS) with the prestigious Agency of the Year award in 2018. Lancaster Rec received the award in recognition of the agency's longstanding history as a recreation provider in Lancaster and for their work in addressing income disparity in the field of youth sports with the goal of increasing the number of children in the City of Lancaster and Lancaster Township participating in youth sports and recreation programs.

Conestoga Pines Park and public fishing area are recognized as an integral part of the city park system, providing connections to natural wooded areas and the Conestoga River. Programming from the Lancaster Recreation Commission ensures active use of the space with day camps and the City's only full-size swimming pool. It also sits at the intersection of improved future bike and pedestrian connections for a larger planned regional trail system (Lancaster Heritage Pathway) identified in the countywide Active Transportation Plan.

CONESTOGA PINES PARK SITE

Conestoga Pines Park and the fishing area is approximately 60 acres in size and is located adjacent the Conestoga Water Treatment Plant. It is the City's only nature-based park. The Park's forest is the largest and most significant woodland in the city. Nearly fifty percent of the site is forested land in a rich, semi-riparian ecosystem that provides habitat for many species of resident and migratory birds, as well as other wildlife. The park lies on the outskirts of the city making it a challenge for residents to reach other than by car.

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The park is anchored by the Barn, the outdoor pool, the woodlands, and river access. The pool and the recreation programming are the biggest draws for residents city-wide. Those who use the park regularly are mainly neighbors walking, running, exercising, and walking their dogs. The Walnut Street Fishing Area is the destination for those who want to access the river for boating or fishing.

More than half of the park site is within the Federal Emergency Management Agency (FEMA) designated floodplain, limiting development and the types of amenities that can be provided in these areas. The current swimming pool is located with the floodplain, therefore, requiring hard decisions to be made about its future.

Conestoga Pines Park and the Walnut Street Fishing Area contain traditional recreational facilities and amenities, including several athletic courts, playgrounds, comfort facilities, and open spaces, as well as access to the Conestoga River. Lancaster Rec Commission offers limited programming in the existing, original two-story barn and manages the pool. Appendix C: Site Inventory contains a thorough inventory and analysis of the facilities and amenities at Conestoga Pines Park.

PLANNING PROCESS FOR THE MASTER PLAN

The City retained JMT (Johnson, Mirmiran and Thompson) and Toole Recreation Planning to collaborate with City Department of Public Works in the development of the Park Master Plan. The team included registered landscape architects, licensed engineers, community and recreation planners, and graphic design specialists.

The park planning process included an extensive inventory and analysis of site conditions and characteristics. The site analysis was the foundation for understanding the site's natural and man-made resources, and an assessment of possible recreation opportunities that could be introduced.

The Park Master Plan emerged from deep involvement with the Lancaster community and thorough analysis of the complex existing site. Various stakeholders and groups were brought together to steer the plan's development. Over a two-year period of community engagement, the Master Plan team gathered and integrated feedback. Rather than representing a conclusive, definitive document, the Master Plan signifies an initial stride towards transforming the site from rudimentary facilities with limited use into a cherished public park with significant visitation from people who live, work, and visit Lancaster. As the Park Master Plan is implemented, numerous particulars and specifics will undergo scrutiny and resolution in future phases of work, encompassing designs for individual projects, funding strategies, and partnership arrangements. The Master Plan will serve as the guide for future public processes that will require Lancaster City Council approval. The Master Plan Steering Committee comprised personnel from the Department of Public Works, Lancaster Rec, the Boys & Girls Club of Lancaster and

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representatives from education, healthcare, and various neighborhoods and communities across the City. This diverse group collaborated closely in crafting the Master Plan.

PUBLIC ENGAGEMENT

Community and public engagement were an influential component in shaping the Park Master Plan. Our approach to engagement was an open and inclusive process. A series of interactive tools, work sessions, and opportunities for communication helped the planning team understand the community's desires for redevelopment and expansion of the services offered at the park.

Public input was gathered through the Master Plan Steering Committee (MPSC), key person interviews, a public opinion survey in English and Spanish, focus group meetings, pop up events, and several public meetings to gather information on specific interests, ideas, and concerns regarding redevelopment of the park. In addition, **Engage Lancaster**, an online communications platform created and provided by the City of Lancaster, was used to further inform the planning process and organization of meetings and events. See Appendix A and B for complete overview of the community engagement process and survey results. At the end of the design process, the Master Plan design was placed on **Engage Lancaster** alongside a survey where residents and stakeholders could provide final commentary. The project was overwhelmingly positively received. More than 1,000 people of all ages participated in the public process.

From this outreach, we learned that the top three reasons people use Conestoga Pines Park are for the pool, to connect with nature, and use the trails. The most important improvements wanted are to improve the trail connections to the park, add restrooms, and create better access to the river. Among the most preferred programs are nature based, health and fitness, and camps and clinics. Respondents indicated that they'd like to see more trash cans, a dog park, signage, more information about the park, and programs.

FINDINGS

Big Picture – crazy great site, remote location, limited use, vital site for Lancaster Rec, pool, barn, only full-size pool in the city, and other potential uses

- Site is vital for Lancaster Rec for summer camps and programming
- Must keep pool operating until another one is built
- Future improvements are dependent on Parks, Recreation, and Open Space Plan coordination
- Maintenance – support is limited

RECOMMENDATIONS

From the very beginning, the goal of the Conestoga Pines Park Master Plan was to make sure the park's programming reflects how people from across the city want to enjoy this oasis close to home. With their help, the Park Master Plan recommendations create a destination that is down-to-earth but also beautiful and ecologically healthy, a green space where everyone feels welcome to relax, exercise, play, and come together in the forest and along the Conestoga River. Through implementation of this Park Master Plan, Conestoga Pines Park will become both a destination and a landmark in Lancaster. The park design, programming, and maintenance strategies are rooted in a deep understanding of Conestoga Pines Park's inherent attributes and its potential as a resource for the entire region.

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The following matrix lists the short-term recommendations that should be completed within the first two years following adoption.

After two years of planning, the park improvements will take years to accomplish as funding and partnerships become available. The phases for park improvements will include the following:

- **Catalyst Project: Trail System**
- **Community Nature Access: Conestoga Pines**
- **Recreation Hub**
- **Community Nature Access: Walnut Street Fishing Area**
- **Community Building**

See Appendix M for the entire list of short-, medium-, and long-term recommendations.

RECOMMENDATIONS FOR YEARS ONE AND TWO	TYPE
Support for the Plan – Work with City Council and Lancaster Recreation Commission to communicate the plan and needs.	Design
Safety – As park use increases, continue to monitor safety and security, making provisions to ensure the protection of visitors and property as needed.	Design
Plan Coordination – Coordinate recommendations of the Parks, Recreation, and Open Space Plan with the Master Plan.	Design
Pool Location Updating – Update portions of the Master Plan should a viable location be identified for a new community pool complex.	Design
Financing – Work with park staff, Mayor's office, and City Council to identify 2025 budget funding.	Design

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<p>Public Private Partnership Projects – Contemplate RFPs for private/public partnership projects (i.e. community recreation building, river access and amenities, etc.).</p>	Design
<p>Forestry – Coordinate Trees for People in Conestoga Pines Park as the city's largest forest recommendations with recently awarded USFS funding.</p>	Design
<p>Red Rose Transit Authority – Reach out to Red Rose Transit Authority to collaborate on developing improvements to Conestoga Pines Park for public uses during peak recreation hours and programs.</p>	Design
<p>Park Rules and Regulations – Evaluate the current rules and regulations of the city’s park system with Conestoga Pines Park in mind, regarding specific prohibitions and enforcement on fishing and swimming, especially with the pollution in the water.</p>	Safety and Security
<p>Park Presence – Work toward having a presence in the park from early morning until the park closes and most importantly at peak times on weekends and late afternoons and evenings. This can be a combination of City staff, park visitors, police officers, and a volunteer’s program such as park ambassadors.</p>	Safety and Security
<p>Police – Continue to reach out to the Police Department. Competition for police services is fierce as the demands of other city services are growing. Support efforts to enable officers to regularly patrol and provide a presence in the park. Establish opportunities in the park for community policing rather than just enforcement alone.</p>	Safety and Security
<p>Signage – Ensure that signage is visible, strategically placed, easy to understand, and attractive so that park visitors know where they are in the park, can access entrance and existing routes, and know how to get help if they need it. Not understanding what to expect in the park is a chief deterrent to park use described by residents.</p>	Safety and Security
<p>Partnerships – Lancaster is a model city in terms of partnerships. The highest level of collaboration has been evident throughout this planning process. To carry out the recommendations of numerous plans, this collaborative approach is necessary.</p>	Partnerships
<p>Celebrate – Celebrate the partnership with Lancaster Rec. It is important to nurture successful relationships to ensure their continuation – in this case, for the next 100 years.</p>	Partnerships

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<p>Programming – Continue existing successful programs. Ensure that the pool remains operable until the recommendations for a new pool from the PROS Plan are carried out.</p>	<p>Visitor Experience</p>
<p>Programming – Expand programming for adults in the park.</p>	<p>Visitor Experience</p>
<p>Environmental Education – Develop an Environmental Education program. Include nature-oriented programs for all ages, especially families.</p>	<p>Visitor Experience</p>
<p>Camping – Consider creating a “how to” or “first experience” camping program requiring permits for groups such as scouts close to home.</p>	<p>Visitor Experience</p>
<p>Public Awareness – Develop a promotional program to increase public awareness about Conestoga Pines Park, facilities, programs, trails, and river access. Establish roles and responsibilities for this. Consider expansion of marketing by Lancaster Rec to include park promotion.</p>	<p>Visitor Experience</p>
<p>Public Transportation – Work with the Red Rose Transit Authority to improve service to Conestoga Pines Park.</p>	<p>Visitor Experience</p>



Do not use
any of the
resources
in this area
without
permission
of the
landowner

← NATURE TRAIL
.5 MI. TO CONESTOGA RIVER

1

INTRODUCTION

CONESTOGA PINES PARK MASTER PLAN INTRODUCTION

In 2023, the City of Lancaster set forth three related ambitious plans: **A Comprehensive Plan for the City of Lancaster, PA, OUR FUTURE LANCASTER**, a **Parks Recreation, and Open Space Plan**, and the **Conestoga Pines Park Master Plan**. These plans shine a spotlight on the City of Lancaster as a visionary place, one that continues to be one of our country's best places to live, visit and retire. These plans, rooted in community engagement, present a shared vision for the future. They are based upon three guiding principles:

- Sustainable and Healthy Environment – Protecting and Improving environmental quality while elevating the health and well-being of all community members.
- Social Equity and Inclusion – Making programs accessible and welcoming to all.
- Access to Economic Opportunity – Expanding assets that make Lancaster attractive to businesses and workers.

OPERATIONS AND MANAGEMENT PLAN

The City of Lancaster has undergone a rigorous process to develop a master plan for the ongoing care and protection of the city's cherished community parks. Nationally renowned for its storm water management system, a progressive attitude is prevalent in all endeavors undertaken by the Public Works Management Team and the Bureau of Parks and Public regarding the Conestoga Pines Master Plan. The goal of the Operations and Management Plan is to ensure public recreation services and long-term care for the park to continue in an environmentally and financially sustainable manner.

LOOKING FORWARD

The City of Lancaster has 59,265 residents in its seven square miles per the 2020 Decennial Census and Conestoga Pines Park greatly contributes to their quality of life. Planning for this valuable park's future, the city secured a grant to develop a park master plan, including an operations and management component. The key to a successful park is keeping it safe, clean, functional, and aesthetically pleasing. About seventy five percent of a park's cost over its lifetime is operations and maintenance, making an operations and management plan a crucial component of Conestoga Pines Park's long-term success.

CONESTOGA PINES: A HIDDEN GEM

With 80.7 acres organized on either side of the Conestoga River, the park's woodlands help to keep our air and water clean, protects wildlife and habitat, reduces heat, provides access to opportunities for recreation, exercise, and enjoyment of nature close to home. Conestoga Pines Park's forest is the largest and most significant woodland in the city. The park lies on the outskirts of the city making it a challenge for residents to reach other than by car.

The park is anchored by the Barn, the outdoor pool, the woodlands, and river access. The pool and the recreation programming are the biggest draws for residents city-wide. Those who use the park regularly are mainly neighbors walking, running, exercising, and walking their dogs. The Walnut Street Fishing access is the destination for those who want to access the river for boating or fishing.

CONESTOGA PINES PARK MASTER PLAN, A KEY TO THE CITY'S FUTURE

The Conestoga Pines Park Master Plan advances the City's vision for the future through the implementation of key strategies, to ensure that Lancaster is "growing greener" with better air and water quality, an expanded urban forest, and a restored Conestoga River. Conestoga Pines Park with its woodlands and Conestoga River access are the City's remaining features of its historical roots as an old growth forest in which indigenous people lived. The Master Plan addresses core issues identified in community outreach, including enhancing the quality of city parks, providing programs for all, ensuring that green spaces are accessible, natural resource conservation, and addressing climate change. This park master plan:

- Conserves and restores natural resources that are essential to the City of Lancaster's ecosystem.
- Enhances the quality of this unique park as a green and welcoming space that is a place of respite, recreation and community gathering.
- Promotes a sustainable environment through its physical improvements, connections to the river, enhancement of the woodlands and ongoing maintenance of the built environment and natural features.
- Addresses climate change through recommendations for conservation and all capital improvements that foster resiliency including conservation of the urban forest and recommendations for a potential building to be a living building with renewable energy.

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- Advances collaboration with the Conestoga River Club and other partners in re-imagining the Conestoga River access and recreational, educational, and ecological use.
- Encourages partnerships in park and recreation operations with organizations such as Lancaster Rec Commission and other non-profit and entrepreneurial organizations.
- Continue to provide core recreation programs that are welcoming and accessible to all, and that environmental education and nature-based opportunities be developed, expanded, and sustained to build the next generations of park stewards.
- The Conestoga Pines Pool is a beloved community asset that is nearing the end of its lifecycle. As it is not centrally located and in need of significant upgrades and repairs, the City of Lancaster has begun a cursory search for a new, more central location. An overlay plan was developed in case the pool is relocated to a more suitable, widely accessible location in the future.

IMPLEMENTATION AND MOVING FORWARD

From the very beginning, the goal of the park master plan was to make sure the park's programming reflects how people from across the city want to enjoy this oasis close to home. With their help, the park master plan recommendations create a destination that is down-to-earth but also beautiful and ecologically healthy, a green space where everyone feels welcome to relax, exercise, play and come together in the forest and along the Conestoga River. Through implementation of this park master plan, Conestoga Pines Park will become both a destination and a landmark in Lancaster. The park design, programming and maintenance strategies are rooted in a deep understanding of Conestoga Pines Park's inherent attributes and its potential as a resource for the entire region. The Advisory Committee for the Conestoga Pines Park Master Plan crafted the following vision for the park:

“Conestoga Pines Park is a special urban open space that is accessible from the Conestoga River and connected to places where people live and work. It is a welcoming destination for visitors of all ages and abilities that provides a diversity of recreation amenities and celebrates its cultural history. The park is a place where people come to enrich their lives through the restorative powers of nature, attend outdoor community events, meet friends and neighbors, and learn about the natural world.”

PROJECT AT A GLANCE

The Park master plan covers 61 acres and is located on the eastern side of Lancaster City along the banks of the Conestoga River. Containing a well-used public pool, Conestoga Pines and Walnut Street Fishing Area are popular parks requiring updates for public enjoyment and long-term health of the Conestoga River. Major improvements will be made to transform this park into a thriving nature oasis including:

- a. An interconnected trail system providing various experiences for users. Furthermore, through connections to the Lancaster Heritage Pathway, Conestoga Pines will be accessible via bike and pedestrian transit, complementing the Lancaster’s Active Transportation plan.
- b. Increased accessibility to the Conestoga River through small craft launches, fishing piers, and a series of boardwalks that allows visitors to safely experience the river’s edge.
- c. Recognizing the historic significance of the ruins of the Civilian Conservation Corps’ Will Rogers camp residing on site, an interpretive trail will be added to increase accessibility and provide educational opportunities.

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- d. Over eighty percent of the currently existing forest will be preserved with additional forest management plans strongly suggested to ensure that it remains healthy, happy, and invasive plant-free. The forest, in turn, will provide a myriad of recreational opportunities while working to protect the Conestoga River's overall health.
- e. The long-standing and much-loved recreation center on site will be updated and expanded to serve as a true community center that can better accommodate new, and existing, programming. Renovations will include a dedicated drop-off area and parking, a performance space, an outdoor pavilion, increased ADA access, an event lawn, and central heating and air.

PHASING

Not everything can be accomplished at once. As resources become available and decisions made on related planning projects such as the Parks, Recreation and Open Space Plan now underway, improvements will be phased in.

Implementation is a dynamic process. New funding sources continue to emerge. Monitoring, supporting, and advancing partnerships, grantsmanship, and public support is essential. Advancing the Conestoga Pines Park Master Plan will help the City of Lancaster to achieve its overall vision for the future.

COMMUNITY BASED DESIGN

The design is a direct reflection of community needs and what was heard through a series of community meetings conducted throughout the master planning process. Conestoga Pines Park and Walnut Street Fishing Area were continually highlighted as critical natural areas within the City of Lancaster; offering residents respite through a trip to the natural world. A primary goal of the master plan was thus to strengthen this connection by building upon community members' desire to interact more closely with the Conestoga River and explore the woodlands on the Conestoga Pines Park side more thoroughly. Proposed renovations to the existing community center also allow for expanded programming and community use.



RECOMMENDATIONS

NO DIVING SHALLOW



INTRODUCTION

Conestoga Pines Park and Walnut Street Fishing Area are the only natural plan in Lancaster’s Park system and as such serve as the community’s primary nature access. Throughout the engagement process the community regularly reiterated a desire to see this connection strengthened and access to the Conestoga River expanded. It is essential that the master plan recognize this and how significantly these natural resources the park provides positively impacts the community. The Conestoga Pines and Walnut Fishing Street Fishing Area Master Plan seeks to use these ideals to define the overall vision for the park, potential connections to the Lancaster Heritage Pathway, opportunities to increase programming, and to protect Lancaster’s most valuable natural resources. The Master Plan illustrates the physical configuration of proposed improvements and strategies for resource enhancements. The Master Plan was developed after thoughtful consideration of

input from citizens, the Study Committee, park users, and City and County Staff.

MASTER PLAN OVERVIEW

The most essential goal of this master plan is to guide the creation of a safe and healthy park. Improvements have been recommended that allow residents and park stewards to re-engage with the Conestoga River and forest. The plan creates spaces where everyone can feel welcomed, invested, involved, and inspired to work together. All while preserving the natural ecosystems that keep the river healthy and make it so attractive in the first place.

The design is formalized into seven-distinct areas: the arrival sequence, the recreation center, the event lawn, the adventure retreat, the cultural interpretation trail, the Lancaster Heritage Pathway, and the riverfront access zone. Eighty-five percent of existing woodlands on site were conserved, tying together all the zones into a cohesive whole.

The Arrival Sequence

The Arrival Sequence primarily consists of a re-routed Arthur E. Morris Parkway. Moving it north, the road helps to create a more inviting entrance through better framing of the views to the central feature of the park – the existing Recreation Center. The winding drive offers glimpses of renovated recreation Center Building across the proposed Event Lawn. The forest gives way on either side to reveal a pristine view of the Conestoga River, inviting visitors in to explore. Ample parking is available by the park entrance and via the existing parking area adjacent to the existing pool complex.

The Recreation Center

The Recreation Center is a converted, existing barn that has stood on site since the mid-1800s. Recognizing its significance to both park programming and local heritage, the recreation center will be expanded to accommodate increased park usage and support for existing and new programming efforts by the Lancaster City Recreation Commission. An attached, outdoor pavilion space will provide outdoor opportunities for summer camps and after-school programs while the stage set in front can host plays, small performances, and more for the entire community to enjoy. The building renovation and expansion is intended to provide rentable spaces for both indoor and outdoor events.

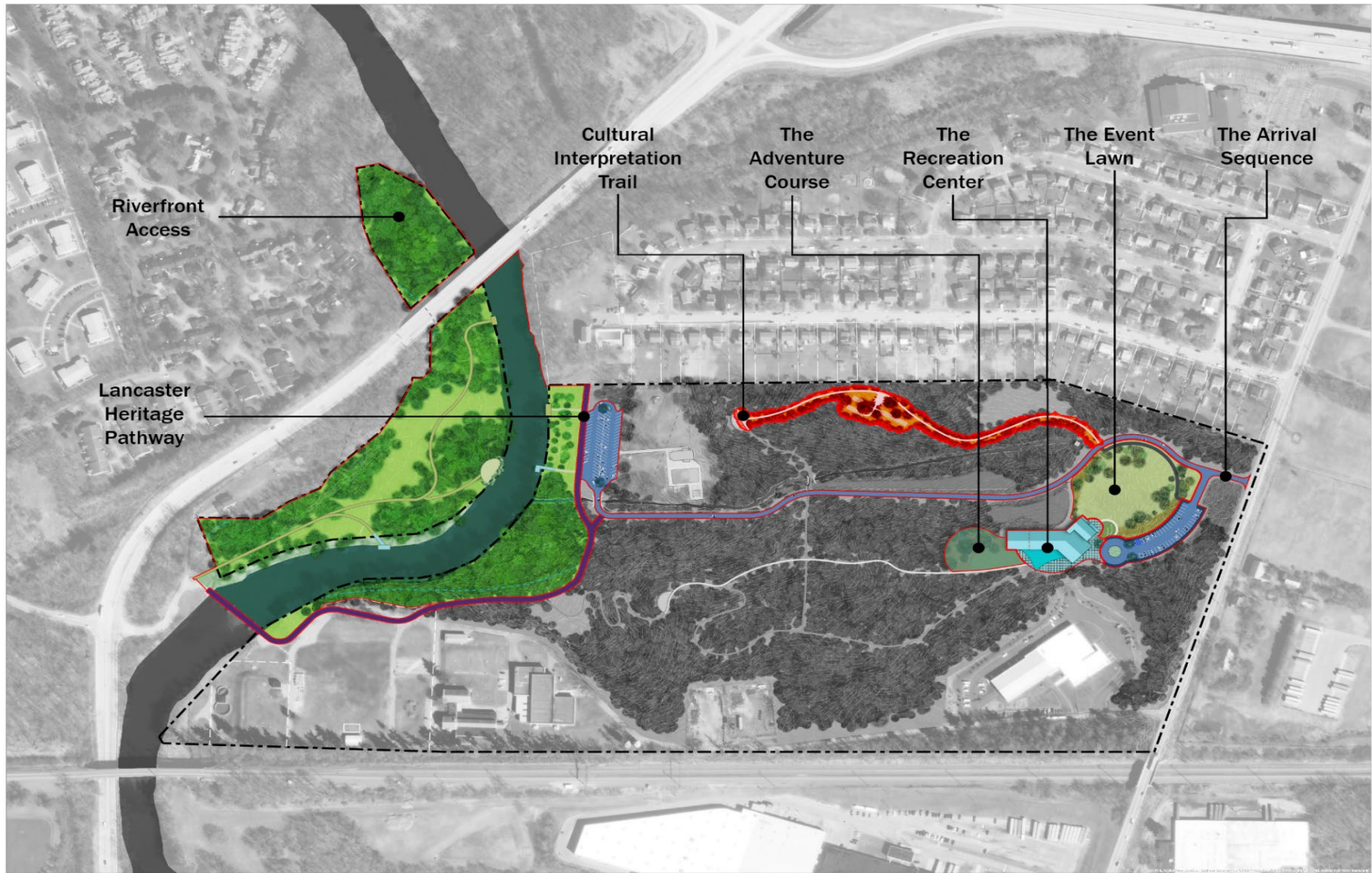
Event Lawn

The Event Lawn is a large, unprogrammed open space that can host a variety of gatherings. Large-scale community events centered around the recreation center can be hosted, summer camp outings and games can be accommodated, as well as allowing for passive enjoyment such as picnicking or throwing a baseball. It is meant as an entirely flexible space, lacking concrete programming to allow the community and other project partners to apply their own programs as needed.

The Adventure Retreat

Located behind the recreation center’s covered pavilion, the Adventure Retreat is an active nature centered recreation amenity. Primarily consisting of a tree top rope course, it is envisioned as a public-private partnership that could be operated by the Lancaster Recreation Commission. It will be open to the public as an amenity on-site for those wishing for a more engaging, slightly more challenging active recreation option and would also provide revenue opportunities to summer camps, school groups, and local businesses.

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Cultural Interpretive Trail

Lancaster had previously been home to a Civilian Conservation Corp Camp, known as the Will Rogers Camp, constructed sometime after the Great Depression to get young men working again. Unlike many other Civilian Conservation Corp camps of its time, the ruins of the Will Rogers camp still stand, providing a unique opportunity for Lancaster citizens to reconnect with an integral part of their history. The Cultural Interpretation Trail creates a gentle walk through the woods on a stone dust trail to the historic site. Once there, Lancaster residents can walk the ruins and even gain the opportunity to volunteer in their care, upkeep, and educational components, gaining a sense of ownership over their shared history.

The Lancaster Heritage Pathway

To work alongside existing initiatives such as the Vision Zero Plan, Lancaster Active Recreation Plan, and Conestoga Riverfront Vision, the Lancaster Heritage Pathway has been integrated into the overall site design of the Lancaster Active Transportation Plan. Arthur E. Morris Parkway will act as a connection to the trail in the short-term, being converted to a yield road with an advisory shoulder. In the medium-to-long term solutions recommended for further analysis, it is proposed to connect the park to the pathway via the paved trail along the Conestoga River's eastern bank. Implementing this recommendation will help to reduce the shared space between cars, pedestrians, and cyclists, creating a safer division of space by use.

Riverfront Access

The Conestoga River is a tributary of the Susquehanna River and flows through the center of Lancaster County. Currently degraded due to urban and agricultural run-off, it remains unsafe for recreational activities. However, pedestrian-scale greenway projects such as the Lancaster Heritage Trail and the Conestoga Riverfront Vision, have created renewed interest in access to its waters. Local groups have formed around canoeing, fishing, and stewardship, while local parents wish to get their kids outside to experience nature.

A common theme throughout the engagement process and in the Master Plan Study Committee's vision statement was access to the Conestoga River. Currently it is inaccessible due to concerns about pollution as well as the lack of clearly defined, and safe, access points along its banks. Strategic interventions seek to remedy both these situations, introducing wetlands along the western bank to help further filtrate water and capture runoff, and canoe/kayak launches and accessible fishing areas on both banks of the river.

DESIGN OVERLAY – FLOODPLAIN RECONNECTION



A city the size of Lancaster needs a municipal pool, centrally located, that provides different types of swimming opportunities, and is readily accessible by car, public transportation, and bicycle. In the scenario that a more suitable, more central location is found to relocate the Conestoga Pines pool, an overlay scenario was created to further reconnect the Conestoga River's floodplain. This concept recommends removing the parking lot from the floodplain. Arthur E. Morris Drive will instead terminate at a turn-around/drop-off area near the current mouth of the parking lot. The former pool location will be transformed into wetland meadow typology, increasing ecosystem diversity on site and providing stormwater management to further collect and filtrate runoff before it reaches the Conestoga River. Additionally, a boardwalk leading to a central, raised pavilion will allow for more passive recreation in the space, such as bird watching or picnicking. The potential to relocate the pool is currently being studied.

DESCRIPTION OF PROGRAM ELEMENTS

Pool and Associated Facilities

The existing pool is a beloved community amenity in need of upgrades and repairs. Additionally, Conestoga Pine's location on the edge of the City of Lancaster makes it difficult for many residents to reach, especially as it is difficult to reach via public transportation, cycling, or walking. Due to this, the City is tentatively seeking a new, more central location for the pool. The pool is central to Lancaster Recreation Commission's programming; offering summer camp and learn-to-swim programs. Any changes to the pool at this location will have long-term strategic planning effects. If a more viable site were deemed feasible, the pool complex within Conestoga Pines Park would be decommissioned, but only upon the opening of a new pool.

As such, this design treats the pool as if it were staying. Housing concessions stand, basketball court, tot lot, and volleyball court, the pool facility is currently a central draw for the park and vital for its programming. As such, parking in front of the pool is recommended for resurfacing and accessible spaces defined.

CCA Interpretive Area

Improvements to the historic Civilian Conservation Corp Will Roger's camp include an interpretive viewing area defined as a respite and destination along the trails. The area must be cleared to provide visual access to the camp and allow visitors the opportunity to interpret the historic and cultural ruin. A decorative barrier/fencing should be provided at the entry. Signage should be included along the trail leading to the area to inform visitors of the site's location and make it more easily navigable.



Overlook

Two overlooks are sited at highpoints within the north and south-eastern portion of the woodlands to take advantage of the scenic viewshed. A third viewshed exists along the crucial point of the Walnut Street Fishing Area wetland boardwalk and overlooks the Conestoga River. Landscaping signage, and other barriers should be designed to discourage movement beyond lookout. This lookout also offers an opportunity for interpretive signage on history and culture, especially along the terminus of the Cultural Interpretation Trail. The other panoramic view extends through the woods towards the Conestoga River. Both will be accessible from the community and developed as simple defined spaces with natural or stone seating.

Recreation Center Renovations

Originally constructed in 1855, the barn on site has since been converted into a recreation center that is the epicenter for much of Conestoga Pines' programming, such as summer camps. Currently it is not ADA accessible and does not have any form of localized heating or cooling, making it difficult to expand programming so that it is beneficial to the wider community.

Additionally, the recreation center requires restroom facilities and storage that are ADA accessible as they are currently not. Rooms will be considered that are deemed of interest to the public and support recreation programming by the Lancaster Recreation Commission. Permits will be required to accommodate large scale renovations to the facility. Consideration should be given to adding a storage area in the structure to accommodate storage needs of summer camps and other localized programming centered in or around the Recreation Center.

Performance Space

A multi-purpose space between the recreation center entry and the upper drop-off area serves as a transitional space. It acts as the pedestrian connection between the parking area, the recreation center expansion, and the entry on the first floor. Functionally the space can be used for performances or group gatherings along the front of the building, ideal for summer camp drop-offs or activity group meetings. The space includes a paved patio/stage area and circular retaining seat walls that gradually step-up to the walkway of the drop-off. An ADA accessible path also loops down from the drop-off to the performance area, connecting visitors to the stage and the recreation center's bottom floor entry.

Recreation Center Addition

An addition to the existing Recreation Center will provide year-round facilities for people of all ages and interests. It may include a gymnasium, fitness and wellness facilities, meeting rooms, and other facilities deemed of interest by the public. The existing recreation center is already centrally located within the park and will be further easily accessible via the revamped Arthur E. Morris Drive and connection to the Lancaster Heritage Pathway.

- Three-trails will begin at the Recreation Center, with the Cultural Interpretation Trail beginning nearby. The facility will provide easy access to the Event Lawn area, performance space, Adventure Course, and outdoor pavilion added as part of the building additions. This building is intended to be developed as a multi-purpose facility that includes a multi-purpose community room, outdoor stage/performance area, kitchen, offices, and storage space for park maintenance and summer camp personnel. The level of facility development will be determined by the proposed level of programming and activities. It is anticipated that this multi-purpose facility will have instructional areas and offer a variety of programs for all age groups. This facility will play host to special workshops related to environmental education, summer youth and art programs, as well as sports camps, weddings, and other community events and programs. The addition will be designed to blend into the site and complement the existing natural environment reflecting the character of the rural architecture of the community. The addition will include offices/personnel space and restrooms to serve the events and daily park users visiting the playground, aquifer playscape, and trails.
- Serving as a Multi-Purpose Building for public and private events, the proposed community center provides the community with year-round recreation facilities for people of all ages and interests.
- The master plan currently depicts a modest facility size of 20,000 SF. Additional architectural studies are needed to determine the actual facility size based on the level of services, programs, and ultimate function of the facility. The study would determine the type and flexibility of multi-purpose spaces to address programming needs, potential for fitness and wellness facilities, meeting rooms, and other facilities desired by the public.
- A Community Pavilion is proposed as part of the expansion of the Recreation Center Building. Open air pavilion should be outfitted with picnic tables and grills as appropriate. Access to the pavilions will have controlled vehicular access for event set-up and drop-off via paved trails. Access will require coordination with park staff to remove the re-moveable bollards at trail access points to permit controlled access.

Adventure Course

Adventure Course is intended to be a public-private partnership between Lancaster Recreation, the City of Lancaster, and a private vendor who would construct, build, and maintain the adventure course. Philadelphia Parks and Recreation currently operates a similar course under a partnership agreement that can serve as a model for this program. More information regarding the adventure course can be found here: <https://www.treetopquest.com/philly/>

Wetland Boardwalk

Boardwalks will connect to the park trail system providing continuous access while overlooking and preserving the wetlands and constructed stormwater management facilities. Boardwalks will allow access to park amenities and minimal disturbance of wetlands during seasonal ponding. This wet area is home to amphibians, water insects, sedges, and other water loving species. Opportunities for signage and interpretive stations will be located to educate park visitors and provide deeper understanding of wetlands, site specific ecosystems, and sustainable practices.

The boardwalk system from the Walnut Street parking lot will be raised to accommodate the grade change. This section will be elevated and transition down to the riverbank at an accessible slope. Railings within this section will also include canoe rails to allow ease of transport from the existing portage to the downstream access point around the dam.

Water-based Playscape

The aquifer playscape is a themed play area that includes a splash pad with traditional play equipment. The playscape is centrally located on the recreation center's western side and will have easy access to ADA accessible restrooms. Due to this, the playscape will have a strong relationship with the proposed recreation building addition and outdoor pavilion, making it easily accessible by summer camps and general visitors alike. The aquifer theme will provide a strong thematic connection to major amenities already on site, such as the Conestoga River. The area is envisioned as a creative and dynamic space reflecting some of the park's unique environmental features. The space will include traditional play structures such as climbers, swings, and slides specifically developed to promote creative and experimental play. Play elements will be developed around the central theme of the Conestoga River. The splashpad will be designed to promote an understanding of all things water, such as recirculation, evapotranspiration, and pumping actions required to move water to above-ground storage tanks.

A successful play space is a place in its own right, specially designed for its location, in such a way as to provide as much play value as possible.

1. Imagine... A play space in the best possible place
2. A play space close to nature
3. A play space where children can play in different ways
4. A play space where disabled and non-disabled children play together
5. A play space designed to enhance its setting
6. A play space loved by the community
7. A play space where children of all ages play together
8. A play space where children can stretch and challenge themselves in every way
9. A play space maintained for play value and environmental sustainability
10. A play space that evolves as the children grow

<http://www.playscotland.org/wp-content/uploads/Design-for-Play-a-guide-to-creating-successful-place-spaces.pdf>

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The nature play-space should be designed to reinforce the central theme, promoting the understanding of how precipitation becomes groundwater. Naturalized rocks should be used to create seating features. Providing water-based play at this location will strengthen the connection to the Conestoga River and provide a water-based play opportunity.

The ultimate design should build upon the concept and stress the development of an artful and creative space. The following principles from *Design for Play: A guide to creating successful play spaces*, (to review the full guide), were considered in development of the concept and should be translated into design and development.

Event Lawn

An area approximately 250'x125' (roughly half a football field) or two acres has been designated as a community lawn. The lawn is adjacent to the community center and performance space, and around the corner from the adventure course, outdoor pavilion, and splashpad. The oval-shaped area is intended for passive recreation, such as picnicking or lounging in the sun, but easily accommodates larger events like community days, summer concert series, festivals, and farmer's markets. The overall area should be developed with 1.5-2 percent slopes to maintain optimal programming flexibility.

Although not designed and intended to serve as a recreation field, the open lawn is suitable for practice space for youth. With the addition of restrooms and other amenities in the recreation building renovations and expansions, support facilities will always be nearby. Conveniently located parking and drop-off areas will help to create an easily accessible space for residents, visitors, and vendors alike.



Arthur E. Morris Parkway

At only 17 feet wide Arthur E. Morris Parkway currently serves as both an access drive and multiuse pathway through the park. Presented below are two potential options to preserve Arthur E. Morris Parkway's identity as a shared use thoroughway while creating a safer environment for pedestrians, cyclists, and motorists alike. A shared use path, as illustrated in Figure A, would accommodate a 22-foot wide, two-way vehicular circulation system as well as an eight to ten foot shared-use path for pedestrian and cyclist use separated by a raised curb. At a total width of 32 feet, a shared use path would result in further disturbance to the adjacent woodland. This option would also create no additional overflow or event parking. The second option is a yield street with an advisory shoulder, and is illustrated in figure B. A yield street is a narrower 14-foot roadway with four feet shoulders on either side. As a shared use roadway, pedestrians and cyclists travel along the same primary path as cars, with all three using the four-foot shoulders to pass when available and cars ceding priority to cyclists and pedestrians. These shoulders can additionally be used for parking when required, such as during events that bring extra visitors to Conestoga Pines. At a total of 22 feet, the yield street is the more conservative option that allows for further forest conservation. A final determination on the best approach should be developed with the conclusions from the Lancaster Heritage Pathway Study underway by East Lampeter Township.

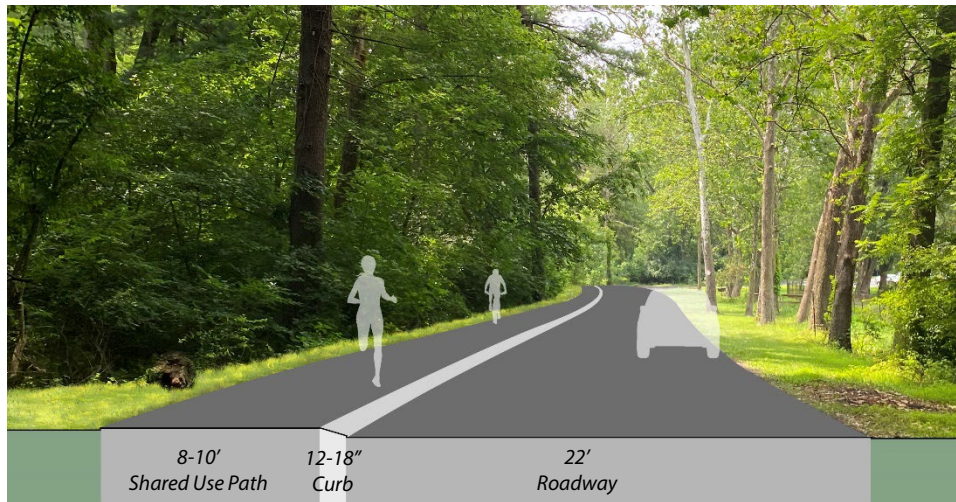
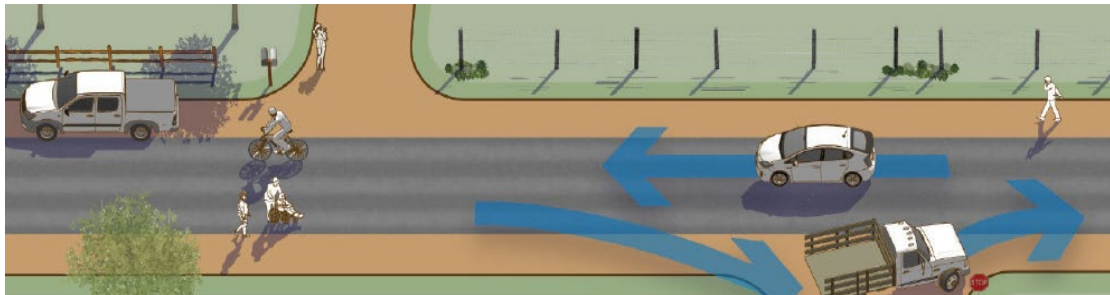


Figure A



Figure B



[Advisory Shoulder - Rural Design Guide](#)



<https://mdot.maryland.gov/tso/pages/Index.aspx?PageId=89>

River Access Improvements

Park frontage along the Conestoga River extends about 1,900 linear feet and is one of the main amenities the park offers. Improved access to the river for fishing and paddling is desired by residents and accommodated with the addition of two canoe/kayak launch areas, staging/drop-off areas for small paddle crafts, and multiple trails and boardwalks connecting to the river for fishing.

Canoe/Kayak launch areas are developed along both the east and west banks of the Conestoga River with access from Arthur E. Morris Parkway and East Walnut Street, respectively.

Staging and drop-off areas for car-top paddle craft removal are provided at the turn around at the end of Arther E. Morris Parkway in the overlay concept and to the west of the parking area in the original concept. Additionally, a ramp with a canoe rail is available to patrons along the boardwalk from the south in the Walnut Street Fishing Area

ADA Fishing Pier and Nature Observation Platform



The proposed pier and platform parallel the edge of the Conestoga River in an area already used for access and bank fishing. The creek side flexible pier will also be used for fishing, birding, photography, and other potential nature-based programming. The platform will include seating and stepped or ramped access to the water.

Kayak and Canoe Launches

The Conestoga River is an existing Pennsylvania Water Trail, connecting several parks along its bank via boat. To increase access, two boat launches for kayaks and canoes are proposed: the first to the North of the site on the east bank and the second to the south on the west bank. The southwestern launch will include a canoe rail leading up to it for ease of use. The bank and trail connection must be re-graded to provide accessibility, ease of use for exiting the river, and stabilization of the streambank. A low stone deflector could be placed at this location to stabilize the streams bank and provide a stable slope for entering and exiting the stream. Final locations must be determined based on design and engineering analysis of the bank conditions, water fluctuations, and erosion potential of the existing conditions.

Lancaster Heritage Pathway Access

The Lancaster Heritage Pathway is an ambitious public health initiative that builds upon Lancaster's Vision Zero, Active Transportation Plan, and Conestoga Riverfront Vision. Conestoga Pines is already along the Lancaster Heritage Pathway and, in accordance with the riverfront access portion of the Conestoga Riverfront Vision, will provide safe, pedestrian-and-cyclist-only routes. The widened Arthur E. Morris Parkway will be converted to a yield road with an advisory shoulder to accommodate pedestrians and cyclists alike. Temporarily rerouting the trail as a medium-term solution to extend further along the Conestoga River's eastern bank and via an underpass under Route 30 will also help to create a safer experience for pedestrians and cyclists alike. See Appendix G for more information on this potential scenario.

SUPPORT FACILITIES

Site Access/Parking Improvements

The parking area on the Walnut Street Fishing Area side was recently improved and includes ADA provisions and connection to the bridge crossing. A new parking area is proposed to be added and the overlay plan enacted, parking will be placed along the shoulder of Arthur E. Morris Parkway and a drop-off/turn-around area placed at the former mouth of the former pool parking lot. With these improvements to existing lots and additional lots, parking areas will be evenly distributed and provide direct access to each core activity area. Between the two parking areas there will be 70 total spaces. Currently four ADA accessible spots are provided, though more should be considered to make the park a destination for the differently abled.

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Meadows

Meadows frame the entry along Arthur E. Morris Parkway with a robust mix of native wildflowers and grasses. These specimen meadows provide a more colorful display and are more difficult to establish and should be planted strategically and sparingly. As the meadows stretch further westward along Arthur E. Morris Parkway, they should transition to blends of native tall grass meadow that are easier to establish and maintain long-term. Both typologies will provide visual interest, cover, food for wildlife, and to lower the ongoing maintenance cost for mowing.

The use of species native to Lancaster County is suggested. Patience is required when establishing warm season grasses and wildflowers. Many wildflowers will not bloom until their second year of growth. Four-to eight-foot-wide strips of maintained lawn areas should be provided adjacent to the meadow areas to create a visually pleasing transition to the meadow. Because wildflowers and native grasses have a different appearance in the landscape, it is a promising idea to inform park visitors about their use and the landscape and environmental goals for the site. Signs should be placed in the meadows and native grass areas to describe the planting, growing processes, and environmental benefits.

Once the pool is relocated, a wetland meadow will take its place in the area where the pool once stood. It will be a blend of warm season grasses and wildflowers native to Lancaster County and follow previously established guidelines pertaining to mowing and other maintenance practices. The wetland meadow will help to further reconnect the existing floodplain habitat and provide added support for stormwater retention.

Stormwater Management

Stormwater Management Facilities, Best Management Practices (BMPs), and Green Infrastructure (GI) components are essential in managing the increase in runoff rate and volume and improving the water quality from the existing and developed areas in the park.

In the current condition, no visible structural stormwater management facilities are located in the park area. Further study to determine the type of stormwater management facility, its size and location should be performed as part of design and engineering for construction. Best Management Practice (BMP) principles should be used to manage stormwater where applicable. BMP's such as rain gardens, filter strips, subsurface infiltration beds, and other low impact controls should be considered to control stormwater runoff.

A Stormwater Management (SWM) Master Plan is recommended as an early action item due to the unique location of the park and its relationship to the river. This will allow the design and aesthetics of the proposed park improvements and amenities to be integrated with innovative stormwater management design, so the overall flow and function of the park is not impacted by large SWM practices. The SWM Master Plan should be developed to meet and/or exceed the City of Lancaster and Lancaster County Conservation District requirements for Volume, Rate, and Water Quality in light of the restrictions imposed on the existing tributaries. The SWM Plan should include an educational component to help visitors better understand stormwater systems and how they work to protect water downstream.

AMERICANS WITH DISABILITIES ACT - ADA

The U.S. Department of Justice and the Access Board requires that facilities in a public setting have an accessible route to the facility. An accessible route connects an accessible parking space to each facility and activity area in the park. It should be developed as a firm, stable, and slip resistant surface with a running slope that does not exceed 1:20 feet or five percent slope. The cross slope shall not exceed two percent. The minimum width for an accessible slope is five feet to allow two-way travel. The trails in the park are envisioned to be 6-foot wide bituminous paved trails. Most, but not all, of the existing park trails comply with ADA requirements. Surfacing considerations should promote slowing vehicular traffic and priority facility's accessibility should be confirmed once the park's topographic survey is completed. Each facility's accessibility should be confirmed once the park's topographic survey is completed.

TRAILS

- A well-established informal trail network exists inside Conestoga Pines already. Trail improvements are proposed to mitigate currently existing conflicts around trail usage, such as those between pedestrians and mountain bikers, provide accessibility to all existing and proposed facilities, and create easy access to the culturally significant Civilian Conservation Corp camp ruins. Additional paved trails will connect to the Lancaster Heritage Pathway (Appendix G), while a boardwalk within the Walnut Street Fishing Area site will provide improved river access for boaters, fishers, and passive recreators, such as bird watchers.
- Arthur E. Morris Parkway, re-established as a yield road with an advisory shoulder to accommodate pedestrians and cyclists, will act as an on-site throughway for the Lancaster Heritage Pathway. Conestoga Pines and Walnut Street Fishing Area will then be accessible via bike and pedestrian connections. The paved path along the eastern bank of the Conestoga River will act as a connector in the short-term. The segment of paved trail is approximately 0.3 miles.
- Two stone-dust trails will begin near the park entrance. The lower trail is recreational only, carrying visitors to look-out areas. The trail closer to the northern end of the park is the Cultural Interpretation Trail, leading to the Civilian Conservation Corp camp ruins. On both trails, signage should be placed every 1/10th of a mile as trail markers. Clear signage designating the beginning and end of the trail should be at each trailhead, respectively. More signage on the Civilian Conservation Corp camp and its history should be along the Cultural Interpretation Trail. The Cultural Interpretation Trail spans 0.25 miles east-west. The recreational stone dust trail spans 0.22 miles east-west. Both are envisioned at six feet wide. In total, about 0.5 mile of stone-dust trail is on site.
- One earthen trail will be on site, beginning from the rear of the recreation center, and passing through an overlook. A mixed-use trail serves pedestrians and mountain bikers alike. Signage should be every 1/10th as trail markers. The entrances to the trail should be clearly marked on both trail heads. The earthen trail spans 0.4 miles east-west and 0.2 miles north-south. A total of 0.6 miles of earthen trail is on site.
- A wetland boardwalk will exist in the Walnut Street Fishing Area restored wetland habitat. It will include an accessible ramp with a canoe rail and access to an accessible fishing pier and two canoe/kayak launch areas. The mid-point of the trail will culminate in a viewing platform for views of the Conestoga River. Signage along the trail should include trail markers and interpretive signage about local ecosystems, wildlife, and plant life. The boardwalk spans 0.4 miles.
- The loop trail is approximately 1.0 mile.

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Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

- Paved and stone dust trail systems must be developed to meet ADA design requirements). The U.S. Architectural and Transportation Barriers Compliance Board adopted specific guidelines for accessibility for natural areas titled: *Recommendations for Accessibility Guidelines: Outdoor Developed Areas*. These guidelines apply to all newly designed and constructed pedestrian trails. They require ADA compliance but permit departures from the specific technical provisions where certain conditions exist. The trails will be designed to accommodate emergency and maintenance vehicles, as necessary. Removable bollards should be placed at all walk entries to limit access to authorized vehicles.

Guidelines for sustainable trail construction can be found in “Building Better Trails, Designing, Constructing, and Maintaining Outstanding Trails” published by the International Mountain Bicycling Association. Sustainable trails:

- Support current and future use with nominal impact to the area’s natural systems.
- Produce negligible soil loss or movement while allowing vegetation to inhabit the area.
- Recognize that pruning or removal of certain plants may be necessary for proper maintenance.
- Do not adversely affect the area’s wildlife.
- Accommodate existing use while allowing only appropriate future use.
- Require little re-routing and minimal long-term maintenance.

SITE FURNISHINGS



Park development and improvements should include enhancing and diversifying amenities to promote enjoyment, safety, and convenience for users, expand recreational opportunities, and continue to create a welcoming environment. Benches and rest areas should be provided at key locations along the trails. Additionally, consider the needs of persons with disabilities by including site amenities like picnic tables that can accommodate wheelchairs. Custom-designed chairs and raised platform picnic tables are proposed adjacent to the creek and should be located at key locations. Design should prioritize those with differing levels of abilities to maximize accessibility.

UTILITIES

The proposed building expansion will require sewer, water, and electrical service upgrades, all of which are readily available at the site. Facilities have been located with consideration for these available utilities.

Lighting

Lighting should be limited to the parking lots associated with the recreation Center, all building access points, and for the trail segment between the parking lot and building entrances. This will facilitate any future rental of the property, and educational uses or classes at the site, that may occur during early evening hours.

SIGNAGE AND WAYFINDING

A comprehensive approach to signage should be undertaken to develop a consistent and attractive means of displaying regulatory, directional, interpretive, and other park-related information. A signage system should be developed with a hierarchy designed to convey the image of a high-quality recreation facility and communicate necessary information.

The points of entry to the park set the tone for what the visitor is about to encounter and make a favorable impression. The access points cater to vehicles, cyclists and pedestrians entering the site from adjacent streets. These access points must clearly identify the Park from the adjacent roadways and properties and have clear designated signage and visual cues for destinations and parking.

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At present, signage lacks clear guidelines or standards. The City of Lancaster is actively engaged in establishing such standards. Once developed, park signage should adhere to these guidelines for consistency.

Entrance Signs: Identifying the park at each entrance with attractive signage is proposed. The actual location of the entrance signs and related plantings should be field verified during the construction drawing phase to provide adequate visibility. Primary entrance signs should be at the Arthur E. Morris Parkway Entrance on the Conestoga Pines side of the park and off E. Walnut Street on the Walnut Street Fishing Area side. Proposed signage includes:

- Park Entrance Sign / Funding Acknowledgement Sign – Intended to delineate the Park’s primary and secondary entry points and must be located with good visual access from surrounding streets. Provide entrance signs at all three park entrances.
- Information Kiosk – Provide information about the park including park policies, park and trail maps, community announcements, special events and program calendar, etc. Locate the kiosk at key pedestrian access and gathering areas in each of the hub areas.
- Directional Trail Signs – To identify direction and distance to points of interest.
- Interpretive Signs – To provide environmental education, historic, cultural, and general interest information.

A SIGNAGE SYSTEM FOR REGIONAL PARK

SIGN TYPE	SIGN PURPOSE	SIGN LOCATION
PARK ENTRANCE SIGNS	Identify the park’s entrances and owner.	Entrances to parking areas.
MILE MARKERS	Identify location on a trail (mile indication visible from both sides of the marker).	At quarter mile intervals along the trails.
INTERPRETATIVE SIGNS	Provide historical, environmental, education and general interest information.	At points of interest in the park and along the trails.

FUNDING ACKNOWLEDGEMENT	Provide the wording required for all funding sources.	At the entrance(s) or as required by the grantor.
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SIGN GUIDELINES

VANDAL RESISTANT	Utilize materials such as phenolic resin panels (no frame required) or fiberglass embedded panels (frame required) which resist abrasions, graffiti, solvents, etc.
WEATHER RESISTANT	Utilize materials that will not fade or otherwise degrade from sunlight, moisture, or the freeze/thaw cycle.
MEET PENNDOT REGULATIONS	Along PennDOT roadways use standard signs.
PROMOTE CONSISTENT IMAGE	Develop a “family” of graphics (logo, font, colors, etc.) that will be used on signs throughout the park to unify the site.
GRAPHICS	Utilize maps, graphic illustrations and photographs, and text to communicate the intended message.
MAPS	Include maps at key locations throughout the park (main activity areas, trailheads, etc.) to orient the visitor.

LANDSCAPING

Mature trees provide shade throughout and enhance the visual image and functions of the park. Additional plantings should provide visual interest, promote native wildlife, enhance the visual image of the park, separate new uses, beautify the park, and continue to buffer surrounding landowners.

Using plant material native to Lancaster County is suggested. Native plant material is adaptive to the geographic location and will require less maintenance, withstand the extremes of climate change, be less susceptible to disease and pests, and propagate naturally. Invasive or non-native plant material is currently threatening the current forest stand and riparian area’s health and should be avoided at all costs.

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Well-designed landscaping can lower maintenance requirements. No mowing lines should be established to reduce mowing, especially outside of activity areas.

The Conestoga River and existing tributary creek should be further enhanced with vegetation to stabilize the existing bank, provide wildlife habitat areas, and provide opportunities for environmental education.



OVERLAY CONCEPT FOR FLOODPLAIN RECONNECTION

Floodplain reconnection was explored as part of an overlay concept in which the Conestoga Pines pool would be relocated to a more suitable site and a large stormwater area would be created in its place. This depression would act as a wet meadow, capturing runoff and infiltrating it before it could reach the Conestoga River. The floodplain would be excavated to create a low-lying wetland meadow that would allow flooding to recede into the designated space, while creating further habitat diversity within the park. Cut material would be used elsewhere. A wetland boardwalk would traverse the area and provide linkages to adjacent trails, while a raised pavilion would provide a calm spot for rest and passive recreation, such as bird watching and picnicking. The parking area would be removed to reduce the impervious surface within the floodplain. A convenient drop-off and turn-around area would be introduced to provide access to the Lancaster Heritage Pathway and to the Conestoga River.

MASTER PLAN GRAPHIC

The final masterplan is presented below alongside pertinent soil information and assorted notes. The following page is composed of current images of the Conestoga Pines pool, as well as spatially located images of the proposed features such as the ADA fishing pier and the wetland boardwalk. These images are culminations of the research presented during the site inventory, as well as the recommendations made here.

CONESTOGA PINES & WALNUT ST FISHING AREA

FINAL MASTER PLAN / MAY 06, 2024



CITY OF LANCASTER



Legend

- | | |
|--------------------------------------|-------------------------------------|
| 1. Relocated Entry Drive | 16. Resurfaced Parking and Drop-off |
| 2. Parking and Drop-off | 17. Existing Pool Facility |
| 3. Unprogrammed Open Space | 18. Canoe/Kayak Launch |
| 4. Arthur E. Morris Parkway | 19. ADA Accessible Fishing Pier |
| 5. Multi-Purpose Building Addition | 20. Wetland Habitat Restoration |
| 6. Covered Outdoor Space | 21. Raised Wetland Boardwalk |
| 7. Outdoor Pavilion | 22. ADA Ramp with Canoe Rail |
| 8. Adventure Course | 23. Lancaster Waterworks |
| 9. 10' Stone Dust Trail to CCC Ruins | 24. Stormwater Management Facility |
| 10. CCC Interpretive Area | |
| 11. Tributary Spring | Contours |
| 12. 10' Stone Dust Trail | 100 Year Floodplain |
| 13. 10' Earthen Trail | Parcel Boundary |
| 14. Viewing Area/ Reststop | |
| 15. 15' Paved Trail | |



Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

CONESTOGA PINES & WALNUT ST FISHING AREA
EXISTING POOL AREA OVERLAY PLAN CONCEPT / MAY 06, 2024



CONESTOGA PINES & WALNUT ST FISHING AREA

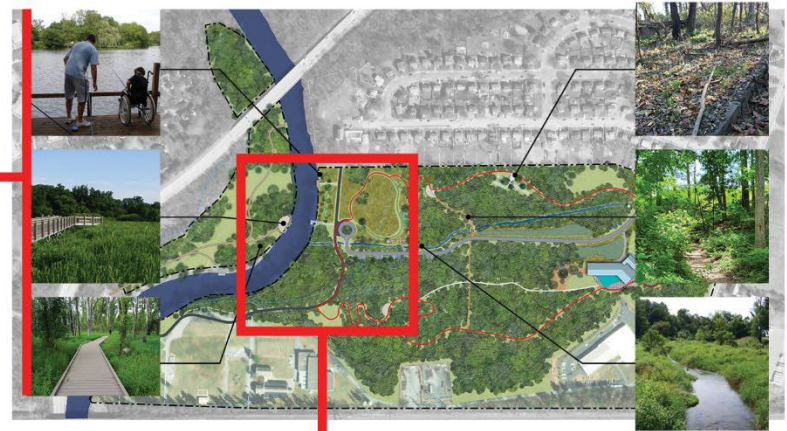
EXISTING POOL AREA OVERLAY PLAN CONCEPT / MAY 06, 2024



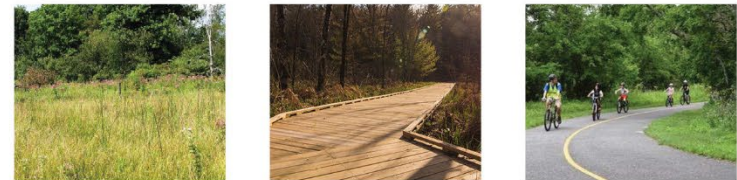
CITY OF LANCASTER



***Inset 1:**
Relocation of the pool*



***Inset 2:**
Floodplain and Habitat Restoration*





3

**IMPLEMENTATION AND
COST PROJECTIONS**

INTRODUCTION

Phasing scenarios were developed for the park to be implemented or collectively through a mix of private and public funds and as resources allow. They can be implemented individually or collectively. Typically, park development is completed in modules based on community need, funding opportunities, logical sequences of construction, and considerations for how the park will function. Implementation strategies for the park development modules are independent of the park's management structure and ability to secure funding. The sequence of the development can change as funding becomes available, if needs change in the community, or if opportunities present themselves. During the plan's implementation period, it is important for the City to remain flexible and adapt to these changes as they move forward with implementation of the Plan.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



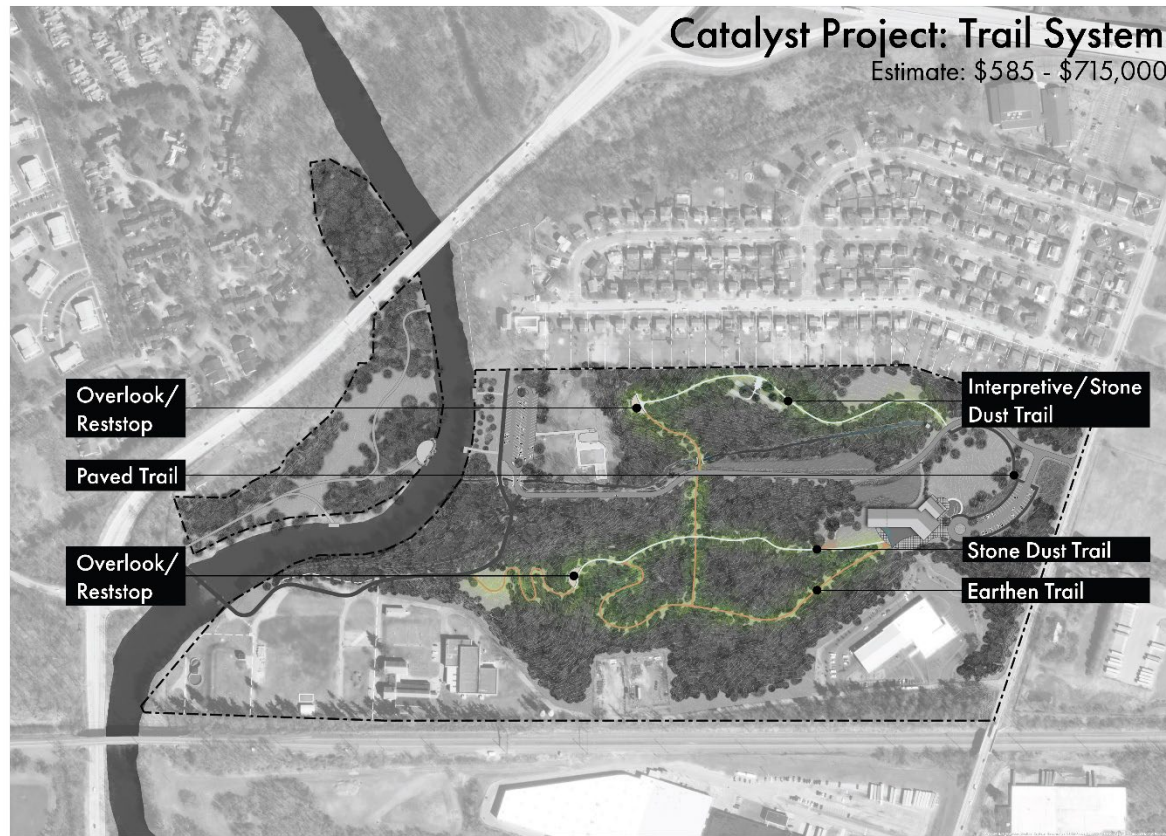
IMPLEMENTATION AND DEVELOPMENT PHASING

The total cost for implementation is approximately \$18 - \$23 MM. This total does not include the additional costs associated with the overlay concept for pool relocation and riparian habitat restoration, which needs further analysis to determine the scope of work associated with restoring riparian habitat.

Estimates were not developed for the overlay concept. If a new pool is constructed elsewhere in the city, cost projections should be updated accordingly to demolition of the pool complex and construction of the elements proposed in the overlay including pavilions, new parking areas, raised pavilions, and development of the floodplain wetland meadow area.

Development cost projections are important decision-making tools. They are essential to future fund-raising and finance efforts as well as to making decisions on priorities and next steps. A development project of the scale/complexity of Conestoga Pines and Walnut Street Fishing Area will likely need to be constructed in stages or modules that span a period of years.

The diagrams that follow break down the overall vision into “cost areas,” then further into specific components within each area. Assumptions and allowances were made assuming the use of high quality and durable materials as the basis for estimating. Each module should be viewed as a recommendation for development planning and capital programming. The following budget estimate assumes that each identified module will be developed independently. Developing multiple modules simultaneously would result in cost savings. The Plan is a 10 to 20-year planning tool as reflected by the development phasing. Refer to Appendix F – Cost Projections for a more detailed description of the proposed park improvement costs associated with each Module. These are high level costs based on the program components and features of the master plan. Further detailed design and engineering is appropriate to confirm costs, refine design details, and uncover opportunities for savings.



CATALYST PROJECT

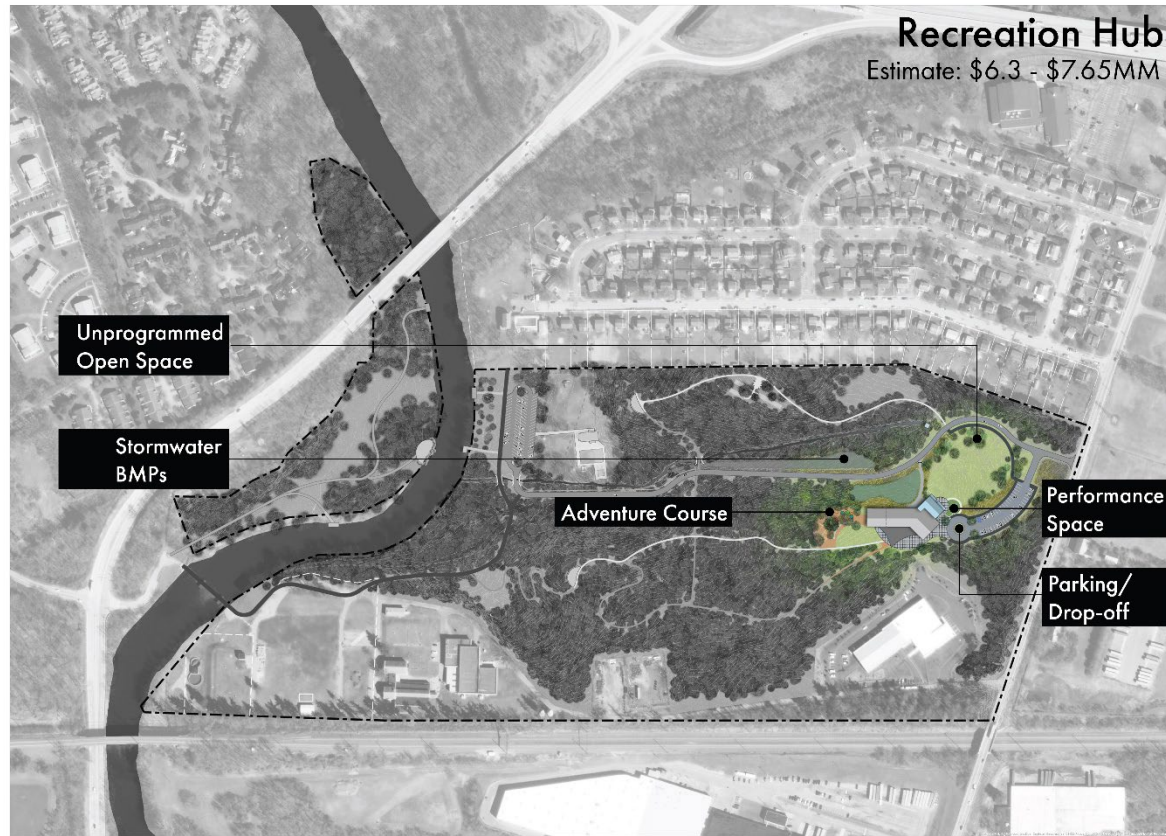
It is important to identify and develop projects that can be easily implemented shortly after adoption of the Master Plan to maintain momentum and show commitment to the overall success of the master plan.

The trails and Civilian Conservation Corp interpretive area meet the goals of the community as they complement local and regional planning initiatives. This recommendation is based on several key factors including immediate potential grant funding opportunities, community need, and the initial upfront investment required. Additionally, the construction and restoration of trails creates an ideal scenario for support from community volunteer groups, creating a sense of ownership over the project. These trails provide access to the entire park area passing the Civilian Conservation Corp ruins, a unique and important site in Lancaster's history.



COMMUNITY NATURE ACCESS: CONESTOGA PINES

The first module is on the Conestoga Pines side of the park and is estimated to cost between \$1.2 and \$1.4 million dollars. It is a realignment of Arthur E. Morris Parkway and converts the throughfare to a yield street system allowing for shared use between vehicular, pedestrian, and cyclist traffic. Additionally, parking is added at the end of the road directly in front of the existing Conestoga Pines Pool. A newly implemented canoe and kayak launch provides access to the Conestoga River directly adjacent to the parking lot.



RECREATION HUB

The Recreation Hub is centered around the Event Lawn, a central, flexible, and programmable space that works to elevate existing Community Building. Focus on the existing Community Building comes as a result of community desire for expanded programming. In partnership with Lancaster Recreation programming goals were then established and translated to the design, creating an outdoor space that best serves community needs.



COMMUNITY NATURE ACCESS: WALNUT STREET FISHING AREA

The Walnut Street Fishing Area is part of the wider Conestoga Pines Park Masterplan and provides a unique opportunity for the community to connect more intimately with the Conestoga River. Wetlands are reestablished along the western bank of the river to help ensure its long-term health, while accessible fishing piers and canoe rails help to ensure universal access to the river. Through fostering a sense of community around the Conestoga River, it ensures future stewardship efforts.



COMMUNITY BUILDING

The final phase of the Conestoga Pines and Walnut Street Fishing Area is the rehabilitation of the Recreation Center. Requested by the community to increase programming within Conestoga Pines Park, the recreation center has been a longtime focal point of summer camps and more run by Lancaster Recreation. However, it currently does not have proper amenities such as heating or cooling and lacks modern bathrooms. This makes it extremely difficult to expand programming in the recreation center or build on its centralized uses within the park. Upgrades and maintenance of this building will create a more flexible, programmable space.

ACTION ITEMS

2024

- Work with City Council and Lancaster Recreation Commission to communicate the plan and needs.
- As park use increases, continue to monitor safety and security making provisions to ensure the protection of visitors and property as needed.
- Coordinate recommendations of the Parks, Recreation, and Open Space Plan with the Master Plan.
- Update portions of the Master Plan should a viable location be identified for a new community pool complex.
- Work with park staff, Mayor's office, and City Council to identify 2025 budget funding.
- Contemplate RFPs for private/public partnership projects (i.e. community recreation building, river access and amenities, etc.).
- Coordinate Trees for People in Conestoga Pines Park as the city's largest forest recommendations with recently awarded USFS funding.
- Reach out to Red Rose Transit Authority to collaborate on developing improvements to Conestoga Pines Park for public uses during peak recreation hours and programs.

1-3
Years

- Develop a marketing plan to increase public awareness of the park as the only city owned nature-based facility.
- Conduct an architectural feasibility and assessment of the existing barn to optimize recreation programs.
- Pursue design, permitting, and construction of the Catalyst Project to create momentum behind the plan.
- Work with City Arborist and Forester to develop a forest stewardship plan.
- Develop 30% construction level plans and establish detailed cost estimates for subsequent phases.
- Strive to carry out recommendations for forest remediation estimated at \$400,000 in Trees for People.
- Seek off-site storage area for park maintenance and associated city maintenance equipment.
- Enhance and upgrade physical barriers to the tributary to be more aesthetically pleasing and within the character and context of a park.

3-5
Years

- Begin project scoping and design of future phases of the park development.
- Begin to build the case for dedicated maintenance funding.
- Evaluate need for lighting and call boxes.
- Evaluate and update current park rules and regulations.
- Continue to monitor safety and security provisions to ensure protection of visitors and property as park use increases.
- For any major improvement, develop a maintenance impact statement to plan for sufficient staffing and budget to support its care.



4

**OPERATIONS AND
MANAGEMENT**

PARK PROGRAMMING

The Lancaster Recreation Commission provides critical recreation programs and services for the City's children. This includes the summer recreation program and management of the Conestoga Pines Park swimming pool. The pool is the only full-size outdoor swimming pool in the City. The pool is the key feature of the summer recreation program. The public can also use the pool via season and daily passes from June through early August and on the wrap around weekends extending the swim season on weekends after Memorial Day and before Labor Day.

Park Maintenance. The Bureaus of Parks and Public Properties and Stormwater Management are responsible for maintaining the park including the recreation center, pool, woodlands, and grounds. The park is consistently clean and viewed as safe and attractive. The focus of maintenance is on litter and trash removal, mowing, and care of the recreation center. Care of the woodlands and trees mainly consists of removing hazardous trees for public health and safety reasons.

Our Constitutional Right

THE ENVIRONMENTAL RIGHTS AMENDMENT

The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic, and aesthetic values of the environment. Pennsylvania's public natural resources are the common property of all the people, including generations yet to come. As trustee of these resources, the Commonwealth shall conserve and ***maintain them*** for the benefit of all the people.

Pennsylvania Constitution Article 1, Section 27 Natural Resources, and the Public Estate

Public Opinion. The community engagement process revealed important information about public perception regarding Conestoga Pines Park. These findings helped to inform the Operations and Management Plan as well as the park design.

- Being on the outskirts of the City, the park is difficult to reach without a car. This is especially true with limited public transportation options and for those with disadvantages such as single parents as well as older and younger people who do not drive.
- The park is an oasis of greenery for those who enjoy nature.
- It is a destination for nearby neighbors who walk and bring their dogs here.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

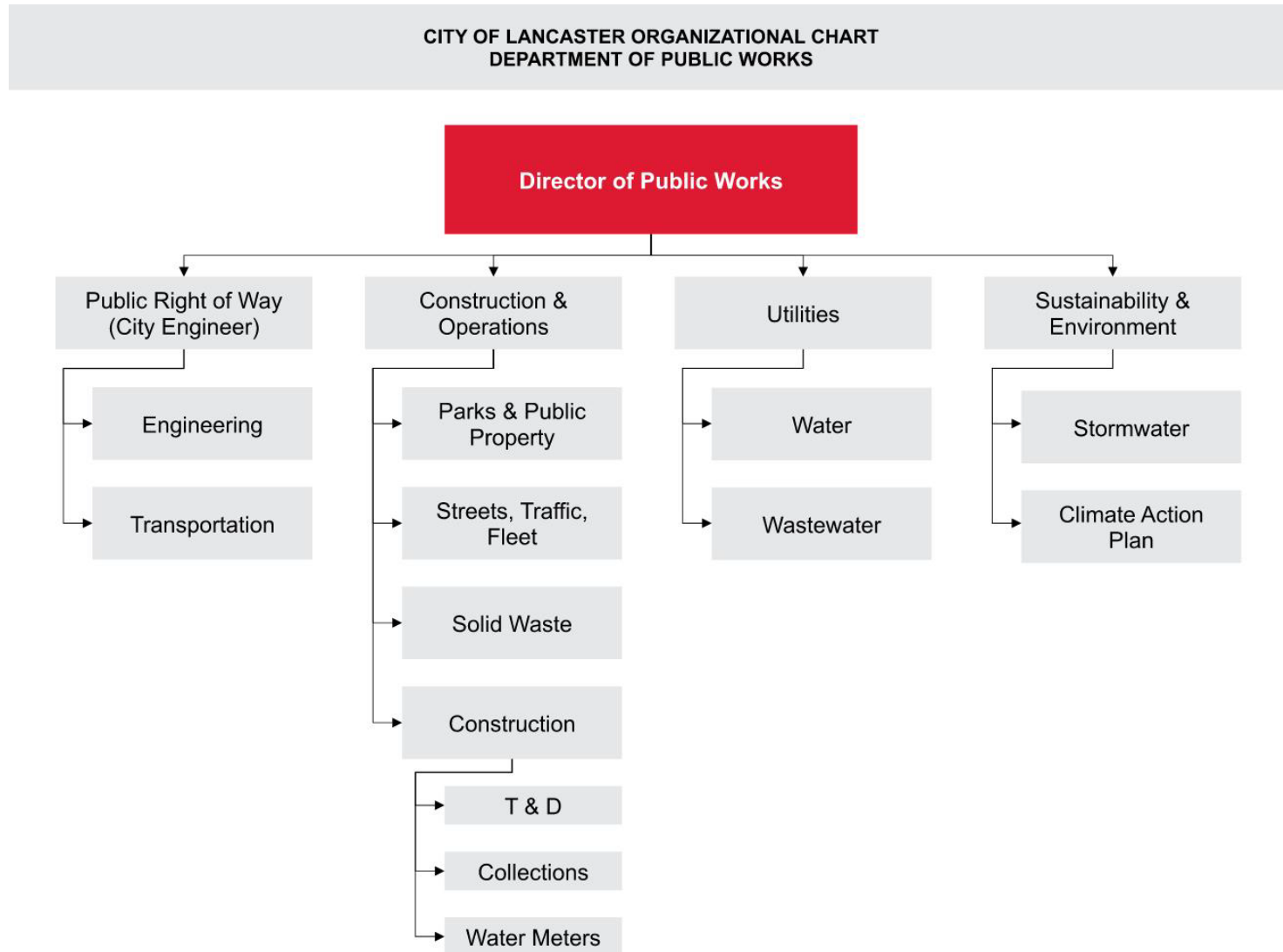
- The primary use of the park cited by residents was the pool.
- Blocks to park use include the perception that there is not much to do there, limited programming, or that people don't know about it.

From a management perspective, these main park features of the recreation center, the pool, the forest, and river access represent operational focus areas. The unnamed tributary also figures into operation and management given its location and DEP monitoring, especially with its most recent reports on contamination that require prevention of access and use by people.

Conestoga Pines Park Management Goals: The overall management goal for Conestoga Pines Park is to ensure that it is a highly desirable signature park that draws residents and regional park users alike to connect with nature close to home, enjoy social and recreational opportunities, and access the river.

Parks and Recreation Organization and Management: The Public Works Department is responsible for park maintenance and stormwater management. The Bureau of Parks and Public Properties manages traditional park maintenance functions including: grounds and turf maintenance, mowing, trimming, weeding, pruning, clearing debris, operating major and small equipment; planting trees, shrubs, grass, flowers and other plants applying pesticide/herbicide, fertilizers, and/or insecticides; installing, repairing and operating irrigation/sprinkler systems; playgrounds; care of trails, sidewalks, parking lots, and other grounds features; park restrooms, pavilions and other facilities; preparations and clean-up for special events; routine preventive maintenance on equipment; customer service in a friendly manner and provide public with information related to various city services; and reporting of information. The Stormwater Management team is responsible for maintenance of Lancaster's acclaimed green infrastructure, including trees.

Figure 1. City of Lancaster Public Works Department Organizational Chart



Parks and Public Properties: Parks and Public Properties is responsible for the maintenance of 25 City parks and 22 playgrounds, including the 42-acre Conestoga Pines Park, the 70-acre Long's Park, Petting Zoo and rental facilities. In addition, the Parks Section maintains the City's two Water and one Wastewater treatment Plants' grounds. This Bureau is also responsible for the maintenance, custodial care, and improvement of 16 City-owned buildings including City Hall, the Police Administration Building, Operations Center, Fire Stations and Central Market as well as operating and maintaining the municipal pool at Conestoga Pines, the City's six (6) wading pools, four (4) splash parks and various public restrooms.

The staff includes 27 workers organized as a general pool of workers performing required maintenance tasks. Ideally, Parks and Public Properties would like to have enough staff to organize them by crews assigned to specific parks to foster a strong sense of stewardship and a higher level of customer service achieved through frequent interaction with park visitors.

The Buildings Section performs trash removal for City-owned properties and the Downtown Investment District; graffiti removal; custodial services and supplies; snow removal for City buildings and parking lots; seasonal decorations and downtown banners; and staffing for City-sponsored special events and activities. The facilities crew has four trades people skilled in carpentry, electricity, plumbing and HVAC.

The maintenance hubs in Conestoga Pines Park include the barn, pool, grounds, trees, and fishing areas. Major tasks are mowing; trimming; tree work; repair and replacement of the limited site lighting; pool management; playground inspection, repair, and care; fishing area maintenance; parking area and fencing care; restroom and custodial tasks; maintenance of the barn also requiring trades work; and swimming pool maintenance. The crews also respond to damage and conditions caused by park visitors such as putting picnic tables in the creek to extend fishing access.

A limitation of Parks and Public Properties is that crews leave by 3:30. Since restrooms are only open when crews are available, they are locked at 3:30 and inaccessible for public use. The park also lacks storage facilities. Exploration of potential properties to locate storage for park maintenance and potentially other uses could be considered.

Green Infrastructure Crew

In 2021, the city created a Green Infrastructure Division headed by an Urban Forester with an Arborist and three tree crew people. The Parks and Public Properties Tree Crew moved to the Green Infrastructure Crew, now funded via the Stormwater Fund, as a component of stormwater management. They also administer the City's Shade Tree Ordinance and "Trees for People," the City's Street tree planting program. The Urban Forester created the forest management plan designating Conestoga Pines as the City's densely forested area. Trees have a high value in the city with oversight by the Shade Tree Commission supported by updated city ordinances covering trees. The tree crew of three to four workers works fine for daily maintenance which is primarily reactive to conditions warranting action due to hazardous conditions from fallen trees, overhanging limbs, or storm damage. However, there is not enough staff to work on a planned program of forest management.

Trees for People: An Action Plan for Lancaster City's Urban Forest

This important plan sets forth a strategy for maintaining the City's Forest which includes park trees. In 2023, the city secured a grant to advance the City's forest and its care. This will help Parks and Public Properties whose budget and staff are limited to addressing safety issues with trees only by:

- Continuing to ensure safe conditions with the removal of any hazardous tree or overhanging limb conditions.
- Beginning to thin out and remove trees selectively to strengthen the park tree canopy with additional funding and staffing.
- Developing and implementing a tree planting program to expand and strengthen the forest in Conestoga Pines Park.
- Providing training to staff on forest management and tree care.

Workload and Cost Tracking

Maintenance is based upon a pattern of routine work that has been keeping the parks safe and clean. For example, mowing takes place every second Thursday. A work order system is in place. Since it is not automated, workload or costs are not tracked. Information is based on problems which are reactive. Looking forward, Parks and Public Properties are securing an asset-based software system in 2024. This will enable the department to track information in real time for parks, trees, and green infrastructure. This system will be online, user friendly and in real time enabling the Parks and Public Properties Manager to establish a formal maintenance management program that will be an asset management based. Through this system, an effective program for preventive maintenance can be established. A real advance for the City's Park, recreation, trees and green infrastructure system, this program will support more informed decision-making for effective and efficient

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

allocation of resources via staff and budget. The development of a Forest Stewardship Plan will help the city to protect and enhance its urban forest and tree canopy. The new software program will help to facilitate the implementation of the Forest Stewardship Plan.

Lancaster Recreation Commission: Public Works, including Parks and Public Properties, and the Lancaster Recreation Commission work hand-in-glove. Together, they provide programs in parks and recreation facilities that are safe, clean, and functional. Clearly a strong partnership, the Recreation Commission was involved in the development of this park master plan. The planning team relied on the Recreation Commission's Executive Director to inform decisions made in the master planning process. The City of Lancaster's recreation system is a national model. In 2018, the Lancaster Recreation Commission was named "Agency of the Year" by the Pennsylvania Recreation & Park Society for its excellence in programming, public service, and management. This is a very prestigious award that few parks and recreation agencies have garnered.

Operating since 1909, Lancaster Recreation Commission (Lancaster Rec) provides neighborhood-based programs for all ages with an emphasis on affordable programs for children at schools, parks, playgrounds, and other facilities. Programs include sports instruction, sports leagues, senior centers, fitness classes, summer playgrounds, day camps, full day childcare, before/after school care, and special community events. Lancaster Rec also serves as a conduit for the Summer Foods Program in Lancaster, serving 80,000 meals to children in need.

A 501(c)(3) non-profit agency formed by the city of Lancaster, School District of Lancaster, and Lancaster Township; Lancaster Rec strives to improve the quality of life for every member of the community. Through its programming, Lancaster Rec creates opportunities for memories to be created; bringing people together to make the community stronger. In 2022, Lancaster Rec served 17,715 participants. These participants engaged in programs that ranged from one-time events to programs held five days a week for most of the year. The total number of program hours by participation is staggering.

Lancaster Rec provides the summer recreation program for children in Conestoga Pines Park and manages the swimming pool. The Commission also provides special events in the park.

Opportunities for more programs in the park include programs for adults and families, environmental education, and year-round programs if the barn can be upgraded with heating and cooling for use in all seasons. For example, a winter archery program could be held in the barn if it were retrofitted.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

Lancaster Rec is most vocal about the need for a pool or related aquatics feature here. The pool is the main attraction for summer recreation programming. As the City's only true swimming pool, it is an essential public asset for health and safety through its learn to swim and fitness programs and creating a facility where residents can engage in active healthy activities on a regular basis. Swimming is a lifelong activity that is a relaxing and peaceful form of exercise; alleviates stress; improves coordination, balance, and posture; improves flexibility; provides good low-impact therapy for some injuries and conditions; and offers a pleasant way to cool down on a hot day. Since the pool is aging, declining, out-of-date, and located in the flood plain, the City commissioned the consultants for the Parks, Recreation, and Open Space Plan underway to assess the pool and recommend the future provision of a full outdoor pool in an appropriate location. The public appears to prefer a pool located closer to center city with easier access than Conestoga Pines Park. If a pool is located elsewhere, it is critical to ensure that the Conestoga Pines Pool is not closed until a replacement pool is in place and that Conestoga Pines Park has some sort of water feature such as a spray park, spray ground, or splash pad. A range of options is possible from a splash pad up to a bio-filtered state-of-the-art swimming pool befitting the city's only nature-based park.

What is Sustainability?

Sustainability is a broad term most often defined as "meeting the needs of the present without compromising the ability of future generations to meet their needs."

Brundtland, Gro Harlem. (1987) *Our Common Future: Report of the World Commission on Environment and Development*. New York City, NY: United Nations.

Sustainability Framework: Conestoga Pines Park is a stream valley park characterized by wooded riparian corridors and the City's densest forest. Important stream valley characteristics that could be strengthened by further attention to expanding forested riparian buffers, controlling urban runoff, and enhancing biodiversity through native plantings and invasive species control measures. The master plan for Conestoga Pines Park is addressing the river and creek, forest, stormwater management and flood mitigation, while engaging the public in its use and enjoyment.

The maintenance of Conestoga Pines Park must have sustainability as a framework. This would help to support and advance the City of Lancaster's environmental sustainability and climate action initiatives including developing a community-wide climate action and adaptation plan and taking further steps to innovatively, collaboratively, and responsibly reduce greenhouse gas emissions while building a more resilient city.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

Reducing water consumption through improved landscape management is a major goal of the **City's Municipal Climate Action Plan**. Well-managed landscapes will reduce the amount of treated water used for non-potable purposes such as irrigation. For instance, xeriscaping is a practice that utilizes plants that can survive without, or with very little, supplemental watering after vegetation is established (i.e., capable of producing new growth). Stormwater systems can also be designed to direct water towards trees and other vegetation, reducing the need for watering. The city will identify and prioritize opportunities to reduce its water consumption through improved landscape management at municipal buildings, public parks, and open spaces, and do so in partnership with other institutions and businesses.

The following activities are or should be part of the operation and management of Conestoga Pines Park:

- Green infrastructure practices
- Responsible land management
- Protecting and managing wildlife and wildlife habitat
- Reducing landfill waste
- Adopting greener equipment and transportation methods
- Environmentally friendly building practices
- Cultural resource protection
- Renewable energy use
- Adaptation strategies and activities to address climate change
- Providing opportunities for healthy activities in nature
- Fostering sustainability through public education and engagement

Budget and Financing: Table 1 presents the City of Lancaster’s Park Maintenance Budget. Since there is no workload cost tracking that would produce more exact budget and expenditure information per facility, some estimates have been made. These include maintenance of the barn and tree work. The tree expenditures for 2022 and 2023 are estimated. The transfer of trees into Stormwater Management is helpful to Parks and Public Properties because the budget is generated from revenues from storm water management fees.

Table 1. City of Lancaster Park Budget

	2021	2022	2023
Parks Administration	\$159,754	\$185,606	\$196,443
Barn Maintenance Estimated	\$36,000	\$38,000	\$40,000
Parks	\$761,253	\$859,102	\$902,748
Trees	*\$178,612	**\$200,045	**\$224,050
TOTAL	\$957,007	\$1,282,753	\$1,363,241

*2022, tree budget is in Stormwater Management.

**Estimated

Table 2 presents the Lancaster Recreation Commission budget. The important item to note is that Lancaster Rec recovers 89% of its revenues through non-tax sources such as fundraising, fees and charges, grants, gifts, donations, partnerships, sponsorships. Early childhood education and school age care generate about 64% of the Commission’s revenues.

Table 2. Lancaster Recreation Commission Budget 2021 - 2022

Expenses	2021	2022
Administration & Marketing	\$368,603	\$767,255
Early childhood Education	\$940,935	\$990,823
Facility Maintenance	\$115,481	\$128,657
Family Programs	\$106,829	\$151,367
School Age Care	\$1,191,351	\$874,870
Senior recreation	\$155,981	\$118,727
Special Programs	\$0	\$523,615
Sports Services	\$320,210	\$170,907
	\$3,199,390	\$3,726,221
Revenues		
State & Federal Funds	\$1,878,037	\$2,236,039
Program Fees	\$781,501	\$978,063
Local Public Funds	\$475,656	\$469,406
City of Lancaster	\$(305,656)	\$(305,656)
Lancaster Township	\$(73,650)	\$(73,650)
School District of Lancaster	\$(96,050)	\$(90,100)

Sponsorships and Fundraising	\$98,355	\$358,468
Admission & Concession Fees	\$42,598	\$57,497
County Office of Aging	\$73,027	\$73,000
Rental Fees	\$500	\$11,557
TOTAL	\$3,349,374	\$4,184,030

Putting the Pieces Together: For the Bureau of Parks and Public Properties and Lancaster Rec, the City supports the parks and recreation system with \$1,668,897. For every dollar of the annual investment of \$305,656 by the city, Lancaster Rec generates another \$13.68. Park maintenance in the City of Lancaster is not recovering any revenues from park use other than the fees generated by Lancaster Rec.

Table 3 presents some comparisons of parks and recreation maintenance with national benchmarks. The National Recreation and Park Association (NRPA) provides park and recreation professionals across the United States with the most up-to-date data that inform current and future decisions and equip leaders with insights that help those professionals make the case to key stakeholders and elected officials for greater, more sustainable funding. The *NRPA Agency Performance Review* summarizes the key findings from NRPA Park Metrics - the benchmarking resource that assists park and recreation professionals in the effective management and planning of their operating resources and capital facilities. The benchmarks are taken from the most current *NRPA Agency Performance Review of 2023*.

Table 3. Benchmark Comparisons

	Lancaster	Median USA	Lower Quadrant USA	Upper Quadrant USA
FTE's (Full-time Equivalent Staff 27 parks, 6 Lanc. Rec)	33	75.8	46	127
Staff Per 10,000 population	1.8	9		
Budget % for Maintenance	47%	46%		

Budget % for Programs	40%	41%		
Budget for Administration	13%	13%		
Budget (City and Lanc Rec)	\$5,089,462	8,005,757	5,338,200	13,423,924
Operating costs per park acre (based on 517 acres Parks & Public Properties)	\$3,226	\$9,108	\$5,434	\$20,564
Per Capita for Parks and Recreation	\$88.50	\$120.70	\$73.64	\$197.47
% of City Operating Budget	7%	NA for NRPA. In PA, the benchmark for investment per capita in parks and recreation is minimum of 5%.		

Operations and Management Strength, Challenges, and Opportunities: The Conestoga Pines Park Master Plan presents the perfect opportunity to reflect on the City’s and Lancaster Recreation Commission remarkable accomplishments since 1909 when the partnership was established. Throughout these years and especially during the national public health crisis of Covid, many found comfort and escape in the wonders of Conestoga Pines Park and discovered a newfound appreciation for nature and the outdoors. It is through the ingenuity, passion, and dedication of all the partners and key stakeholders involved that Conestoga Pines Park is on the path to achieving its rightful place as a signature park of the City of Lancaster.

Strengths of the park’s operation, management, and programming:

- Physical area – 80.7 acres with water access, 59.4 acres planning area.
- Provides a sanctuary for populations of resident and migratory wildlife.
- Is a great place for recreation, solitude, and education for Lancaster residents.
- The model partnership of the City of Lancaster and the Lancaster Recreation Commission is flourishing.
- Programming is significant and serves to attract thousands of registered program and special event participants.

Challenges noted by Key Stakeholders and the Planning Team:

- Pollution of the creek.
- Limited use of the park aside from Lancaster Rec programs.
- Location on outskirts of Lancaster distant from center city.
- Access by non-motorized transit is difficult.
- Limited security and presence by Police.
- Lack of workload cost tracking to produce information for planning, allocation of resources and decision-making.
- Maintenance is reactive not preventive.
- Previous studies indicate that staffing is low. NRPA metrics show that the City is limited in staffing and budget.
- The revitalization of the barn for year-round use will advance public recreation services and revenue.
- Park programming is primarily for children and in the summer.
- The pool is in the flood plain, aging, in need of major rehabilitation, and yet vital to summer recreation programs and services for disadvantaged populations.
- While attempts at environmental programming have been made, none is available in the City's only nature-based park.
- Residents do not know about the park, what is in the park or what the park has to offer. There is no responsible party designated to promote the park.

Opportunities for taking better care of the park:

- The purchase of the maintenance management software will help to advance management of the park.
- Continuing to involve the Lancaster Recreation Executive Director in all planning is vital for the park and the partnership.
- The PROS Plan underway can help guide decision-making about the pool, a new pool, the type of pool, and a location closer to the center of the city. Consideration can be given to exploring a bio-filtered pool to be located in this nature-based park.
- Access to the river will increase and diversify park use and visitation.
- Develop a formal written maintenance management plan including workload cost tracking.
- Use the new USFS grant to carry out the Lancaster Tree plan and develop a stewardship plan unique to this forest, the densest in the city.
- Chance to reduce maintenance costs through more advanced and preventive practices.
- Opportunities to generate increased revenue through the addition of pavilions and revitalization of the barn.
- Exploration of public transit improvements to the park and more trail connections identified and planned for in the PROS Plan.
- Identify the underserved “pockets” and figure out how to engage more people in park maintenance and use.
- Future organization of the crews of Parks and Public Properties could potentially be changed to be park based to foster stewardship and connections with park visitors.
- Developing a promotional plan for the park will help increase public awareness and park visitation.

Maintenance Framework: Based on the vision of establishing Conestoga Pines Park as a signature public park, the following framework formalizes the approach to the maintenance of the park. The maintenance principles, best practices, and quality standards below are basic to any effective park maintenance management system. They serve as standards to gauge the effectiveness of park maintenance. A break in any one of these will impact facility conditions, public perception, and the visitor experience, as effective maintenance is a key factor in overall park success.

The maintenance framework carries forth the goals that the park will have increased public awareness, have high use from residents citywide, and become a top priority of the city as a signature park.

Maintenance Principles

1. Maintenance objectives and standards must be established for Conestoga Pines Park and carried out.
2. Maintenance should be performed efficiently and effectively with appropriate staff, equipment, supplies, and materials.
3. Maintenance operations should be based upon a sound written maintenance plan.
4. Scheduling of work must be based upon sound policies and priorities. Given the limited budget and the backlog of maintenance and forestry tasks, effective prioritization of tasks will be necessary to maintain this park at the quality desired via a preventive maintenance program.
5. More emphasis must be placed upon preventive maintenance and could be made possible via the new software program being acquired.
6. City departments continue providing support for this park through well organized and effective communication to ensure that all parties are informed about park matters.
7. Sufficient fiscal resources to support the maintenance program must be allocated.
8. Adequate personnel to carry out maintenance functions must be provided. Adequate personnel mean not only the number of positions but also the staff's level of expertise and training available.
9. The maintenance program must be designed to conserve the natural environment.

10. All park maintenance must be grounded in the safety of the public, employees, and volunteers.
11. In the design and construction of park facilities, maintenance should be a primary consideration. The managers and staff of all related departments involved must participate early and often in the design process and subsequent management planning. Police review should be based upon CPTED (Crime Prevention Through Environmental Design) principles.
12. People working on park maintenance are also responsible for the public image and customer service.
13. All work should be performed with a sense of pride.
14. These principles apply to all city employees, partners, contractors, and volunteers.

Maintenance Best Practices¹

- Continue to use the staffing model that works for the city now under the auspices of Public Works. Consider empowering Lancaster Rec to do park promotions in addition to programming and programming promotion. Continue to seek city support for park maintenance. Maintain an adequate level of expertise in specialty skills for the park staff (e.g., environmental science, natural resource management, landscape architecture and the positive skills of customer service and public image).
- Continue to use volunteers to enhance staff and contractor efforts. Set forth goals to increase volunteer hours to a designated number to be determined.
- Ensure goals, standards, and design intent are understood.
- Ensure that maintenance staff and contractors understand quality expectations.
- Monitor maintenance performance against landscape quality standards.
- Reward consistently high performance and address poor performance immediately.

¹ See: National Park Service. (2007) Best Management Practices Used at Urban Parks in National and International Locations. National Park Service: Washington, D.C. p.v.

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- Continue to promote respect through a zero-tolerance approach toward trash on the ground or overflowing of trash receptacles, graffiti, and vandalism.
- Hire future staff based on the evolving skills, expertise and experience needed along with a positive attitude. Establish employee development programs for them.
- Support the professional development and upward mobility of employees to boost morale and satisfaction levels.
- Develop creative and flexible approaches and written schedules.
- Develop plans for routine and emergency maintenance and complaints.
- Respond to complaints in a timely manner; develop and maintain a system to convey that action has occurred.
- Use sustainable maintenance practices.
- Continue to move toward organic and sustainable practices and implement as much as possible.
- Integrate Park maintenance management with related city planning efforts such as climate action, trees, and the city's Strategic Plan.

Maintenance Standards: Based on best practices established by the National Recreation and Park Association (NRPA), levels of maintenance for park and recreation facilities range from Mode A for the highest standard of care to Mode F with virtually no maintenance, with Mode C as Moderate-Level Maintenance in a park with a low to moderate level of development or use or with operations that may be limited by resources available. Mode A is State-of-the-Art Maintenance applied to a high-quality diverse landscape with high traffic and high visibility associated with highly or specially developed facilities and is the standard expected for Conestoga Pines Park.

Table 4 presents the standards based on NRPA guidance and expected for maintenance in Conestoga Pines Park.

Table 4. Conestoga Pines Park Maintenance Standards

GATEWAYS AT ENTRANCE AND RIVER	
State-of-the-Art Maintenance applied to a high-quality diverse landscape with high traffic and high visibility associated with highly or specially developed facilities.	
Inspections	Should be conducted by a staff member at least once a day when regular staff is scheduled.
Litter Control and Waste Removal	Minimum of once per day, seven days per week in high seasons. Trash receptacles should be plentiful enough to hold all trash usually generated between servicing without overflowing. Use of recycling bins alongside conventional trash receptacles is desirable when recycling service is well established.
Turf Care	Grass height is maintained according to species and variety of grass. Mowed once per week, maybe more in certain areas. Aeration as required, but not less than four times per year. Reseeding or sodding as needed. Establish meadows wherever possible.
Fertilizer (Where Applicable)	Fertilizer applied to plant species according to their optimal requirements. Application rates and times should ensure an even supply of nutrients for the entire year. Nitrogen, phosphorus, and potassium percentages should follow local recommendations. Trees, shrubs, and flowers should receive fertilizer according to their individual requirements of nutrients for optimal growth. This could be modified by weather conditions and a shortening or lengthening of the growing season.
Vandalism	Locales of regular vandalism should be noted, and staff performing litter control duties should remove graffiti and other signs of vandalism immediately.
Pruning	Frequency dictated primarily by species and variety of trees and shrubs. Length of growing season and design concept are also a controlling factor. Timing scheduled to coincide with low-demand periods or to take advantage of special growing characteristics and cycles.

Disease and Insect Control	The objective at this level of maintenance is to avoid public awareness of any problems. It is anticipated that problems will either be prevented or observed at a very early stage and corrected immediately. All care should be taken to use substances that will not endanger wildlife, predator insect populations, or park users.
Weed Control	Weed control is practiced when weeds present a visible problem or when weeds represent no more than one percent of the turf surface. Some pre-emergent products may be used at this level.
Repairs	Repairs to all elements of the design should be done immediately when problems are discovered, provided replacement parts and technicians are available to accomplish the job. When disruptions to the public might be major and the repair is not critical, repairs may be postponed to a time that is least disruptive.
Floral Plantings	Floral plantings should only be undertaken when a community group with a written MOU about the gardens is in place. When extensive or unusual floral plantings are part of the design, such as ground-level beds, planters or hanging baskets; and when multiple plantings are scheduled usually for at least two blooming cycles per year. Some designs may call for a more frequent rotation of blooms. Maximum care, including watering, fertilizing, disease control, "dead heading," and weeding, is necessary. Weeding flowers and shrubs are done a minimum of once per week. The desired standard is weed free.
Playground	In accordance with Consumer Product Safety Commission standards and inspections by a CPSI (Certified Playground Safety Inspector).
Paved Surfaces	Paved surfaces are free of irregularities in grade greater than half an inch (0.5") and of cracks and holes greater than two (2") inches. Paths, sidewalks, plazas, and trails are free of litter, debris, and broken glass
Signage	Fully functional, easily legible, and materials in top condition.
Pavilions and Restrooms	All systems are fully functional, clean, with no signs of holes, cracks, or deteriorating features. Safe, clean, attractive. Serviced daily and staffed for special events

PARK Area – Park area with recreation facilities

Mode III	Moderate level maintenance associated with agencies because of budget restrictions can't afford a higher intensity of maintenance.
Turf care	Continue to cut once every other week. Normally not aerated. Reseeding re-sodding when bare spots appear. Weed control when weeds exceed 50 percent of grass or turf quality is low in more than 15 percent of the grass area.
Fertilizer	Only applied when turf visor seems low.
Litter Control	Minimum of two to three times per week. High use mandates higher frequency.
Pruning	For health or reasonable appearance, not more frequently than two to three years.
Disease and insect control	Done only on an epidemic or complaint basis.
Snow removal	Based on PPR requirements.
Lighting	Replaced or repaired when noticed by employees or a complaint made.
Surfaces	Cleaned, repaired, or replaced when budget allows or in response to complaints.
Repairs	Done for safety.
Inspections	Once per week.
Floral plantings	Only perennials or flowering trees or shrubs.
Restrooms	Serviced daily or more during an event.
Special features	Minimum allowable care with safety in mind.

HIGH VISITATION NATURAL AREAS IN THE FOREST

Turf care	Normally not mowed except for parking lots or approaches to buildings or to control noxious weeds or threat of fires.
Fertilizer	None.
Litter control	Based on visitation.
Pruning	Only for safety.
Insect and Disease Control	Only for safety or when problem discourages public use.
Snow removal	In conformance with City standards.
Lighting	Replaced or repaired when noticed by employees or a complaint made.
Surfaces	Cleaned, repaired, or replaced when budget allows or in response to complaints.
Repairs	Done for safety.
Inspections	Once per day when staff is available.
Floral plantings	None, except for special places like interpretive centers with only plants such as flowering shrubs.
Restrooms	Frequency geared to visitor use.
Special features	Minimum allowable care with safety in mind.

Table 5 presents the maintenance task frequency to achieve the maintenance quality standards.

Table 5. Gateway and Recreation Area Maintenance Tasks

Task	Frequency	Provider
TURF AND GROUNDS		
Mow/trim/blow clippings	1 x every five -10 days	PPP
Pick up trash before mowing	1 x every five - 10 days	
Line trim	1 x every five - 10 days	
Edge	1 x a month	
Overseed	1 x a year	
Weed control	1 x a year plus as needed	
Trim shrubs	1 x a month and as needed	
Manage leaves	2 x a year	
PAVED SURFACES - PLAZAS, PARKING SPACES, TRAILS		
Sweep, repair	Upon discovery of disrepair, cracks, holes, or surface debris.	PPP
RESTROOMS		
Clean and stock	2 x daily x seven days a week	Consider Contracting Out
Odor removal	7 x a week	

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Lighting and lock up	7 x a week	
Mechanical inspections	1 x a month	
Remove trash	2 x daily x seven days a week	
PAVILIONS		
Clean and sweep	1 x daily with use	
Power wash	1 x week	PPP
Inspect furnishings and grills	1 x week	
Inspect mechanical and lighting	1 x month	PPP
Opening and winterizing	2 x year	
Trash removal	Daily	PPP
PLAYGROUND		
Major annual audit & inspection	1 x year	
Inspect and document	1 x week	PPP CPSI
Clean, pick-up litter	1 x daily	
Remove graffiti	Within 24 hours	
Remove trash	1 x daily	
Rake wood carpet	1 x a week	PPP
Replenish wood carpet	1 x a year	

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Seal poured in place surface	1 x a year	Contractor
Replace poured in place	1 x 15 years	
FENCE AND SIGNAGE		
Inspect	1 x a week	PPP
Repair	As needed	
Replace	As needed	
Repaint	As needed	
Control vegetation	1 x a year and as needed	PPP
MULCHING		
Apply mulch	2 x a year	PPP
Weed control	1 x a year and as needed	
TREES		
Implement the Forestry Management Plan		Green Infrastructure Crew

Trail Maintenance: The following link provides trail standards in forests developed by the United States Forest Service. It covers users, vegetation, rock work, water bars, check dams, switch backs, and turnpikes. It is a useful reference for PPP.

https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5343897.pdf

Table 6. Trail Maintenance Tasks

Task	Frequency/Design Consideration.	Provider
Signage	Inspection weekly with park inspections. Repair within 24 hours.	PPP
Access Control	Replace when damaged. Anticipate monthly.	PPP
Trail Surface	Clean and or repair surface upon discovery of unsafe or unattractive conditions such as litter, broken glass, cracks, or holes. Resurface every 15-20 years.	PPP
Trail Surface Inspection	Inspect monthly. Replace damaged areas.	
Drainage Structures	Annually and as needed. After storms, clean up.	
Litter Pick up	Daily with park inspection.	PPP
Trash Removal	Daily with park trash removal	Streets Department

The recommendation includes focusing on park trails as well as City trails to get cyclists safely to the park:

1. **“Make the Case” for Dedicated Maintenance Funding** by documenting trail maintenance costs on a “per mile” and annual basis. Use these values to “make the case” to City Council and other City leaders so that consistent and proportional dedicated funding is needed.
2. **Encourage advocacy groups to help lobby for maintenance funding.**
3. **Develop a concise Return-on-Investment argument** for expanding and maintaining the trail system.
4. **Communicate the equity-related implications of trail maintenance** and how trails are linked to expanding recreation opportunities and access to Lancaster neighborhoods.
5. **Investigate how commercial businesses may be able to contribute to trail maintenance.**

6. **Explore creation of a policy that sets aside a percentage** (i.e., 1%, 2%, etc.) of the capital construction cost for a trail project to a dedicated trail maintenance fund.
7. **Investigate the applicability of grant programs** that could be pursued to bolster trail maintenance and operations funding. Potential programs include the Federal Recreational Trails Program (RTP) Pennsylvania Department of Conservation and Natural Resources (DCNR) Community Conservation Partnership Program, Rails-To-Trails (RTC) Conservancy.
8. **Explore other city mechanisms to protect dedicated funding** for trail maintenance (e.g., the Commerce Department, PCPC, or others).
9. **Integrate future trail/sidepath maintenance costs** into the decision-making process during the planning and design stages of a project.
10. **Identify and evaluate maintenance costs over the entire life cycle** of a trail project.
11. **Refine and institutionalize a prioritization process for trail maintenance.**
12. **Consider implementing additional trail maintenance best practices** across the network to improve safety, cleanliness, and the overall trail user experience such as providing dedicated trash removal team following weekends (particularly in warmer months and installing mile markers throughout the trail system to improve locational information for 311 requests, emergency response, and security calls.
13. **Confirm ability for PPR to purchase maintenance equipment** through the City's capital budget.
14. **Create a trail ambassador program.**
15. **Identify ways to retain, transfer, and solidify institutional knowledge** training and maintenance.
16. **Recruit stewardship partners and provide excellent communication with them.**
17. **Provide storage facilities for trail maintenance.**

Parks and Recreation as Crime Prevention: As Lancaster moves beyond the immediate effects of the COVID-19 pandemic, the City is working on reducing crime and increasing safety in neighborhoods and communities. This can be extended to parks including Conestoga Pines. A risk management and safety program should be developed.

City parks provide access to recreational opportunities and nature that help increase property values, reduce crime, and prevent addiction and anti-social behavior.

What is required to create and maintain safe park spaces is an integrative strategy involving design, programming, maintenance, and citizen involvement. The key finding in park safety research shows that there is a connection between park and recreation use and safety. When people use parks in a positive way and in substantial numbers, all people feel more secure.

The park master plan team used CPTED (Crime Prevention Through Environmental Design) principles in developing the park master plan for Conestoga Pines Park. Designing Conestoga Pines Park for safety was based on what is generally considered to be a good park experience. It meets the needs of its users. It is diverse and interesting. It connects people with places. It provides people with a positive image and experience. Appropriate lighting, signage, pathways and access, effective maintenance, and lots of programs and activities all are key factors in safety.

A goal is to have a human presence in the park from early morning until the end of daily park operation with peak times as a fallback plan. Lancaster Rec can offer strong programming opportunities in Conestoga Pines Park, including environmental education. Environmental education would be a new program area for the Conestoga Pines Park.

Safety and Security Recommendations

- **Park Presence** – Work toward having a presence in the park from early morning until the park closes and most importantly at peak times on weekends and late afternoons and evenings. This can be a combination of City staff, park visitors, police officers, and a volunteer’s program such as park ambassadors.
- **Park Rangers** – Consider a park rangers program for this park.
- **Police** – Continue to reach out to the Police Department. Competition for police services is fierce as the demands of other city services are growing. Support efforts to enable officers to regularly patrol and provide a presence in the park. Establish opportunities in the park for community policing rather than just enforcement alone.

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- **Cameras** – Cameras should be added in the park for security. Monitoring requires time which provisions and procedures must be made for this function.
- **Signage** – Ensure that signage is visible, strategically placed, easy to understand, and attractive so that park visitors know where they are in the park, can access entrance and existing routes, and know how to get help if they need it. Not understanding what to expect in the park is a chief deterrent to park use described by residents.
- **Maintenance** – Provide active management of maintenance providers for both grounds and structures to ensure that park features are safe, clean, functional, and attractive. Deteriorating conditions will lead to both real and perceived decreases in safety and increase concern from park visitors and the public about park conditions.
- **Park Rules and Regulations** – Evaluate the current rules and regulations of the city’s park system with Conestoga Pines Park in mind, regarding specific prohibitions and enforcement on fishing and swimming, especially with the pollution in the water.
- **Lighting and Call Boxes** – Since public safety is a primary concern, consider using lighting with call boxes in easily reachable locations. Structures with a light and a call box along pathways or meet up type locations may provide additional assurance of safety and ability to summon help.

OPERATIONS & MANAGEMENT STRATEGIC PLAN

Developing a park maintenance management program requires careful attention and knowledge of a park system’s specific needs and requirements for improving overall safety, functionality, and appearance. Making sweeping changes to a park’s operation is a daunting task. Park systems of all sizes rightly consider the hassle and risk of failure to be great. Nevertheless, the increasingly important role of parks in health, wellness, the economy and dealing with climate change means that no city or park organization can risk the well-being of the community with parks that are not safe or clean. It is important to recognize that this plan builds upon the success of what is already working so well in the City of Lancaster and the Lancaster Recreation Commission. Not everything can be achieved at once. Small successes spur more success. A lot is going on with parks, recreation, trails, forestry and planning now. Prioritizing projects and establishing an annual work program will help to keep things on track.

The recommendations for the Conestoga Pines Park Operations and Management Plan are strategic, presenting a course of action that will facilitate establishing this park as Lancaster’s signature linear trail park - a beautiful, safe, clean, and functional community hub for all. Funds

used to optimize Conestoga Pines Park are an investment not a cost. These investments will yield significant economic, environmental, social, health, and community benefits.

Recommendations

Based upon the analysis of the current operation and management, budget, financial support, and substantial public engagement, the following recommendations provide a strategic approach to operating and managing Conestoga Pines Park. The Operations and Management Strategy will have five focus areas: Visitor Experience, Natural Resource Management, Facility Management, Partnerships, and Work Force Development.

Visitor Experience

- Continue existing successful programs. Ensure that the pool remains operable until the recommendations for a new pool from the PROS Plan are carried out.
- Develop an Environmental Education program. Include nature-oriented programs for all ages, especially families.
- Consider creating a “how to” or “first experience” camping program requiring permits for groups such as scouts close to home.
- Expand programming for adults in the park.
- Develop a promotional program to increase public awareness about Conestoga Pines Park, facilities, programs, trails, and river access. Establish roles and responsibilities for this. Consider expansion of marketing by Lancaster Rec to include park promotion.
- Work with the Red Rose Transit Authority to improve service to Conestoga Pines Park.
- Explore a Park Friends group for Conestoga Pines. Use that group as a spur to establish a volunteer program in the park.
- Work with the design team to transform the barn into a year-round facility. Develop a management impact statement showing increased revenues to offset costs.
- Conduct ongoing outreach to park visitors for park and program input and suggestions.

Natural Resource Management

- Work with the USFS grant to focus on Conestoga Pines Park woods as a major initiative. Deferred management due to limited resources will require a big lift to stabilize the trees/forest optimally. If the forest can be restored over time to its desired condition, maintenance will be easier, and costs will decrease.
- Work with DEP on managing the park to protect visitors from water pollution. Pair this with design recommendations regarding the pollution of the tributary.
- Decrease mowing through the establishment of meadows. Include public education and signage to generate support for this transition.

Facility Management

- Establish Park facility quality standards using this plan as a guide.
- Work with the software vendor to make sure the program meets park manager and staff needs and useability.
- Work toward the development of a formal written maintenance management program.
- Develop a workload cost tracking system to document and generate information for planning, budgeting, allocation of resources, staffing, volunteerism, policy formulation and other functions supported by data in real time.
- Use facility management information and feedback from park users to make the case for supporting Conestoga Pines Park.
- Do the minimal required maintenance management on the pool to keep it safe, healthy, and pleasant for pool users and staff while plans are underway for a future pool.
- Participate in all park planning and design projects to provide the maintenance management perspective and strive to make the plans work long term for maintenance.
- Ensure that energy used in the park will be consistent with City goals on climate action and sustainability.

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- Hold an equipment field session with major equipment vendors. Use this to inform the City about equipment procurement to be supported by the vendor with technology to identify equipment issues and the training necessary for the equipment over its useful life. That means training and monitoring of equipment over its life, not just at the time of sale. Develop a seven-year equipment replacement program based on hours of use and value in terms of repairs, potential sale, and replacement.
- Seek an offsite storage facility nearby.
- Work closely with the PROS Planning team on the pool assessment and developing recommendations for a new pool. Minimize improvements to the existing pool to keep it running safely and with good public service. Develop a transition action plan for the City's pool system. Ensure that the pool in Conestoga Pines Park operates until a replacement is available, including the development of a water play feature in the park to support the Lancaster Rec's summer recreation program.
- Prepare for the procurement, installation, and training regarding the new park maintenance management software program. Use Conestoga Pines Park as a pilot project. Develop Park quality standards for the park. Focus on the maintenance hubs of the pool, the barn, the forest, grounds, and river access/fishing area. This will be the foundation for the park maintenance management program.
- Adopt key performance indicators based on unit costs and FTE/maintained acre as tracked in the corresponding Excel maintenance tracker.
- Consider alternative scheduling to the current Monday to Friday 7:00 am - 3:30 pm so that staff are on hand when visitors are using facilities.
- Develop pricing, gift and naming policies for Conestoga Pines Park with consideration of the park system as a whole.

Partnerships

- Lancaster is a model city in terms of partnerships. The highest level of collaboration has been evident throughout this planning process. To carry out the recommendations of numerous plans, this collaborative approach is necessary.
- Celebrate the partnership with Lancaster Rec. It is important to nurture successful relationships to ensure their continuation – in this case for the next 100 years.

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- Continue to operate with careful consideration of all new partnerships. Conduct a Strengths, Challenges, and Opportunities analysis to be sure that the partnership can fulfill city expectations.
- Strive to develop a Park Volunteerism Program and perhaps a Park Conservancy.

Workforce Development

- Review existing staffing levels and augment current service levels with appropriate seasonal and part-time labor. Additionally, review the staff time allocation located in the new software program for park maintenance annually to validate and adjust current Frequency Levels based on staffing needs and/or budget constraints.
- Elevate existing frequency levels for natural resources and nature trails management as the park is revitalized. National and local trends suggest these areas will continue to be critical community needs/desires for the foreseeable future.
- Recruit and hire staff consistent with changing system needs and natural resource and programming trends.
- Allocated 1-2% of the operating budget for training. Provide training in both technical aspects of maintenance as well as positive skills in public image and customer service. Ensure that all team members understand and can articulate the mission, vision, goals of the Bureau of Parks and Public Property as well as the benefits of parks and recreation so that they can serve as advocates.
- Develop a strategy to provide feedback to employees beyond a traditional annual evaluation. Catch them doing many right things and let them know their accomplishments! Tailor this to the needs and interests of the various generational characteristics of the workers.

Park Budget

Table 7. Proposed Budget for Parks and Recreation

Forest restoration preceding regular maintenance as recommended in Trees for Lancaster, a onetime expense to be followed with operating budget for maintenance	\$400,00
Operating Expenditures	
Park Maintenance Operations at \$5,000/acre	\$213,500
Lancaster Recreation Programs and Pool	\$300,000
Supplies, Materials, Promotion at \$6/per staff hour	\$48,000
Training	\$18,000
	\$12,000
	\$591,500.00
Capital Equipment	
Major Equipment Purchase: Gator, Trucks, and Minor Equipment such as chain saws and other tools such as tablets	\$300,000 – 400,000
Revenues – Goals reflect city support and outside revenues consistent with benchmark findings	

... should be offered at the park.

Music programs

SURVIVAL
SKILLS
OR
CAMP

Rail Trail
w/ active
transport

Trail
Maintenance

A

APPENDICES

APPENDIX A: COMMUNITY OUTREACH

INTRODUCTION

Our approach to community engagement was an open and inclusive process. A series of interactive tools, work sessions, and opportunities for communication were provided to understand the community's desires for redevelopment and expansion of the services offered at the park.

PUBLIC PARTICIPATION

Public participation was a major influential component in shaping the Park Master Plan. Public participation is important because:

1. Neighbors of the park, City and adjacent Township residents, municipal representatives, user groups, and community leaders understand and contribute valuable information to the development of the Park Master Plan.

2. The public participation process provides a forum in which concerns and ideas can be identified and addressed.
3. Allows for public education and awareness of park resources and intrinsic benefits.
4. Stewardship and trust are established through community interaction and involvement in the planning process.

Public input was gathered by working with the Master Plan Study Committee (MPSC), completing key person interviews, conducting focus group meetings, pop up meeting, and conducting public meetings to gather information on specific interests and concerns regarding redevelopment of the park.

The input from the public participation process was utilized by the MPSC to develop the park vision that served to guide development of the master plan and implementation recommendations.

Master Plan Study Committee (MPSC)

A MPSC was formed to help guide the master planning process and to work with the design team in developing the Master Plan. The MPSC met five times during the planning process. The first meeting was conducted on August 12th, 2021.

Committee members highlighted the importance of understanding Conestoga Pines and Walnut Street Fishing Area as a regional park rather than just a local one and providing connections to planned and existing initiatives such as the Lancaster Heritage Pathway. As such, they believed in reaching as diverse a base as possible when planning the park, conducting key person interviews, and holding local focus groups. There was concern regarding how the location of the park affects park usage, and about declining ecosystem health of the Conestoga River, its tributaries, and forest stands on site.

The committee believed that Lancaster Recreation could expand its role in program and activity planning within the park, specifically mentioning the summer camp programs centered around the pool and saw the existing barn-turned-recreation center as a focal point in that plan. Overall goals aimed to make the park more inviting and providing more diversity in park uses and programs.

Key Person Interviews

The consulting team conducted a series of key person interviews to obtain input regarding the renovations and expansion of the park. Information was gathered regarding historical and current information about the property, potential park uses and facilities, recreation trends, and immediate and long-term needs for recreation opportunities within the area. Key person interviews were conducted with members of the community who have an interest and/or insight into the recreation needs of the area as defined by the PSC. Interviews were conducted by telephone and included neighbors, the city arborist and urban forester, BMX and mountain biking groups, the deputy director of utilities, the East Lampeter Township Manager, recreation employees, maintenance personnel, representatives from Lancaster County Parks, pool users, the Conestoga River Club, and the Lancaster Canoe Club. The major general findings from the key person interviews can be summarized as:

1. There are safety concerns associated with the existing portages, location of potential facilities and trails through and adjacent to the Water Works facility.
2. There are illegal activities happening at the Walnut Street Fishing Area parking lot.
3. Without transportation this park is inaccessible.

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4. Lots of great habitats at the park that could be enhanced.
5. The Walnut Street Fishing Area name does not reflect all the park activities that can and should occur there. The wetland area should be designed as a loop trail and not simply an out and back trail.
6. The site is a very quaint and peaceful respite for area residents.
7. The park has been used for cross-country skiing.
8. The woodland conditions are fair, though declining due to invasive pressure. The master plan should include a vegetation management plan (VGM) that accounts for reactive and proactive measures to restore sustainable woodland health.
9. Local bird counts have identified over 130 species.
10. There is only a fraction of the original trees left and the felling of trees is a primary concern.
11. There are two different parks. A vibrant place when it's programmed and a dead place when it is not.
12. The pool has a very diverse user base attracting users from the surrounding area.

The following selected quotes from the key person interviews convey the various opinions and perspectives regarding the existing park and planning for renovations and expansion.

This summer camps location is the only one outdoors. A shuttle should be provided between camps so that all kids could have this experience.

I don't understand this park, it's a long driveway with a pool hidden at the end.

There used to be an authorized BMX course in the park that the city removed years ago.

Mountain bikers are like ATV riders, they go where they want and ruin it for themselves.

The river belongs to the people.

This area has been a safety nuisance for boaters for years... portage is terrible.

The vision should be a healthy and natural vegetative riverbank with minimal development to provide access.

The barn must be upgraded for year-round use.

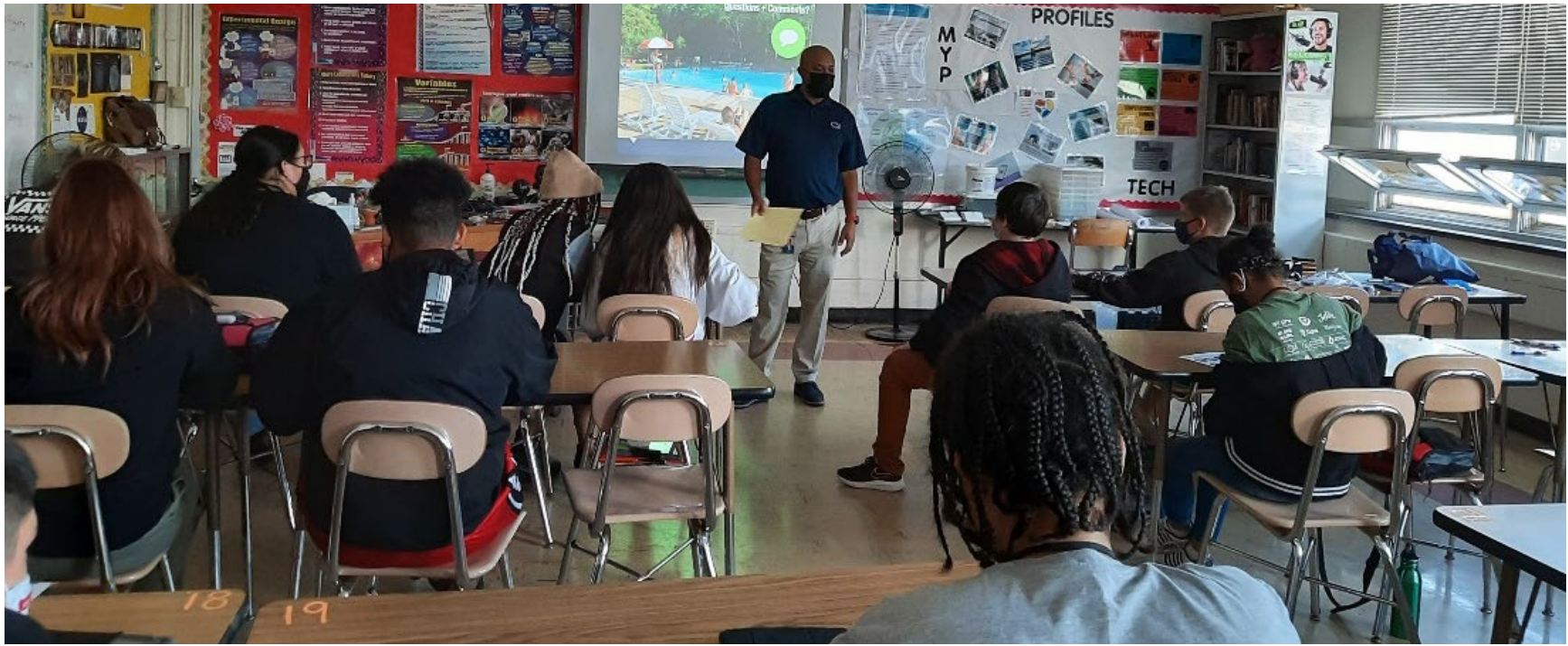
Most people are unaware of the history of the CCC camps in Lancaster which should be highlighted.

Although other more direct and potentially viable routes may be developed, the planned Oak Grove to Pitney Road route could become a secondary loop and the Township would still be interested in pursuing that.

Most of the city kids experiences with nature are accidental.

This could be a jewel of a park if pedestrian connections were available for City residents.

The park is used by the City as a junk yard.



Pop Up Meeting

On November 11th, 2021, the Lancaster Recreation Commission held a Holiday Harvest festival at the park. Adjacent neighbors, residents of the city, and park visitors came to play games and provide feedback on the park via pre-defined exercises.

Student Focus Group Workshop

A focus group meeting with seventh and eighth grade students from Wheatland Middle School was completed on October 14th, 2021.

The result of the student focus group meeting indicated that students preferred colorful, engaging, and challenging playground equipment compared to manufactured or natural play elements. Improvements to the pool, basketball courts, and trails were also important to the students. Maintaining and improving access to the park and making it feel more friendly and accessible was repeatedly brought up.

Group 3

What is missing from this park that we should add?

1. grilling areas.
2. More benches.
3. A Better area for young ones

Why? 1. People wanna cook their own food.
2. So more people can sit down.
It's a little pool and little kids dont
wanna be the the whole time because its boring

What do we need to make better?

1. New basketball court.
2. _____
3. _____

Why? "because its cracking and the hoops
need to be repaired

Group Brian Ochow-Perez, Diemel Gerard, Justice m Rojas
4

What is missing from this park that we should add?

1. there missing a water slide
2. Skate Park
3. a merry go round

Why? the better we can make it the funner it
and be better for other people

What do we need to make better?

1. lights in the pool
2. Rock Climing
3. more life guards for the kids

Why? for they can go in night time for there
lights and more life guards

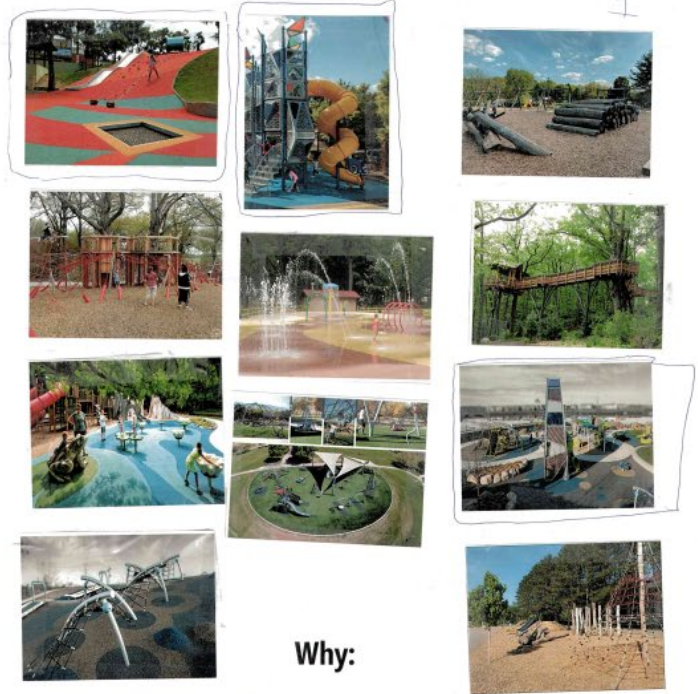
Master Plan for Conestoga Pines Park & Walnut Street Fishing Area

Group

Playgrounds you would like to play on the most:

Group #1

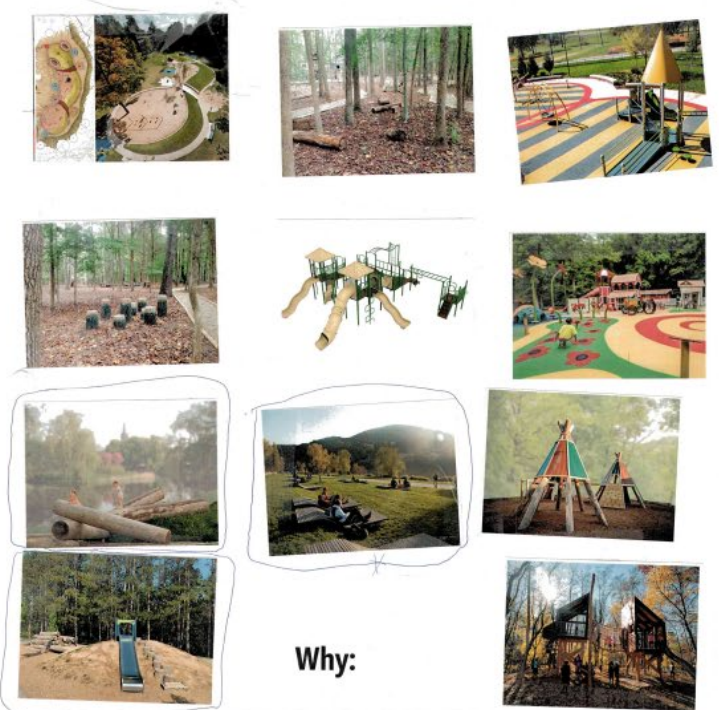
1



Why:

Because we got to see our top 3 playgrounds
we have fun and enjoy

Playgrounds you are least likely to play on:



Why:

We didn't like some of these because they were not thrilling enough. Also, if they were basic or small, we disliked them.

Group 2

Master Plan for Conestoga Pines Park & Walnut Street Fishing Area

Playgrounds you would like to play on the most:



Reminds us of Spitterman
Sparks Creativity



Used natural resources



Diverse



Wheelchair accessible
Colorful



Unique



Creative



Modern
Why:

Colorful, Fun, Creative, Unique, Diverse.

Playgrounds you are least likely to play on:



Boring



Not obviously creative



basic



Just tree stumps



Like every other playground

Why:

less creative, Bland, looks like every other park.

Master Plan for Conestoga Pines Park & Walnut Street Fishing Area

Playgrounds you would like to play on the most:

Group 3



Why:

They are colorful, and have many things to do and keep you entertained and they catch my attention.

Playgrounds you are least likely to play on:



Why:

Because they don't have enough things to do and they don't look fun enough for little kids.

Master Plan for Conestoga Pines Park & Walnut Street Fishing Area

Playgrounds you would like to play on the most: *4*



Why:

*There's more activities to do here and there are
nature in these parks. Also more things to play.*

Playgrounds you are least likely to play on:



Why:

There's not much to do at these parks.

Neighborhood Focus Group

A neighborhood listening session was held on May 16th, 2022, at the Recreation Building within the park. Neighbors were able to provide some general history of the park, individual concerns, thoughts on potential development, and any ideas they may have for the park. In general, neighbors were concerned with the felling of trees and how current declines in the canopy may affect the Conestoga River. Additional concern was given to dumping in the park and the remediation and improvement of trails. Emphasis was also placed on the pool, its declining state, and a desire to see improvements and/or remediation efforts that would keep the pool affordable.

Focus group meetings with DEP and the Conestoga River club were not able to be scheduled but were completed as additional phone interviews.

Lancaster Engage

All public meeting flyers, hand-outs, and other relevant materials were provided in both English and Spanish. JMT and the City of Lancaster additionally provided translators at all public meetings to ensure equal access for all. The ability to engage, regardless of language barrier, was seen as a core principle throughout the engagement process.

Lancaster Engage, an online communications platform created and provided by the City of Lancaster, was used to further inform the planning process and organization of meetings and events. At the end of the design process, the master plan design was placed on Lancaster Engage alongside a survey where residents and stakeholders could provide final commentary. The project was overwhelmingly positively received.

Community Input Survey

The City of Lancaster conducted a public opinion survey about Conestoga Pine Park between January of 2022 and May of 2022. Responses included 379 in English and nine (9) in Spanish for a total of 388 responses. Most of the survey respondents were park users as expected.

In the English version of the survey, 77% of the respondents live in the city, mostly in the northern area. About half have lived in the city or were lifelong residents. About 20% were residents living here less than five years. A typical respondent was middle-aged, white, and female. A few (3) responses came from those under 20 or over 65 (37).

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

In the Spanish version, most have lived in the city from 6-10 years mainly in the southeast were female age 35-44. It is important to note two points: that many Hispanic people tend to respond to surveys in English not Spanish and that survey responses from the Hispanic community are generally low. In the English version, 24 responses were from those who identify as Hispanic. While the response appears to be low, generating feedback from 32 members of the Hispanic community is informative and can lead to further work with this important part of the Lancaster community.

Overall, Conestoga Pines Park is important to the survey respondents. About 63% of the survey respondents stated that the park is important or very important to the quality of life in their community. Less than 2% of the respondents did not state that the park is important. On a personal level, 65% of survey respondents stated that improving the park was important to them while only 2% of respondents did not. Of those who stated that the park is important to the quality of life in the City, about 26% said it is important even though they do not use it.

Most respondents (70%) use the park. The COVID-19 national public health pandemic resulted in increased use of the park. While 27% of the respondents said that nothing keeps them from using the park, the chief blocks to park use were that there's nothing to do there except the pool and they don't know what there is to do there. About 22% said that the park is too far from the city or not accessible. Safety and maintenance are not issues for the respondents with only 11% saying they don't feel safe there or have concern about park cleanliness. Since most of the respondents were park users, the topic of safety, distance from the city and accessibility warrant further study in the community. Only 10 respondents stated that they did not like the park!

1. Top three reasons that bring respondents to Conestoga Pines Park:

- Use the pool
- Connect with nature
- Use the trails

2. Most important improvements:

- Improve the trail connections to the park
- Add restrooms
- Create better access to the river

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

3. Pool Preferences

- 50%: repair, improve, and update the existing pool
- 9%: build a new pool new center city
- 8%: make basic repairs
- 6%: close the pool if repairs cost too much

4. Most preferred programs:

- Nature
- Special Events
- Health and Fitness
- Camps and Clinics

The top three groups most in need of programs are children ages 5-12, families, and teens.

5. Respondents indicated that they'd like to see more trash cans, a dog park, signage, more information about the park, and programs.

6. The respondents indicated how they'd spend \$100, on average, for the following purposes in the park:

Pool Improvements	\$17.71
Trail Improvements	\$14.79
River Access	\$13.47
Landscape Restoration	\$9.88
Park Amenities	\$9.75
Safety	\$8.42
Programs and Activities	\$7.67
Signage and Information	\$4.98

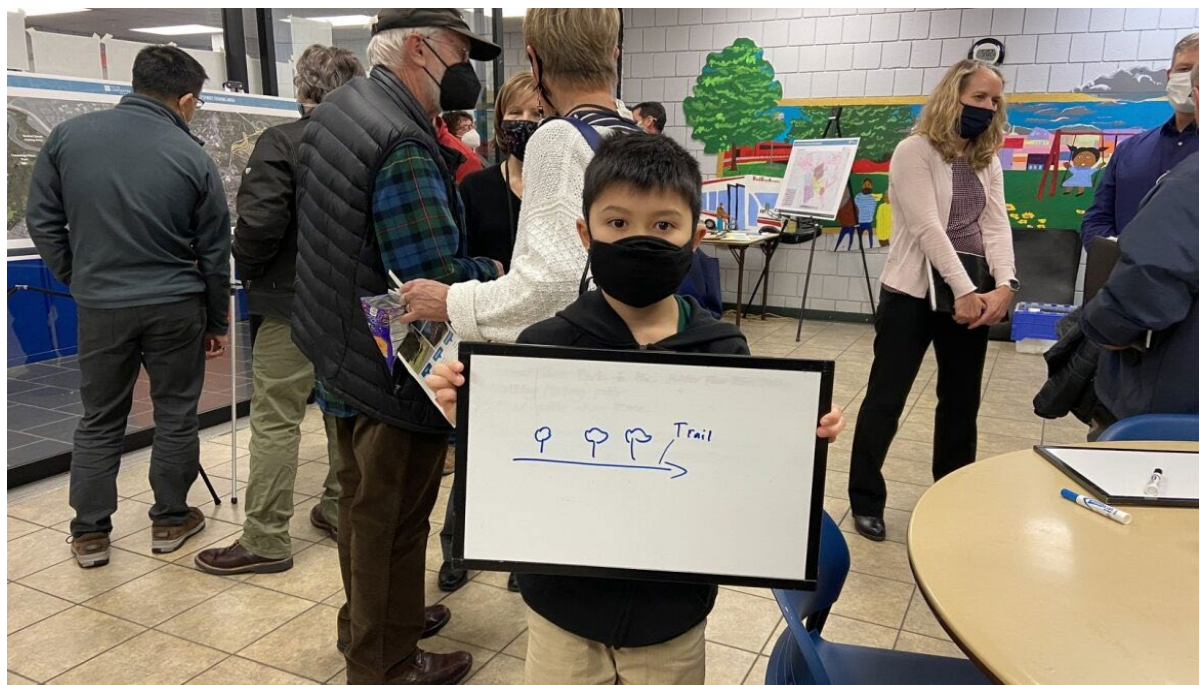
See Appendix B for complete survey results.

Community Meeting 1

The first public meeting was hosted by the Lancaster Recreation Commission on December 2nd, 2021, and was attended by 40 people.

As part of the initial public meeting, a visual preference survey (VPS) was conducted to allow the community the opportunity to express their thoughts regarding general park design aesthetics, facilities, and programming expectations. VPS is an innovative and successful technique that enables citizens to evaluate physical images of natural and built environments. The process involves asking participants to view and evaluate a wide variety of slides depicting park amenities, recreation facilities, structures, landscapes and landscape elements, a aesthetics and amenities. Participants overwhelmingly valued naturalized design options and avoided structures and large structures.

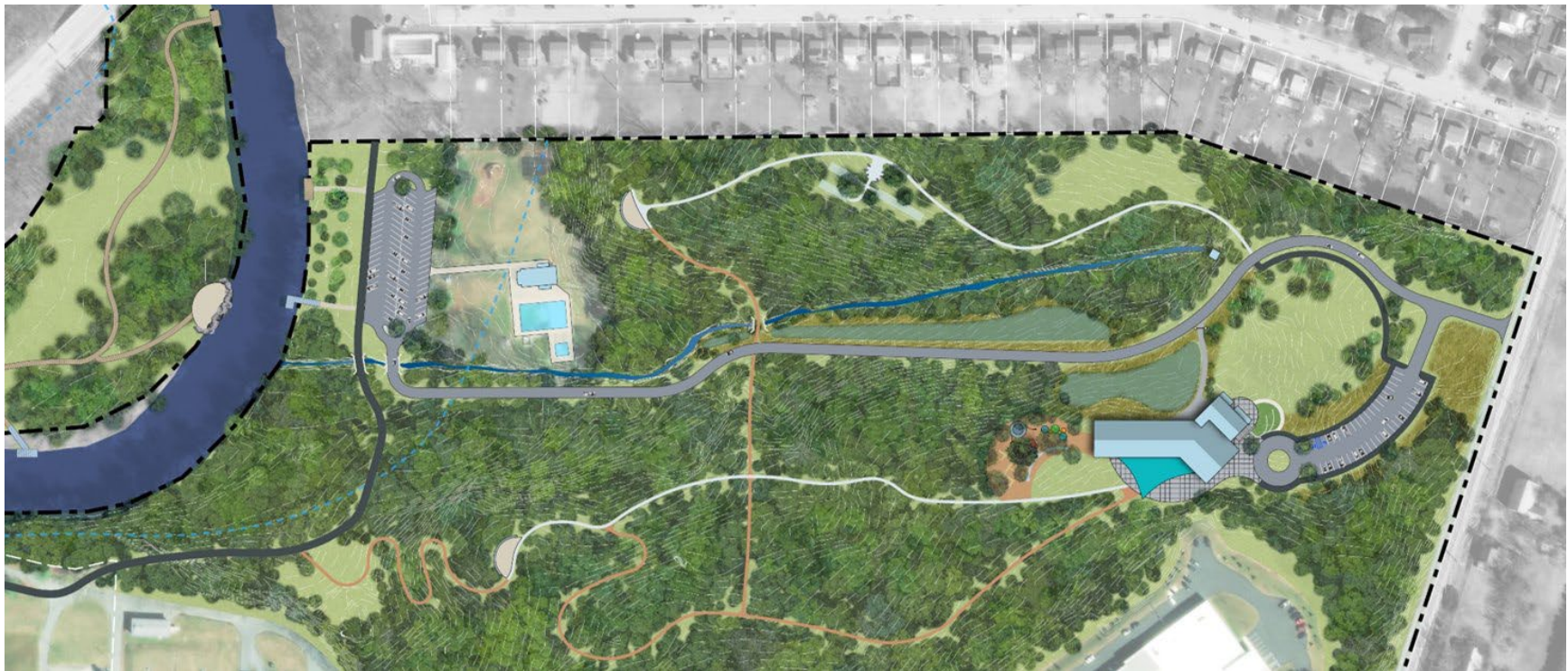
A community was done at the end of the meeting to understand local positions on the park redevelopment and was provided in both Spanish and English. Most responses indicated that they found out about the meeting through Facebook, the Lancaster Engage platform, and friends. Most comments indicated that people wanted to see a focus on the Conestoga River, nature, and the woods. Over 90% of attendees said that the meeting helped them to discuss their thoughts.



Community Meeting 2: Pre-Final Plan Presentation

The second community meeting gave citizens an opportunity to reflect on the final proposed masterplan. There was a positive response to the masterplan, consistent with the Engage Lancaster survey's findings. Concern was raised over the proposed width of the Arthur Murry Parkway and long and short-term use as part of the Lancaster Heritage Pathway. Current plans call for the Lancaster Heritage Pathway to be routed through the park along the Arthur Murry Parkway. Community members questioned if the current configuration and width of the existing parkway could support the increased usage. The City of Lancaster and the design team agreed to re-evaluate the proposed pathway width and provide alternatives for consideration as part of the final recommendations.

See Appendix F: Engage Lancaster Survey Results for comments and regarding the prefinal design presented.



Public comments revealed the following common themes, weaknesses, strengths, and opportunities:

Common Themes:

1. Expand park uses and redevelop facilities with considerations for all age groups.
2. Do not overdevelop the park.
3. Improve tot lot and playground facilities.
4. Connectivity: to nature, to Conestoga River, to facilities, to trails, and beyond.
5. Address inadequate parking needs and access.
6. Pool facilities and infrastructure are aging and in need of upgrades and repairs to meet current codes.
7. There is a need for a phased capital budget that outlines improvements to the park in an orderly, transparent, and responsible manner.
8. Ensure the ecological health of the Conestoga/watershed.
9. There are accessibility issues throughout the park.

APPENDIX B: ONLINE COMMUNITY SURVEY RESULTS

January 2022 to May 2022

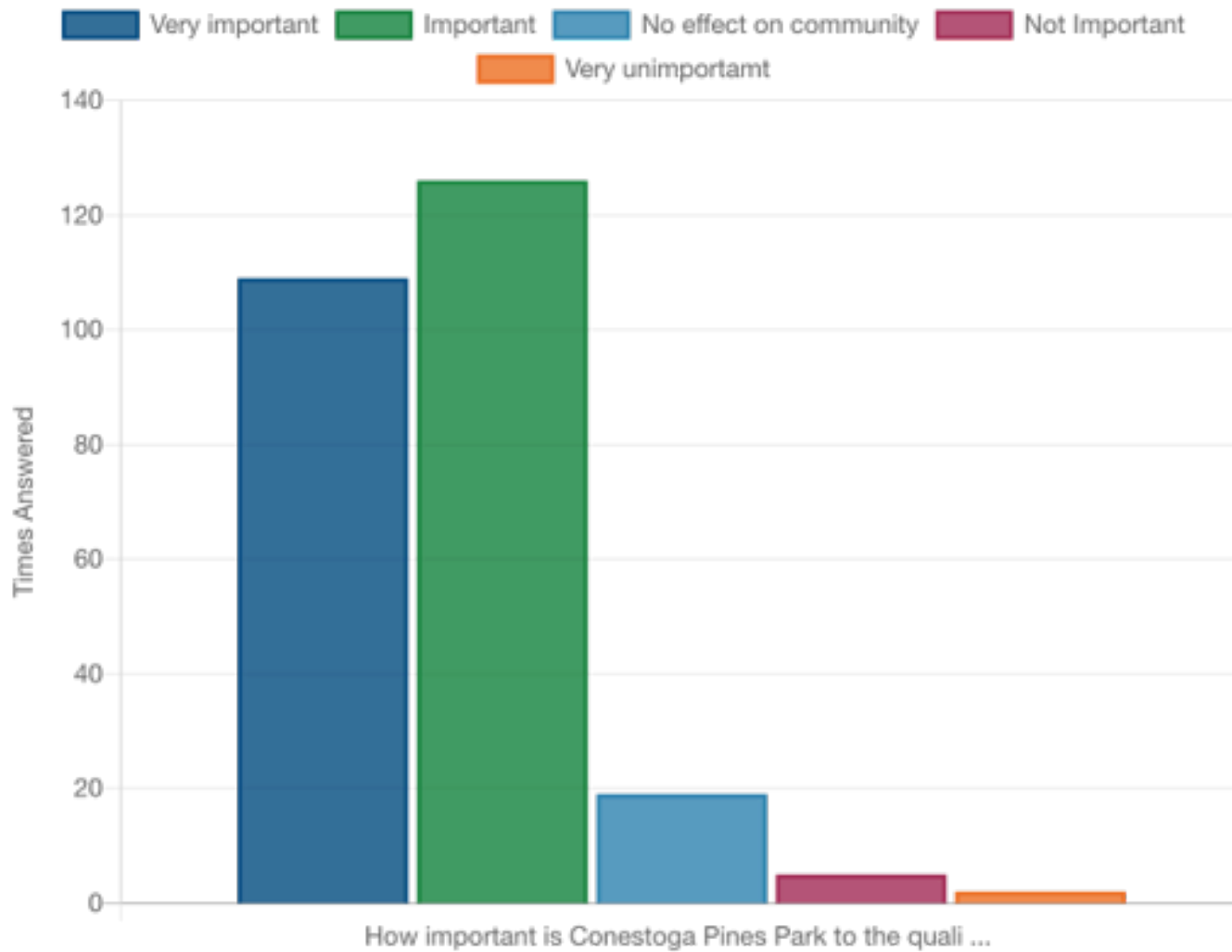
Detailed Responses to the Questions

The following charts present the answers to each question in the survey.

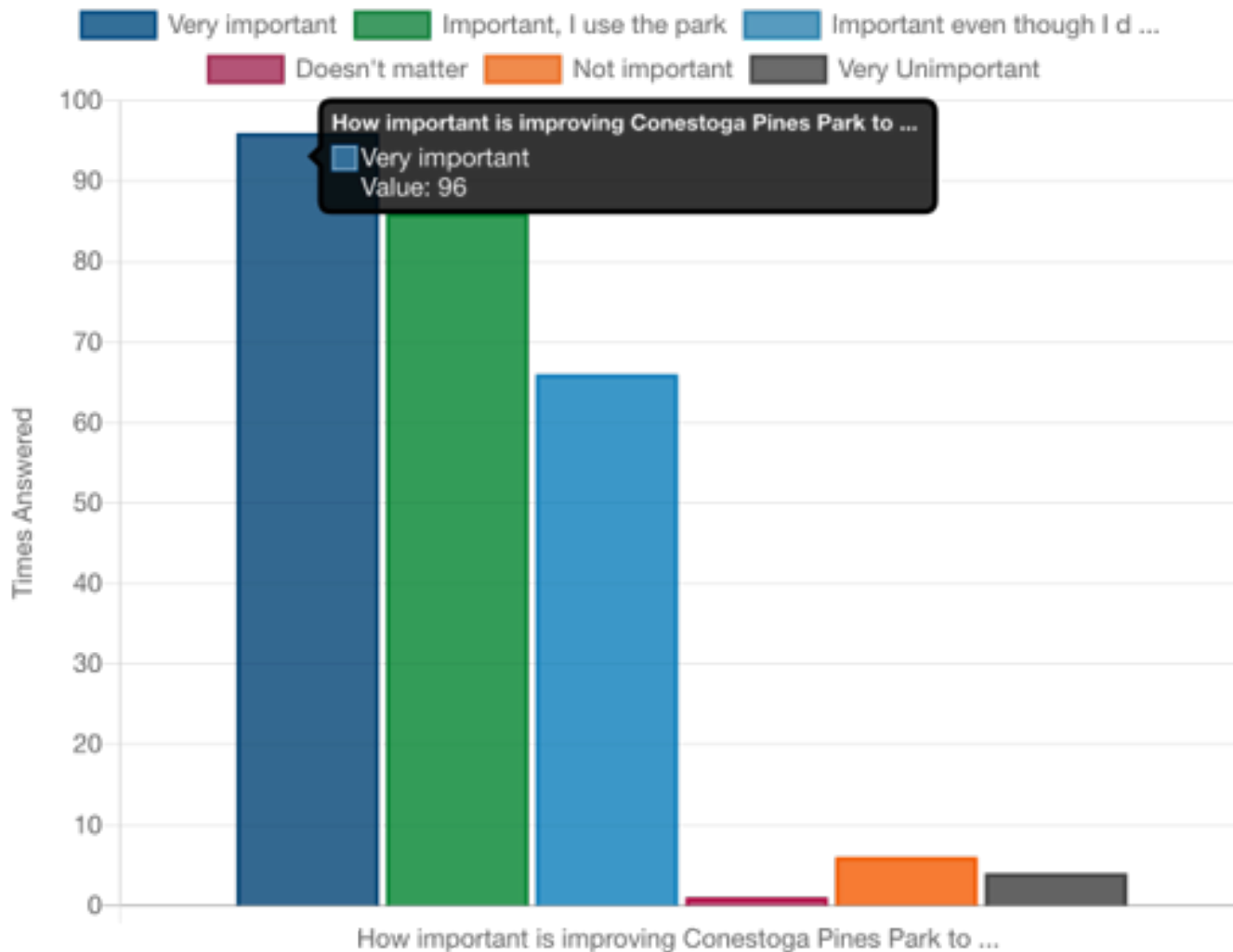
Note:

All comments are as they were submitted, therefore spelling and grammatical errors have not been corrected.

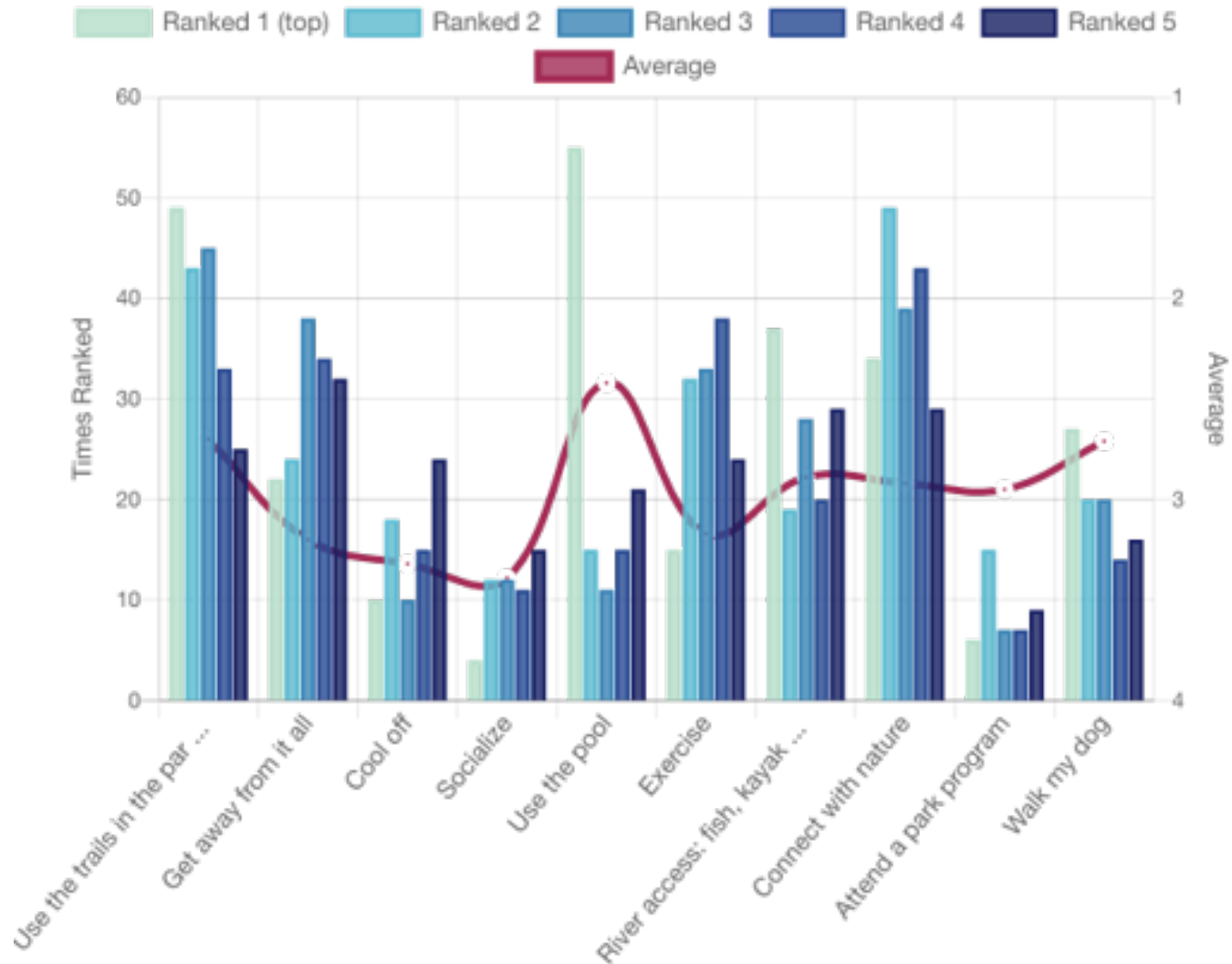
How important is Conestoga Pines Park to the quality of life in our community?



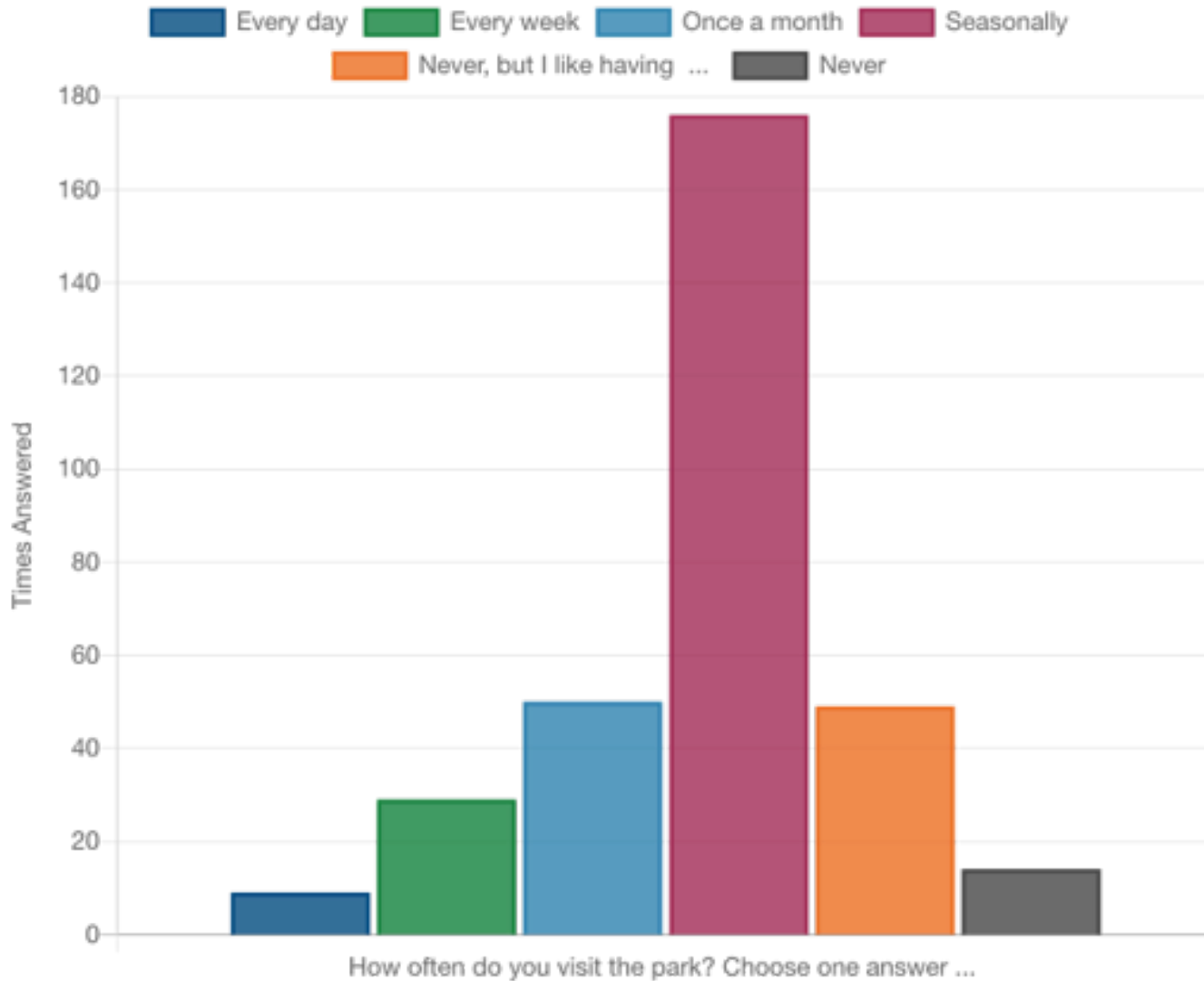
How important is improving Conestoga Pines Park to you?



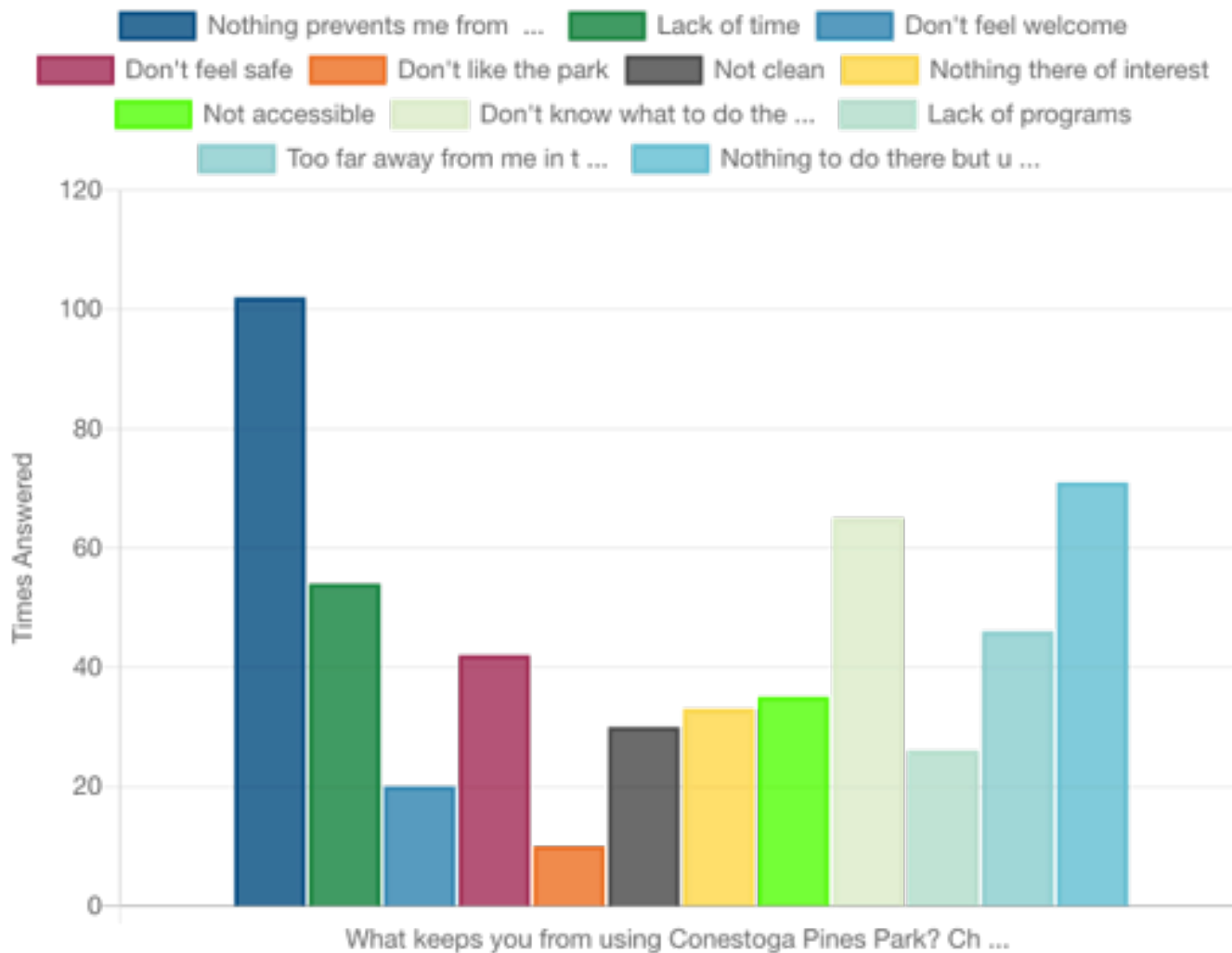
What brings you to Conestoga Pines Park?



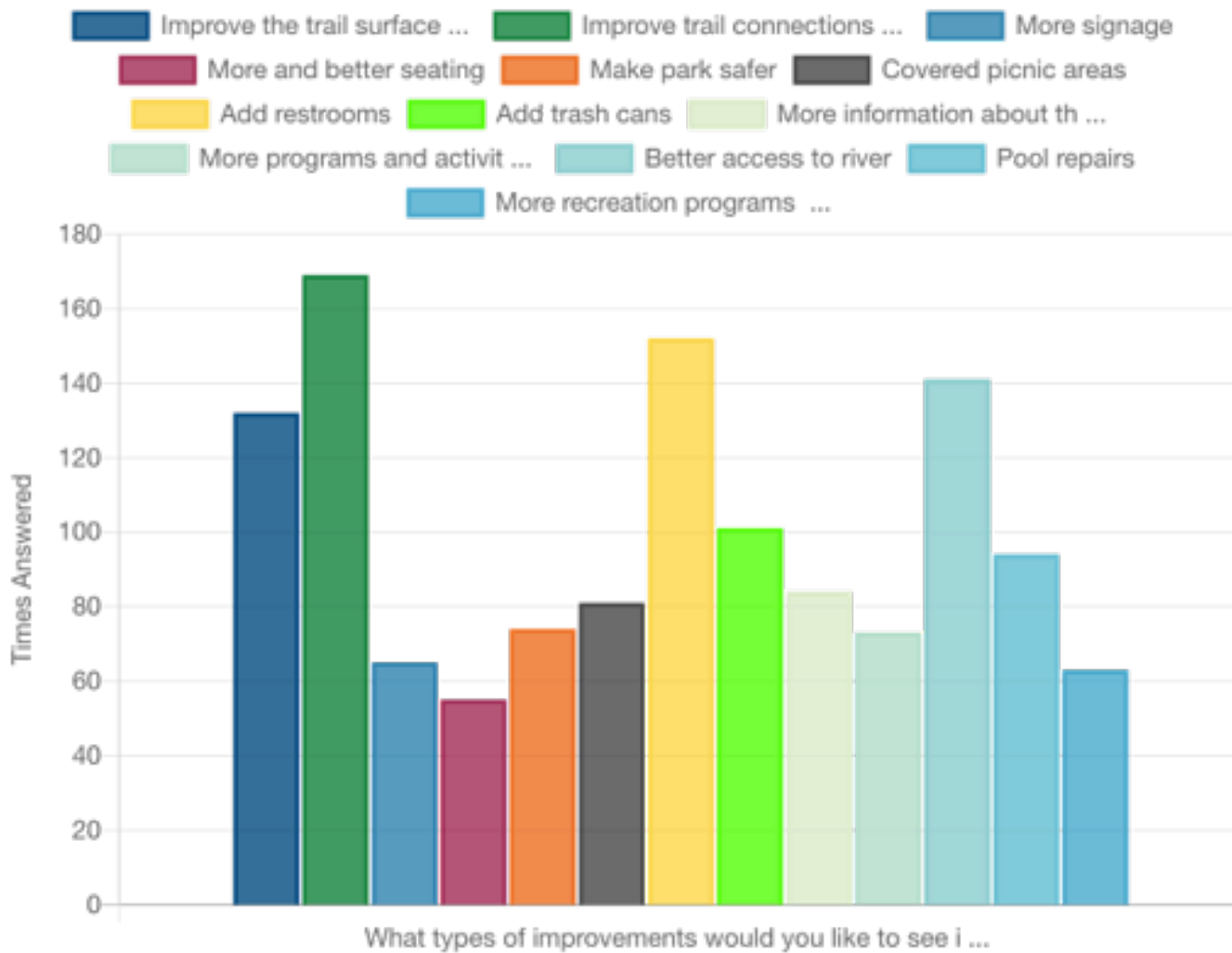
How often do you visit the park? Choose one answer.



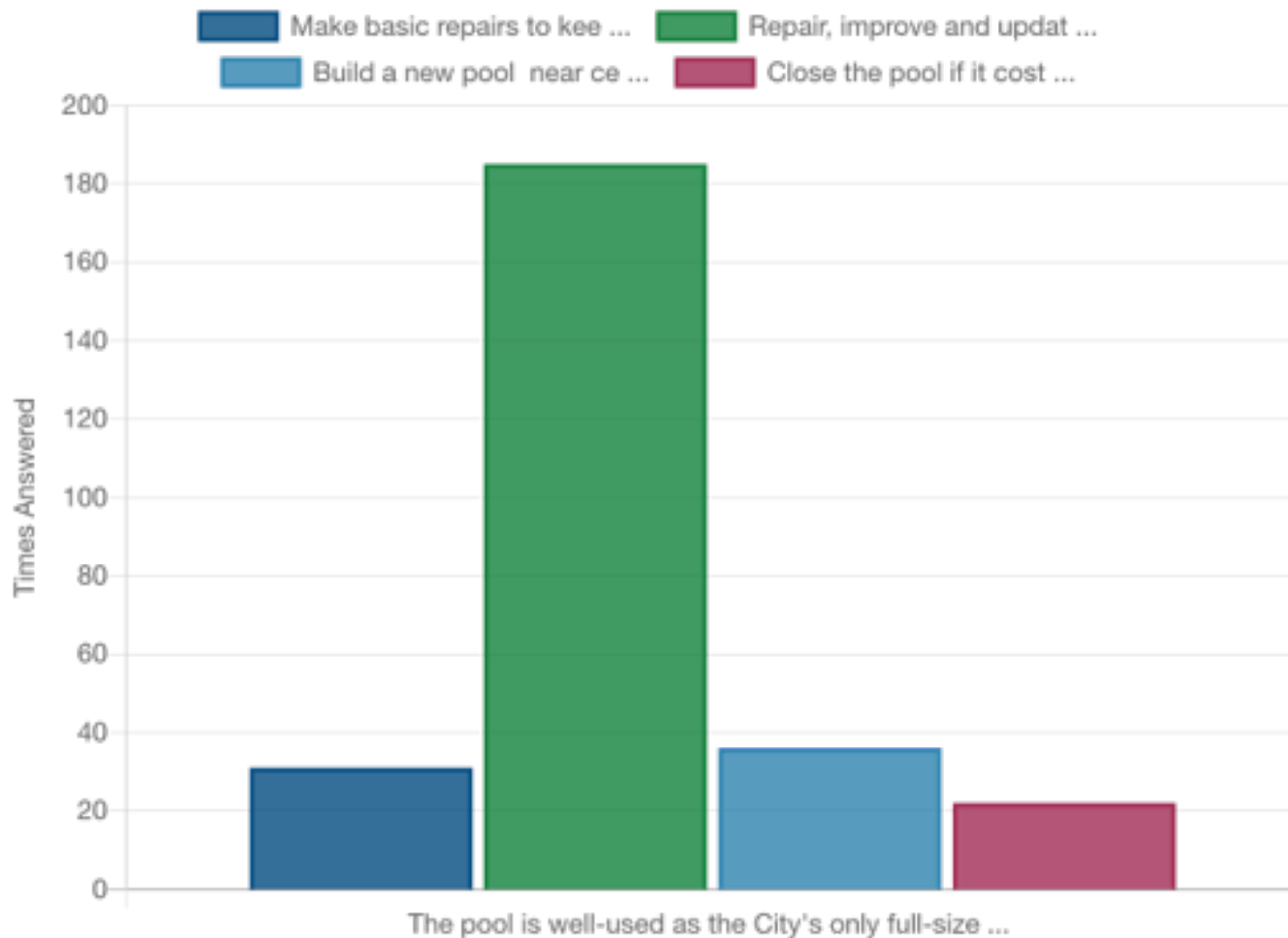
What keeps you from using Conestoga Pines Park? Choose all that apply.



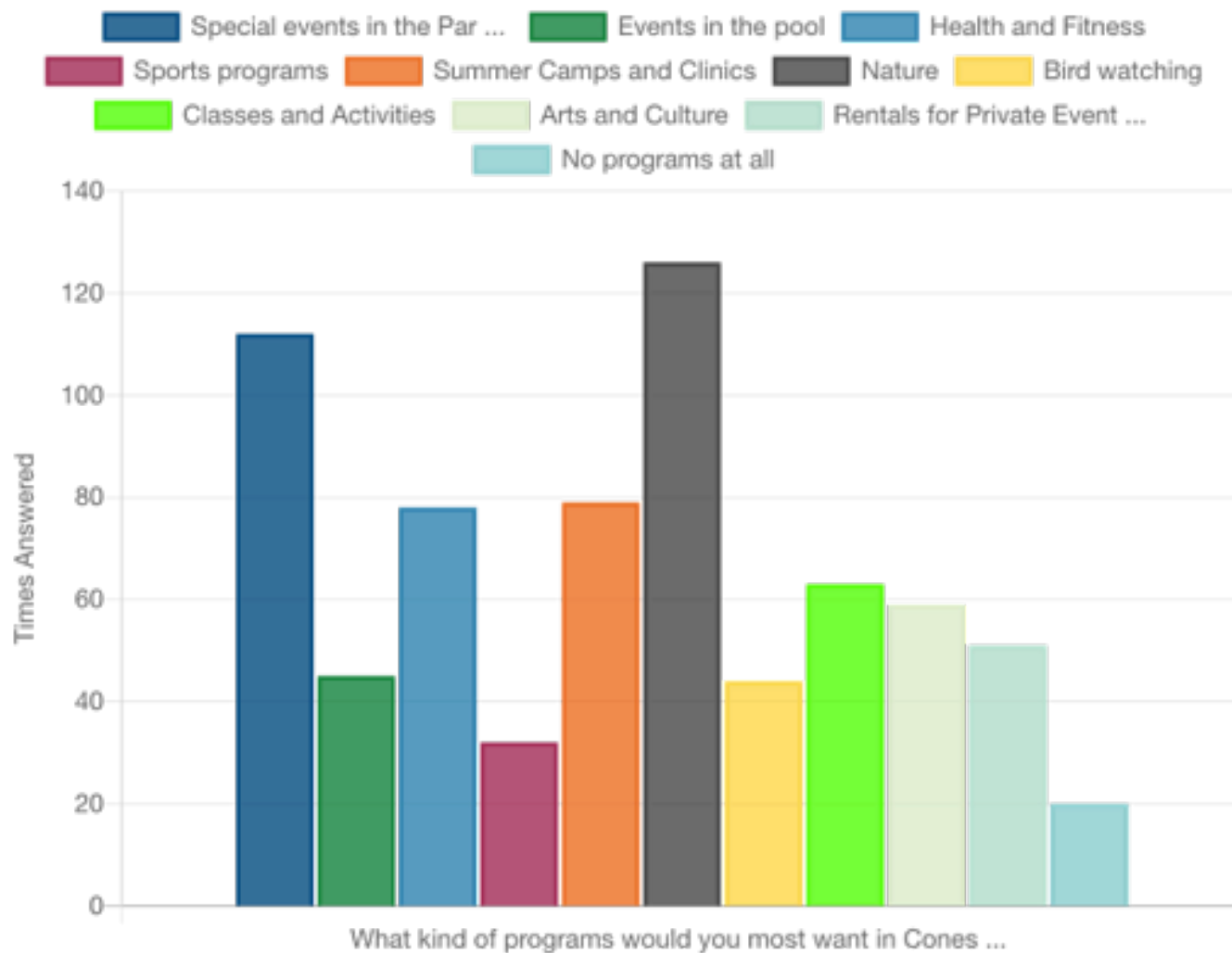
What types of improvements would you like to see in the park? Choose all that apply.



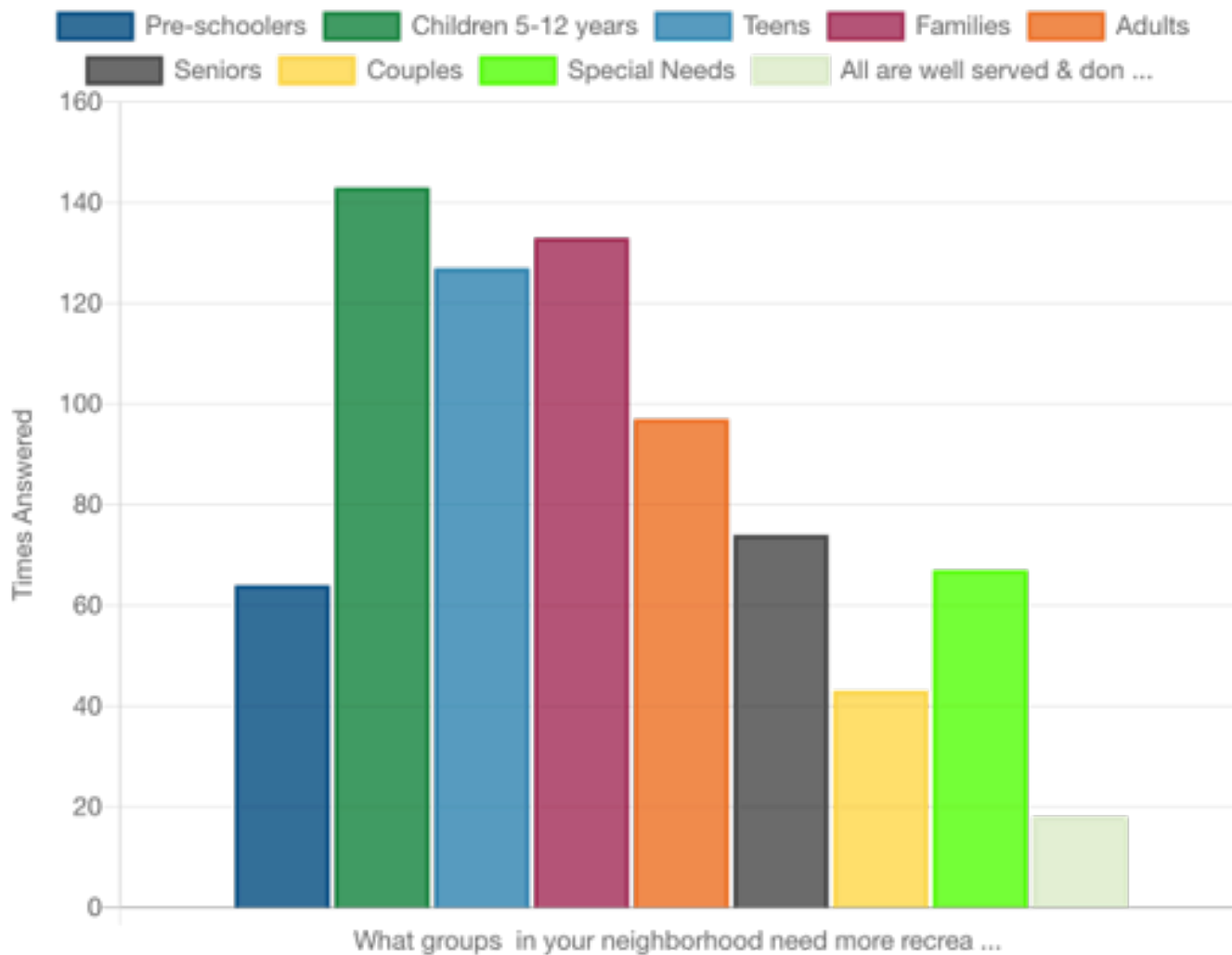
The pool is well-used as the City's only full-size pool. It needs to be repaired and updated. What do you think the City should do about the pool?



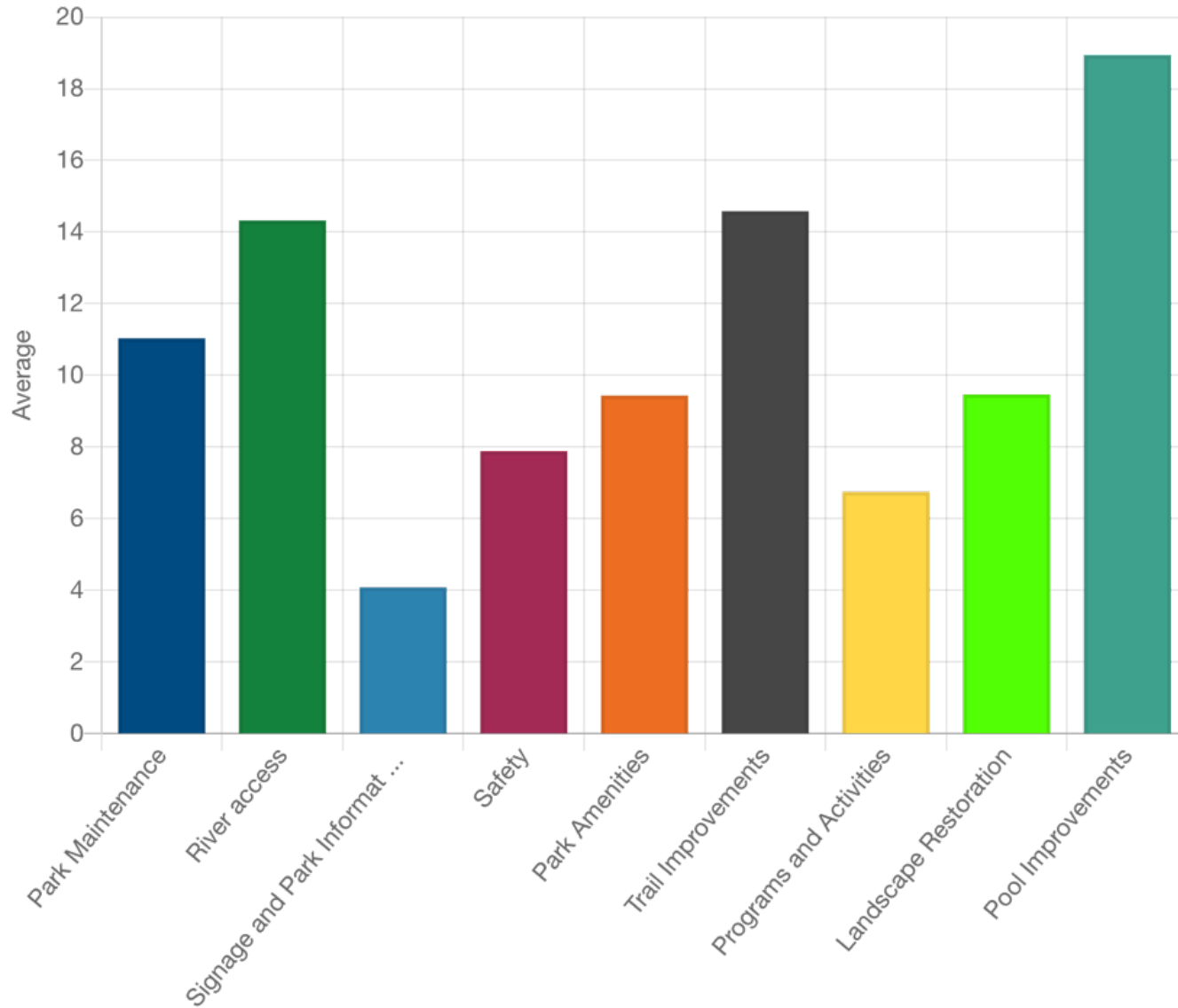
What kind of programs would you most want in Conestoga Pines Park? Choose up to three.



What groups in your neighborhood need more recreational opportunities? Choose all that apply.



Spend Your Money



COMMENTS: WHAT BRINGS YOU TO THE PARK?

1. I wish there was mountain biking there and the trails are super overgrown. I think the park would be awesome for disc golf.
2. A nice walk
3. NA
4. Improve trails, proper drainage to keep dry. Very bad on main road heading to parking behind pool. Add to Conestoga Trail System. When will bridge over river be accessible?
5. Safe and easy access to river. Launch ramp for boaters. Education about danger of dam downstream. Or just get rid of the dam, or at least make portage safer especially for older folks. Talk to Todd Roy who has many good ideas.
6. Upgrade pool. Swimming is a great summer activity. Look at city of Philly with all their pools.
7. Food trucks, pop up beer, wine, spirits tasting nights, yes, I'm sure PLCB will shoot down that idea. But look at beer garden at Kissel Hill. Live music. Parking lot is empty 9 months a year.
8. Would like there to be mountain bike facilities there.
9. Take my kids to swim
10. Kayak and fish
11. Water access
12. River access
13. M
14. Poorly designed survey. Have to select five and have to comment?? Can't get to next area without selecting top?
15. Fish and kayak
16. Take a dip
17. Be outside
18. Dog licenses are theft
19. Great area
20. The existing wall next to the steps could be taken down so that boaters would have a level ground portage. The steps are dangerous without this plan.

Please stop calling this land area a designated fishing area. That is a limited title and does not reflect other use possibilities such as a native plant interior for wildlife forage or a loop trail for walking with others AND does not provide for ADA access!
21. Often put in on the west side of the river
22. Run on the trails
23. For the right price I am there

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

24. Pool
25. Meet friends
26. Kayak
27. N/a
28. Kayak
29. Visit City tree samples
30. It's a valuable resource because it's the only decent public pool close to the city.
31. The Optimist Barn has been a wreck for years. Families could enjoy the park if this could be converted to rental space for family reunions, club meetings, weddings, baby showers, etc. there also needs to be a pavilion there, this would be a great addition to the pool. Lancaster Township has a rental facility at Maple Grove that the lease for a reasonable price. Residents use Lancaster Townships facility.
32. I went to check out Conestoga Pines Park once with my two girls. Basically, I got to the end, saw the playground was locked up behind the pool gate, turned around and left. There were a few what looked like HS students there using it as their "private space", ha-ha. Not ideal for a 2- and 4-year-old.
33. exercise, use the trails, connect with nature.
34. My number one priority for coming to the park.
35. This city would benefit from a "greenway system". We need more paved walking/biking trails.
36. birdwatch
37. parking area is disgusting
38. summer camp for kid's barn must be renovated just the humidity in that barn can get a child sick
39. trails must be maintained and cleaned
40. Estar con la naturaleza tenet Un dia libre de aire fresco
41. I'm a New York City native and growing up there, if I wanted to go for a run, many of the parks provided a running trail and a bike trail. It would be great to have this in the park!
42. Everyone loves a dog friendly park and would be convenient to provide several trash bins when picking after your dog.
43. A great place for gatherings
44. This is probably the most important.
45. This falls into connecting with nature, but also a great form of exercise.
46. Running, hiking
47. Walking
48. Need upgrades

49. Safety

50. Wildlife

51. wish we could find a way to clean up the waterways, I propose putting up nets to collect the trash from the drain pipes to collect it.

52. Love those big trees over there

53. Love the pool!

54. It's a quiet place to get away and just thinkwhile seeing deer and other wildlife.

55. It is largely undisturbed, quiet, and there's quite a variety of wildlife.

56. The roughed in trails or nice for both hiking and running. The uneven surface is ideal for building leg muscles in ways that flat surfaces cannot.

57. I walk my dogs there are three times a day every day.

58. Last time I took a run there it didn't seemlike there was much to go. I pretty much just jogged down to the parking lot and back. It was a little wet and the trail looked overcrowded with vegetation, so I avoided the trail. I think a well keptgravel or paved trail would be ideal for that area. You're not gonna get a solid hike out of there. Something where people could walk or run through a little nature

59. Would be nice to have something entertaining to kids, like basketball Court, playground or fitness stops on trail. The park has a lot of potential for use by more people.

60. Current trails within the park are not well maintained and are overgrown with burn hazel. Would LOVE to see more trails developed for better connectivity, all trails to be marked (currently hard to follow). While this plan is developmed, please mow existing trails on a regular basis to keep the burn hazel away.

WHAT ARE YOUR IDEAS? IS THE PARK MISSING ANYTHING?

61. Fenced in dog park area

62. Dog park

63. A sa regular cyclist that often rides east of the city I would greatly appreciate the ability to ride over the bridge at the water works to access Pintey Rd through the park.

64. Access to the waterworks river bridge.

65. DISC GOLF COURSE

66. Disc golf or mountain biking. Mountain biking does not ruin trails and can actually pat them in better. Disc golf draws many people to a park and isa great thing to have events for to bring the community together.

67. Trails on both ends of the road in the park.

68. Dont want much improvement because that means raising prices and this is the only pool with reasonable pricing

69. I'd really love to see more nature/walking/hiking trails. Maybe find a way to connect with other local trails.

70. Better bicycle connections. Both from Pitney road and to walnut street.

71. A Pedestrian and bike bridge over the river

72. A way to close the road access to vehicles after park closes. Many issues with groups late at night playing extremely loud music. I live in the neighborhood next to park and can always hear the music. I live two streets over and have had to call police on occasions due to excessive noise.

73. A gate at the entrance to stop vehicle traffic when park is closed.

74. Have there been any ideas around adding a disc golf course?

75. Disc golf

76. I really Believe that a Disc Golf course would improve the usability of the park for all ages. At the same time it will help promote healthy activity.

77. adding a disc golf course.

78. It would be nice to have a playground for kids to come and play. There is plenty of open space. My kids would love to walk over and be able to play

79. Playground

80. Mosquito control! The excessive amounts of mosquitos keep people from going.

81. Put in a disc golf course!!!!

82. Put in a disc golf course!!!!

83. Disc golf course

84. The entire pool needs updated, less kids every day to make it more enjoyable for adults too. Hard to take a family there because it is so chaotic.

Add more hiking trails/signage

Easier access to the river

85. Access to river, trail signs

86. I am a local disc golfer and ambassador to the local disc golf family. I have designed and installed many "mini" disc golf courses. Conastoga Pines park is prime for mini disc golf course for swimmers and other park goers alike. The cost is low as well as impact to property and and fun it brings is HUGE. I am currently working on a course for Leola Community park to open this spring. If interested contact me.

Linc Morgan
717 669 9576
minigolfer63@gmail.com

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87. 9 hole Mini disc golf course as well as a 9 hole standard disc golf course. It was all but done before but the neighbors stole 11 baskets out of the ground.
88. Pump track for bikes
89. Bike trails, beginner mountain bike trails that could also be used for hiking, trail running
90. Wider, cleared trails!
Exercise programs
Stream cleanup (to remove pollution in water and signs warning of health and safety issues)
91. Nature Education signs.
Exercise Programs for the public.
92. Trails, fitness trail, no drug dealers by river, better pool
93. Nice trails
94. Fix the arboretum better access to the river for fishing.
95. Improve the roadway accessing Conestoga Pines, update the pool and park entrance
96. Covered pavilions and picnic tables near the river
97. Awesome playground
98. Awesome playground
99. Improved walking and biking trails that connect to other side of river. Programs or information sign about historical features, such as a CCC camp being there during the Depression, or the old buildings that were part of the Water Works.
100. Find and eliminate source of pollution of feeder stream that runs parallel to Arthur Morris Drive, seeing the warning signs about keeping out of that water isn't going to encourage people to come there. Bring in programs like Tinkergarden to get kids engaged with nature.
101. More unimproved trails
102. Connecting the park to Lancaster City via bridge should be #1 priority
103. Build the bridge and they will come...
104. Pump track, mountain bike trails / skills areas, look at the work IMBA (International Mountain Biking Association) has done across the country to provide facilities and increase access to all users, age groups and ability levels.
105. - Trail development and river access
- Natural playground
106. Maintaining the walking trails and making sure the park is clean and safe for everyone. I believe putting in a disc golf course would also be a fantastic addition for anyone wanting to play recreationally or even competitively. With a competition ready course it would also attract more people to the park to enjoy everything it had to offer.

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107. I would love to add a quality disc golf course on the park. That would be a huge improvement in my opinion and help support all the other programs. For example having a course for people to play or have tournaments in after a tournament players would go to the pool or enjoy other events happening there. People who normally wouldn't go to that park would have a reason to go and enjoy everything it has to offer.
108. I believe keeping nature nice is important, but also have it where things look ugly & scary then clean up, the last time I was there was to take nature photos & felt like someone was watching me, I went after I dropped our grandson at school in the morning. I didn't feel safe & haven't been back. This was about 5 years ago. I grew up with my family walking to the pool, then brought our children, it's been a long time ago swimming there, but always liked going to the pool & having a picnic.
109. To have this place kept nice & safe. Keep living nature there but get rid of rotten moldy stuff. The last time I was there, there was a lot of trash esp, near the barn.
110. Fix the road
111. The pool is in a flood zone. It would not make sense to spend a lot of money on it in that location. I like the wooded area it's good wildlife habitat.
112. Better river access.
Seating areas near the river.
113. Connections to the river.

It could be more for passive recreation with better marked and maintained trails

114. Better maintenance of overgrown brush. Example: Beautiful sycamore tree in field north of the stream has 100' diameter surrounded by scrub brush & weeds. Cut back scrub & mow closer to trees in the park. Improve trail that runs on north bank of the stream.
115. Fully accessible from the City. Even if from Ops Center, how do you safely bike there from downtown (for a novice)?

I think these questions focus too much on what people think about it now vs what it could be and the connection for a long distance trail.

116. Better woodland management & grounds maintenance. Reference East Lampeter park as an example of excellence in park maintenance. Playgrounds, Party pavilions and restrooms would greatly increase the usage of the park.
117. More playground space for kids to play at. I have a toddler who loves playgrounds but when we drove through the park the only playground area was in the pool area which was not open in the fall to access.
118. A play area outside of the gate for something for the kids to do.
119. It is missing a play area I, like other parks have.
120. A quiet, natural place in the city that's open until 10:00 pm year-round is a jewel! Keeping it quiet and peaceful would be amazing. I'd love to see enough trails to allow plenty of solitary wandering through the woods, along the creek, and in the grassy areas.

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121. A handicap-accessible trail, with an observation area at the riverbank, would be incredible.

The park also clearly seems to need a constructed boat launch, for people's safety and to stop the ongoing and dramatic erosion of the riverbank.

New signage, including signs that clearly indicate that the park is always open until 10pm, would help make sure people feel welcome and know that it's their park to enjoy. The county has too many parks that always close at dusk.

122. It's one of the most beautiful natural spaces in the city, and it's amazing that it's public property. It doesn't need programs or any infrastructure that will encourage loud gatherings. It needs maintenance and to be part of a police patrol route, and that's it. Eliminating the pool from the park would be wonderful.
123. There is a wide open field and tree area on the way in that is great for practicing disc golf. Adding anything disc golf related here, even an ace run or beginner 9 hole course, could see park attendance explode.

Also, as a preservationist, I prefer to see historic buildings preserved. The old homestead across the street is falling into disuse and it breaks my heart. Any move to reclaim that land and the historical buildings at 143 Pitney rd would have my full support.

124. A footbridge over the river.
125. Improving physical access to the river for fishing, kayaking, etc. would be wonderful.
126. Not particularly.
127. This park is the city's only wooded park. It needs to stay that way. I would make improvements to the pool specifically make it bigger. I would create a playground that is special needs and handicap friendly. I would also update the trails to accommodate these groups.
128. This park is the city's only wooded park. It needs to stay that way. I would make improvements to the pool specifically make it bigger. I would create a playground that is special needs and handicap friendly. I would also update the trails to accommodate these groups.
129. I was a camper at Camp Optimist and we too to become a counselor at this summer camp.
130. Better/safer river access for kayakers.
131. The portages to navigate the waterworks and stone rail bridge are unnecessarily complicated and unsafe. This park should be a place that allows you to make a safe and easy portage and continue your journey
132. access to the river and a direct trail to avoid the waterworks
133. How about putting in a disc golf course. There's a very large active DG community that I'm sure could very inexpensively put a course in with volunteers and hole sponsors.
134. ...a Disc Golf course:)
You may be surprised how much a course would be used, and at all times of the year, not just during summer swim months.
135. Really want to make sure our parks are easily accessible by bicycle.
136. Make Conestoga Pines a destination for Canoeers and Kayakers.

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137. just exposure to the community.
138. Canoe and Kayak easy access.
139. Accessible launch facilities, safe portage design for boaters, designated ADA fishing facilities, Conestoga Water Trail informational signage and materials.
140. Canoe and Kayak easy access. Build a new pool and have city swim teams.
141. Lancaster is the land of diminishing greenspace. Our connections to nature are getting squeezed by development. Maintaining native flora green spaces for free public use is of paramount importance.
142. Collaborative conservation education, enhanced recreational opportunities in and on the river, Lancaster-centric history focus and inclusive facilities.
24 hour or extended access to boating and fishing. Hammock friendly fixtures or facilities.
143. Pickle ball courts, ramp/dock for kayak/canoe access.
144. Better access to the creek
145. Connect the river and the park. Educate and excite the public on how to keep both the river and the park clean and safe.
Make the river more accessible along with safety Knowledge about the river. Offer Information and products for people to keep the area clean and safe Like trash cans, bathrooms, dog waste stations etc.
146. Safe accessible ways to enter the water with kayaks and canoes.
147. Kayak launches.
148. Kayak launches
149. Safe, accessible access to and from the gem of the Conestoga.
Safe, improved portage around the dams.
150. At one time there was talk of opening a bridge to cross the river. I would like to see a trail for hiking/biking across the river.
151. See above comment.
152. As a member of the Lancaster Hiking Club, I'd like to be able to hook up a trail through Conestoga Pines Park to the Conestoga Trail, which goes behind the Dart Industries buildings. The trail would also have to go through the waterworks property as well. Currently the trail is out on Pitney Road and it would be nice to get people off the road and into the woods.
153. Boat launch
154. The park should devote a large portion of its open area to serving as a botanical garden, with children's sensory and alternative needs garden. It should incorporate places that encourage creativity, problem solving, and imagination. I think physical activities can result from a more botanical space. I also think that having a small wildlife ambassador zoo might also be beneficial. Something along the lines of Brandywine Zoo in DE. There may be sponsorship through the Assoc of Zoos and Aquariums
155. Contrary to my survey response, I simply did not know the park was there. I live closer to Buchanan Park, so I assume part of the blame. More advertisement of the City's open spaces should be done.
156. a well designed paddle boat launch for both ADA and non-ADA paddle needs

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

157. the park seems dark and gloomy to visitors
the pollution signage at the creek needs more information signage
158. Better river access!
159. Portage around water works.
160. Better/safer walking paths and an updated pool facility would bring our family to the park more often. Also, group canoe programs for teens can be a fun way for them to unplug and plunge in.
161. A fenced in dog park area. More trash cans to prevent trashing the park area and encourage people to clean up after themselves. More picnic tables for families to use at the park when swimming.
162. Definitely need a pedestrian bridge that crosses the river. Either above or below the train tracks, that ties to the existing short trails near Walnut St extension.
Is it possible to put bridge into Dart property?

Crossing the river via the Bridgeport 462 bridge by foot or by bike is hazardous, need a better way to cross it
163. Finish the bike trail from the treatment facility
164. Bridge across the Conestoga, trail underneath train track bridge on east side of river.

Conestoga trail orange blazes enter into Conestoga pines
165. Give people more of a reason to go so they care about it more
166. I don't know
167. Add a connection to Goat-Path trail
168. Space to hang by the river please!
169. Connection to the goat-path trail
170. I haven't been there since I wasn't aware of it, so I don't know what they have to offer.
171. Native tree plantings and meadows to create more habitat and educational opportunities!
172. Better signage. A good and safe way to connect on foot to other parts of the city
173. Better river access
174. Fitness equipment. Calisthenics park
175. Fitness equipment Calisthenics park
176. Some sort of connection to the awesome buildings and history of the former water treatment building
177. No
178. Color, public art

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

179. Programs for kids, families
The rec always did a great job with their fall fest, hayrides
180. Improve/ expand camp programs, including more opportunities on the waterway.
181. Food truck(s), park ranger
182. This place desperately needs a boat ramp. The kayak access point is unofficial, steep, muddy, and dangerous. The park would be perfect as a launch point with some kind of ramp.
183. Boat ramp and well-marked hiking trails.
184. We need high frequency bus routes from the city to the park with bus stops located in safe spaces away from high traffic and easy access to/from the trails. I want to be able to walk the trails and go back on the bus without coming into contact with cars. Protect all trails from cars/traffic as well.
185. Bigger and better dog park.
186. Public transport to park, especially during school breaks. City bike trail leading to park.
187. I honestly didn't know the park existed as I typically don't travel Pitney Rd. In looking at the map I realize that I see it from 23 and have always wondered what that space was.
188. All areas must be made extraordinarily accessible for a diverse access. Accessible playgrounds, accessible fishing and river access, accessible pool, and so forth. This also includes access from neighborhoods to the park.
189. Let people know it actually exists.
190. Knowledge of its existence
191. Invest in the Water Trail and programs that provide access to all residents of the City
192. A safe and easy to use
handicap accessible boat access
193. Boat access ramp
194. Better boat access to the river, Handicap access to the river
195. Guided nature walks
196. Not really!
197. The barn is well-loved by children attending summer camp. It could be used for additional community events and would not need major improvements to do so, more cosmetic.
198. More trash cans would be helpful.
199. I would love to be able to safely bike from the city to the park.
Is the park big enough for a dedicated short bike trail within the park? I have no idea.
More shade and seating is needed at the pool. I like that it is "old school" but it is too basic to draw people there. This makes the County Park pool overcrowded. It would be nice to even out the use of these facilities.
It seems like a great space for activities though it needs branding.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

200. I don't really know enough about this park. That's a problem. We never think to go there or use it. Perhaps there is something unique about this space, its history, or a new amenity that would make it more of a destination for city residents and visitors alike.
201. good rideable/walkable link to existing City/County bike and walking paths
202. The biggest improvement would be to allow bridge access across the Conestoga at the city waterplant to make the area easily reachable for all city residents.
203. Hiking trails with more information about the trails better signage and more welcoming looking entrance
204. connection to the city, trail information
205. I am an elementary art teacher in the Hempfield School District but live in Hamilton Park. I would be happy to volunteer to improve trail conditions or help organize events.
- If the pool is used a lot I think it would be vital to make necessary improvements regularly if not update other wise doing the least possible to get by might increase cost and maintenance in the end.
206. Keep the pool, please!
207. Nature Preserve not a park.
208. Get rid of the pool. More suburban than city kids use it anyway and it's really rundown.
209. Water edge needs constructed. Pool updated. Trails updated. More trees.
210. Better trails, river edge needs constructed, trees
211. This park is kind of out of the way for most people. If this park is supposed to benefit the city, why pick one so far out of the city? How about sell the land, and use the money to build a new pool in a park that will actually better serve the community.
212. There isn't even a playground, so I would start there if this goes forward. Change it, so it's not one road in, one road out and one parking lot.
213. Play area for the kids
More parking
L
214. Ensure safe, easy access walking/bike trail connecting to the city so people don't have to drive there.
215. Bike ride share station
216. Create safe and accessible Bike/walking paths so that it's easier to access the park from the city without needing a car
217. Amphitheater for community concerts
218. I wish for put in and take out support for kayakers. some of us are seniors who if we had a bit of help could do a lot more
219. connection to bike trails
220. Bike connection

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

221. Provide pedestrian access to the other side of the river. The bridge at the water plant used to be open but now is closed. Another bridge would be good. Use the area across the river as part of the park. Connect it to the park at Grofftown.
222. Love the idea of having a pool downtown in walking distance!!! Have literally only been at Conestoga Pines because of the pool. I have no idea what else is there! We go regularly to County Park for hiking, tubing, swimming, and biking.
223. I heard that a bike trail to connect the city to east routes could happen. I highly applaud this! It's dangerous to use 462 as a pedestrian or cyclist. I have done it only in necessity.
224. I think the park has a real opportunity to make everyone feel more connected to nature and the river with connecting the Walnut Street Fishing area and improving access to the river and walking trails, it's a gem in the making!
225. Improved trails, maybe kayak & fishing rental equipment managed by the Rec, signage informing residents of the river/wildlife/history, distinct trails and a connection to walnut street fishing area
226. The park is one of a few large green spaces in the city that offer access to the river and nature that can only be found at county park otherwise.
227. More playground equipment, more and better signage, paved driveway wide enough for cars to safely pass, and more parking.
228. I've been here 17 years and didn't know this existed. I don't know about others but maybe some advertising would help boost foot traffic. Is there a bus stop that's easily accessible and frequent to and from the park?
229. walking trail, trash cans and flowers all around
230. benches to sit by the river
231. Weekly outdoor market?
Small scale music in the park?
Art/maker/journaling club?
232. Better signage?
233. I would love to see a pump track or a trails where bicyclers could go on. I also would like to see maybe some more community events.. And I love the pool but I will say it would be nice if the baby pool was improved maybe adding a splash pad think a splash pad that up to like 810 year olds could use as well as maybe making a deeper end for the pool.
234. It would be awesome to have a really cool playground there I know there's one at the pool but there's not 1 for kids to use all your round.
235. I'm new to the area, so I went to this park once and didn't know where the trail entrances were, if the barn was open to the public, if I could park near the barn...signage would be so helpful! We found a path that led us to a big field; is that open for the public? I wasn't sure if it was privately owned.
236. There needs to be a natural playground in Lancaster County! This park would be a great place for it! Nothing plastic...just log stumps for jumping on and from one to the other, large fallen down trees for climbing and balance, a pile of sand for play, etc.

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237. It's important to me because kids (everyone!) need to spend more time outside. And this area is gorgeous! Putting a natural playground here may be incentive to visit and play outside more! And it would draw people to the park when it's not swimming season. Oh! We also need a skate park that is open to bikes and scooters. That would be lovely, too! If the pool is breaking down and it will not be repaired, why not make that area into a skate park that allows for boards, bikes, scooters, etc?
238. A well built pump track suitable for all types of bike riders.
239. Pump track
240. Dog park would be great
241. a dog park
242. There needs to be continued commitment to the pool. Nothing brings close to as many people to the park as does the pool. My family and many others spend multiple days a week at the pool and it allows for a unique nature-filled, family friendly environment for swimming and socializing. So big picture, I would like to see further investment at the pool to keep it a staple of our summer.
243. If possible slides, deep end, and more to the pool. River access can be nice as well for tubing, but is not necessary as we can still do that currently without the access.
244. I grew up in the neighborhood beside the park in the 90s and have since returned. I would love to see trails through the woods and along the creek from Pitney rd to the river. Also, we live in the lower end of Eden Manor and the park isn't accessible unless we walk up to Pitney and in, so having walkable access would be a dream! It seems silly for us to drive to the park 'next door'. Also I would love to see the stone gateway/bridge along the creek preserved/enhanced!
245. Defined trails throughout the woods
246. Last time I was there the pool was cash only. It would be nice if there were more ways to pay and a better concession stand
247. more walking trails
248. Enhance River access
Restrooms
Security
249. Senior activities and socializing
250. Movies, music, food trucks, classes in gardening.
251. n/a
252. Improved lighting in the main parking lot. Dock/Pier from the parking lot to the Conestoga River.
253. It would be great to have concerts or plays
254. Running trails
255. An actual dock into the river.
256. A water trail. We have such good parks north and south of this park. It would be wonderful to be able to paddleboard our kayak all the way down to county park. Also bike trails to get from the city to this park off main roads.

- 257. Show movies, let food trucks feed the viewers or build a concession stand. Build a couple pavilions. Build a small pond with some wildlife(Ducks, Swans, Fish). Weekend camping only.
- 258. Pavilions, updated grills.
- 259. Rentable space and place for community programs. Improved pool.
- 260. Great opportunity for programs and facilities related to nature, adventure. More space than anywhere else in the City- should be used to the full advantage. A rentable space or proper community center that can be used for events and programs. Improved pool for our community.
- 261. Lighting and signage needs to be better.

More events need to be planned and then advertised. We loved the fall event with the hay ride and fall activities.

The pool area needs updated and added to. Slides.. sprinklers.. the mushroom things.

Zero entry pools tend to be more family friendly and keep parents in the same area with their young and older children.

The trail entrances need to look more welcoming and easily accessible.

- 262. Add welcoming pavilions with grills and clean bathrooms to rent out for special events.

Add a well lit, circular walking trail that doesn't go through the woods for those who prefer a more even walking area.

A well lit practice field for the Lancaster rec football team. A strong and appealing youth program will add to the sense of community and help build back the high school team.

- 263. Add basketball courts

- 264. ADD BASKETBALL COURTS!!!

- 265. Advertise the park more. I have lived in Lancaster City since 1995 and thought the park only had the pool area and the barn. I was unaware there were trails, access to the river, etc

- 266. My daughter practices for cheer that, so betting lighting for when the time change takes place.

- 267. Anything that makes the trails and natural areas of the park more family-friendly is welcome.

- 268. My daughters LOVE the Camp Optimist summer camp program at Conestoga Pines Park. Anything that helps keep programs like that one going is welcome. Well-maintained trails and nature areas are also welcome. Perhaps additional seating, picnic areas, and gazebos in trail areas would be nice? My kids love being in the woods, but they're young and sometimes don't know what to do with themselves there. Picnic areas and gazebos in the wooded areas would make those areas more family-friendly.

- 269. I really appreciated the covid response to pool use and felt comfortable taking my family there during a time we didn't feel like there were many safe options. Expanded play courts would be nice in pool area though my kids appreciate the equipment there.

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270. We come to the park for the pool and really enjoy that option. Staff is friendly and facilities are clean. I really don't know much about trail options or if there are restrooms outside of the pool area. Better signage upon entry/trail map with options/distances or a linked trail from another area would be helpful. I think we don't use it more mostly because we don't know more about it.
271. I think green spaces that are accessible to residents in different areas of the city are very important. I'd love to learn more about the Park and maybe it's history and use it more. Such as signage at some of the remnants visible on the drive in.
272. More opportunities for Scouts -and programs geared to outdoor knowledge
273. It doesn't seem like a park -- it seems like a big woods with a pool. with 85 acres, it seems like it could be something very special. I never knew it was open to the public (other than the pool) until recently.
274. Dog park would be great. connect it to other bike trails so it is more accessible. Make it a concert/outdoor theater place -- like a smaller longspark.
275. Pool hours past 7pm. Would buy a pool pass if open past 7 due to working during the week. Would like to see 8 or 9
276. You definitely need a whole marketing and communications plan. We've been to the pool before, and we've even had our kids at summer camp and attended the rec center activities there. I had no idea there were hiking trails there or other park amenities. The road to get to the pool will have to be maintained, and the pool itself isn't great - there's a lot of raucous behavior and not enough room for families to enjoy themselves.
277. I think you should develop it more like the parks program does in the county. Nature programs. communications about hiking trails. Fun events. better maintained and more welcoming.
278. The pool should be updated the big and little pool. Add a water slide to the big pool add basketball courts. Updated the concession stand and food.
279. The fun is missing. There are way to many bugs its well lit. The barn needs to remodeled from head to toe.
280. More activities to do
281. Rebuild park add more to it, add more activities
282. I would love for this space to be accessible from the city, to help inner city students have access to natural, wild spaces, for students of all ages to learn about the local ecosystem, foraging, nature survival, tracking, preservation, wildlife diversity, native plant identification, etc. It would be lovely to have volunteer opportunities to help keep the park clean and/or co-host educational events. Maybe a beekeeping group or edible mushroom tracking.
283. Better accessibility, more trails, natural educational activities
284. If there is more people there I'd feel more comfortable. Also the trails don't connect very well
285. map of park
286. night lighting more police presence upgrade trails
287. no
288. Make a splash pad
289. Splash pad

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

290. new and improved pool grounds must be spacious barn for summer camp needs a lot of attention. humidity in barn is horrible for the kids
291. larger play area for kids
292. Playground
293. I would've never known about this part of it wasn't in my friend's neighborhood.
294. Please keep the pool. We could
Also use one in the city but keep this one!!!
295. Pinics, basketball field
296. Walking trail, picni, play
297. I love the natural setting and think that's beneficial for city residents but getting there could have obstacles. Maybe there could be a pool shuttle that brings folks with no car to the pool.
298. We love it as is, just needs some deferred maintenance.
299. Prior to the pandemic, we did not visit the Conestoga pines pool. The last 2 summers 2020 and 2021 we went 2-3 times a week. It was affordable, easy to get to from where we lived, and the online booking made it simple to pay. The staff are also super friendly and do their job very well. The bathrooms could be cleaner.
300. Yes the pool is in need of repairs, and even having a deeper section would be nice (my daughter is getting older and in a couple of years she may outgrow it, but then again maybe not).
A splash pad where the kiddie pool is and a better kiddie pool would be nice.
Cleaner bathrooms.
We liked the seclusion of the pool (it feels like you are in the forest). I would not change the location.
301. Better/newer bathrooms please! and the overall grassy area around the pool needs some care. I've grown up going to this pool and now bring my child. It's a nice little oasis that should remain, just improved. Thank you for this survey.
302. Maybe this is already available and I'm not aware, but kayak/canoe/tube rentals would be a great addition.
303. Signage at the entrance of the park needs updated. Should show time and events being held and times.

Install safety collation cameras within the park to make guests feel safer.

Have police patrol the area more frequently.

Have events such as Easter egg hunts at the park to bring more publicity.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

304. Wider roads in and out of the park.

Pavilions

Much more visible signage showing trail routes

Build a dog park

305. It would be great to have several ambassadors roaming the park for safety and if anyone has questions regarding directions.

A handball court (asport that only requires a cement wall)

A skatepark

Include a bike and running path.

306. having paved walking trails would greatly assist the elderly locals looking for a shaded and safe place to walk

307. More signs, info, and connecting trails! I'd like to use the park for more hiking.

308. A paved bike trail. I'd like to bike for enjoyment and exercise - but not extreme trail biking, and something safer than city streets would be ideal.

309. We always loved to order the warm pretzels and cheese at pool snack bar They were discontinued during covid

310. Better walking trails

Art park

311. Community gardens

312. We live in the neighborhood for over 30 years, in that time our shed has been broken in multiple times, it's by the basketball courts. We come home everyday to people inside the property of the pool playing basketball, and we have had the police back their multiple times with incidents. Multiple neighbors walk their dogs and have seen drug use. It's ridiculous. No security, no surveillance.

313. Security!

314. It is a clean and safe park. I enjoy the pool. Please keep it open.

315. A dog park

316. Sidewalks from the neighborhood to the park

317. A well designed in and out kayak/canoe ramp would be very helpful.

318. A well designed kayak ramp and a playground that was available. The current playground can only be accessed by people inside the pool area.

319. Add a fence between pool and playground so playground could have public hours separate from the pool.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

320. The park has already been partially destroyed by the ripping out of trees and such along where the water plant is....keep nature intact as much as possible. Work around nature instead of bulldozing it down.
321. Bathrooms!
322. A safer way to ride a bike or walk to the park from the city would increase access. We would go to the pool a lot more if my kids and I would feel safe biking there.
323. Better river access
324. Updates to the pool. It's great for kids, affordable, in a good location. Playground and picnic areas seem nice. It would be great to improve the trails and create a safe, well lit and welcoming space for running, biking, walking etc. I would definitely use it more if this was implemented, because there isn't another park as close (Bridgeport). The surrounding neighborhoods/community would use it more if it had more to offer in that way. Summer programs for kids would be great, too.
325. Summer nature programs for kids, more safe exercise trails, with better signage, safety features like lighting and emergency call boxes. I like the pool for its simplicity for young kids, but if it was larger and had more features (a lap pool for adults would be great, but I realize this is a big ask), it would insure that my family would use it more in the future.
326. needs more lighting and benches
327. more picnic tables, more light
328. We need more easily accessible natural open spaces. No more paved surfaces or dog parks. Something easily bikable and walkable surrounded by amazing healthy trees, no signs, less noise, and absolutely beautiful. So still butterflies live there year-round. We don't need more programs. We need more nature!!!
329. It's unknown or has a poor reputation. I walk 4-5 miles around the city every day. This area isn't on my radar. One, it's not safe to walk to at 4 am. Two, it's noisy.
330. I didn't know this park existed and I've lived on the other side of town for over 20 years. Make this park a destination! Somewhere people can walk more than a mile or two without potentially getting hit by a speeding car (the everyday reality of walking in this city). No programs. Instead, plant herbs, fruit trees, and vegetables everywhere. Don't hire staff but pay residents to tend to the garden. Offer community service for students.
331. It's a 15 minute drive from my house in the SE part of the city to the park, it feels so cut off from the city that I don't think of it as a city park. If I'm willing to drive to a park, Longs Park is my go-to for family walks and we pay the more expensive entry to Overlook pool in the summer. Can the park be more "connected" to the city? Does Long's Park have a better marketing plan? Do I think "city pool" and think "too crowded"-yes-is this a chance for the pool to be bigger?
332. I find it pretty annoying that you're looking for new ways to spend taxpayer money wow I want knowing things such as the barn at Conestoga Pines to go horribly into disrepair. It's from the 1800s and deserves a little love. Fix and maintain what you have before blowing money on things that are not needed. The speed bump in the area of the barn was never replaced which puts the camp optimist kids in danger.
333. More trash receptacles. Outside of that, fix what you have. No need to add anything costly.
334. If the pool were to be closed- the site could be converted to a skatepark- something that has been a recent topic.

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335.	Frisbee Golf course, horse shoes, some type of built in game
336.	Improve trail system in the park. Current trails are unmaintained and FULL of burn hazel/stinging nettle. Either mow with frequency, mulch trails, or kill the burn hazel.
337.	Exercise trail equipment.
338.	Better access from bordering neighborhood. Walking down the shoulder of Pitney doesn't always feel safe. A dog park would also be nice.
339.	A well kept trail or path for walking or running. Sports leagues would be nice. Can't remember if there's a decent basketball court or tennis courts, but that would be nice to have.
340.	The park doesn't have any impact on my life currently because it doesn't offer me anything at this moment. Some improvements might though.
341.	This is right in my back yard..im not happy for increased people lights n noise and i enjoy seeing the deer n wildlife...this will all be gone n my quiet back yard will be ruined..im sad...
342.	A playground, picnic, and new outdoor equipment
343.	Playground for babies through teens.
344.	A playground for all ages including baby swings and picnic area and tables. Please add more trails!!!
345.	Teens need the most opportunities for activities. The barn can have billiard table, ping pong, and other types of games. The barn can have board games, set up classes and clubs for things like chess, art, video game tournaments, music lessons, etc. Please improve the trail system to have 1+ mile of trails. Make it paved if possible to include biking.
346.	It would be cool to have a short pier out over the water.
347.	Better signage and trail maintenance.
348.	Please add some kind of playground so I can bring my kids
349.	Things for young children
350.	Park grounds maintenance has gotten much worse over the years. Paths and trails overgrown. Scrub brush overtaking trees and other areas. Mowed area getting less and less as scrub brush, weeds, burn hazel expand into previously mowed areas.
351.	Access to other trails. Bike trail access to other bike trails.
352.	Disc golf is the main thing that brings me to any park. If a disc golf course was built in the park, i would be there often. I would also be willing to donate towards the construction of a disc golf course if that is possible. Please email me if it's ever a possibility to donate towards at ryan0shea94@gmail.com.
353.	Clean up and expand the trail system. Current trails are covered with burn hazel and are nearly unusable. PLEASE MOW THE TRAILS
354.	Would love to see a fitness trail added to the park.

COMMENTS ON SPENDING \$100 FOR PARK IMPROVEMENTS

- 355. Appears survey not mobile friendly? Can't change and apply dollars. I'd do all towards water access
- 356. Moving the pool closer the the center of the city could cause many of the problems that currently exist at the pool in County Park. Please continue to have the pool here.
- 357. Not exactly sure what safety means? Doesthat mean security? I think if the land is properly landscaped it will help to lesson any kind of safety concerns on the trails, if people can see. Is there going to be signage at the river access that says, enjoy your brief ride before you need to get out because of the sewage overflow downstream?
- 358. Communication - this is an almost invisible resource of the city. Maybe due to location. It would be great if it got more attention, more community building activities. Great location along the Conestoga, which winds through the city but is mostly invisible too
- 359. On plants
- 360. 100 would go to buying and planting as many trees as possible. Why isn't this an option? Also...OMG...the layout of this survey, especially this page is horrible. It's not user-friendly...did anyone test this on a laptop?
- 361. I don't mean to be completely negative, I think it's great that the city is looking to improve our parks! I just think this park doesn't really serve any community. When I think of city parks, the first thing I think of us is one you can walk to, after that it's more of a sometimes destination. I think the money could be spent better.
- 362. There's a huge difference between life long resident and 10 years. Do you know how much has changed in the last 20 year? 30, 40, 50....huge demographic changes, business come and go, safety, new schools....you should have done better on this!
- 363. Appears survey not mobile friendly? Can't change and apply dollars. I'd do all towards water access
- 364. 100 would go to buying and planting as many trees as possible. Why isn't this an option? Also...OMG...the layout of this survey, especially this page is horrible. It's not user-friendly...did anyone test this on a laptop?

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APPENDIX C: SITE INVENTORY

SITE ANALYSIS

The park planning process utilized for the Master Plan included an extensive inventory and analysis of site conditions and characteristics. The site analysis was completed to gain an understanding of the site's natural and man-made resources, and an assessment of possible recreation opportunities that could be introduced. This inventory and analysis are critical for the following reasons:

- To evaluate the site's natural and man-made resources and determine appropriate protection and enhancement strategies.
- To incorporate existing and future recreation, river, trails, greenway, and conservation planning initiatives.
- To evaluate the compatibility of the site's characteristics to accommodate development of the proposed park facilities and activity areas.
- To evaluate the ability of the park's natural resources to sustain and thrive with the introduction of additional public use of the site.
- To explore site resources that may contribute to the park user's experience.
- Good design is born of good analysis. Understanding the site, the context of the area, and the opportunities and limitations presented will facilitate compatible design scenarios.
- To become familiar with the context of the region and the site.
- Development costs are greatly influenced by the ease of construction and compatibility of the proposed development with the natural systems of the park.

DATA COLLECTION/BASE MAPPING

Base-mapping information was compiled from the best available information including a recent topographic survey of the site, LiDAR, floodplain, and tax parcel data in combination with supplemental GIS (Geographic Information Systems) parcel data provided by the city. The base mapping data was then field verified and supplemented with information gathered by the design team from several site visits over the course of the master planning process.

The site survey was completed by Spots, Stevens, & McCoy dated 9/20/2021 Drawing Numbers V.103, 104 and 105. A copy of the boundary and topographic survey can be found in Appendix I.

DEED REVIEW FINDINGS

Current deed information was reviewed by the design team for the park and indicated that state and federal funds were utilized to establish and develop a portion of the park. See Appendix L for property deed and historical data provided by DCNR regarding the area identified. As noted in the deed, the property is under and subject to deed restrictions pertaining to the use of state and federal funding to develop the community pool area of the park.

DCNR records confirm that the community pool including the pool, bathhouse, restrooms, entrance road, bridge, and parking area were developed with Land and Water Conservation Funding (LWCF) and subject to restrictions. A series of earthen trails exist within the park, beginning near the entrance of Pitney Road and extending throughout the park. The park is bordered on its northern edge by residential neighborhoods, and on its southern edge by a railroad track. The southern portion of the park Houses the Lancaster City Water Department and is inaccessible to the public. The area is restricted and currently fenced in.

It should be noted that projects that have already utilized this funding source are eligible for future LWCF funds. With the passage of the recent Great American Outdoors Act, additional LWCF funds in 2021 and beyond will be available. LWCF funding is not limited to the soft cap of DCNR at \$250K. For example, between 2020 and 2022 some projects were awarded funding in the range of \$1 million.

LAND & WATER CONSERVATION FUND

The Land & Water Conservation Fund (LWCF) State Assistance Program, established in 1965, is a federal source of funding provided by the U.S. Department of the Interior's National Park Service (NPS) to all states to provide 50% matching grants for the acquisition and development of public outdoor recreation areas and facilities. The Land and Water Conservation Fund (LWCF) has helped protect America's most treasured places. Over the past five decades, it has touched every state, conserving national parks and forests, land by rivers, lakes and oceans, working forests, farms and ranches, fish and wildlife refuges, trails, and state and local parks.

In August 2020, permanent, funding for LWCF was secured through the Great American Outdoors Act – ensuring that each year the \$900 million deposited into the LWCF account is directed to conservation and recreation priorities.

All projects funded through the Land and Water Conservation Fund (LWCF) State Assistance Program are permanently protected for the benefit of the public. Upon completion of the project, DCNR is responsible to complete post on-site inspections at five-year intervals on all projects. The inspection areas are defined by the “6(f)(3) project boundary map” which is on file with DCNR and NPS. If it is discovered that the property has been converted to a use that is not consistent with public outdoor recreation it is the community's responsibility to work with the Department of Conservation and Natural Resources to reach a solution.

To find out more information about the LWCF State Assistance Program, visit the following website: <https://www.nps.gov/subjects/lwcf/index.htm>

To find an existing LWCF project in our community, visit the interactive map: <https://lwcf.tplgis.org/mappast/>

Source: LECF Factsheet

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



Total Acreage
81.4 Ac

Waterworks
+/- 22 acres

Total Park Planning Area
59.4

- 80.7 acres referenced from recently completed survey completed by Spots, Stevens, McCoy dated 09.21.2021 (Deed References)
- 0.70 referenced from Lancaster County GIS Parcel Viewer

SITE DESCRIPTION

Location and Size

Conestoga Pines and Walnut Street Fishing area is situated alongside the Conestoga River and adjacent to several residential neighborhoods. It is bordered by East Walnut Street to the west, Pitney Road to the east, and Princess Anne Drive to the north.

The Park consists of several parcels containing 81.4 deeded acres bisected by the Conestoga River near its western edge. Of that 81.4 deeded acres, 22 acres are in use by the Lancaster Water City Water Department, and inaccessible for public recreation. For the purposes of the master plan the park area consists of approximately 59.4 acres as shown below characterized by the forest, open lawn, and impervious areas.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

The park is currently divided into several distinct areas including forested/riparian zones, open lawn, and impervious areas such as those made of asphalt or concrete. Additionally, a pool complex sits in the middle of the park with a pool, tot lot, and athletic courts.



RELEVANT PLANNING DOCUMENTS AND INITIATIVES

Recommendations

The following excerpts and recommendations from the following plans were considered in development of this Master Plan: Lancaster Active Transportation Plan, the Greenway Construction Plan, the Downtown Walkability Analysis, Green It Lancaster, the Urban Park, Recreation, and Open Space Plan for the City of Lancaster, Pennsylvania – July 31, 2009, Trees for People: An Action Plan for Lancaster City’s Urban Forest, and the Vision Zero Lancaster Action Plan.



Transportation Build a network with more alternatives and connections.

The primary focus of transportation efforts is to increase connectivity across Lancaster and surrounding municipalities through active transportation. Active transportation is any transportation that is self-propelled or powered by human energy, such as walking or cycling. Non-automobile transportation initiatives are critical to improved physical, mental, economic, and environmental health.

As of now, over 47% of Pennsylvanians do not achieve the recommended exercise. Two-thirds of all Pennsylvanians are currently overweight or obese, drastically increasing the risk of cardiovascular disease, which is the primary cause of death in the United States. Active transportation works to integrate exercise into residents’ daily commute, helping alleviate health risks. Bicyclists also tend to spend 24% more per trip than their automobile counterparts, stimulating the local economy. With 23% of Lancaster County’s household income going to car-related transportation costs as well, a shift to active transportation helps to save money. Finally, active transportation corridors help to reduce fossil fuel emissions produced by automobiles.

However, this goes beyond simply adding more buses or bike lanes; a focus on transportation means creating physical corridors that are ingrained into the landscape and functionally become part of something larger. In the process, transportation corridors stem from and are representative of the local communities they connect.

Additionally, new transportation corridors should aim to completely do away with traffic-related deaths and accidents. Humans will always make mistakes, but streets, pedestrian pathways, and bike lanes should be designed to minimize the impact of those mistakes. This includes designing transportation corridors to lessen the severity of crashes. Designs that are responsive to travel speeds, individual behaviors, technology, and policy will further help to create safer, more cohesive modes of transportation.



PARKS, TRAILS, AND NATURAL AREAS

Provide more places to hike, bike, and enjoy nature.

Parks, trails, and natural areas provide excellent spaces for recreation and relaxation. However, if utilized properly, they also provide an opportunity to benefit the local environment and the physical and mental well-being of its residents. As of now, only 17% of Lancaster County is forested. It is critical to conserve existing forest stands and invest in reforestation efforts to help cool surrounding areas, improve local air quality, and mitigate urban wastewater.

Lancaster City was originally built with a combined sewer system that takes in all forms of liquid waste in one pipe, such as stormwater, sanitary sewage, and industrial waste. Initially, this methodology was highly effective. However, as the intensity of rainstorms increases, untreated wastewater has begun to overflow into the Conestoga River. Plans like Green It! Lancaster aims to address this and street scape improvements through increasing the canopy cover within Lancaster, effectively slowing infiltration while providing an aesthetic boost. The Urban Park, Recreation, and Open Space Plan builds further on this, aiming to increase recreational areas and connections to them throughout Lancaster, all while increasing their environmental impact and protections along the Conestoga River.



THINKING BEYOND BOUNDARIES

Promote cooperation, working together, and sharing resources across municipalities.

Moving past traditional boundaries, such as municipality borders, allows for more effective cooperation. This is critical when working alongside a natural resource, such as the Conestoga River, that spans multiple municipalities and has direct impacts on each's quality of life. Also, providing active transportation options between municipalities allows for better connectivity and helps stimulate the local economy through an increased flow of local goods and services and making parks regional amenities.

Efforts like the Lancaster Heritage Pathway have already begun to expand on these efforts, aiming to connect multiple municipalities along the Conestoga River and its tributaries. The trail aims to connect residents of all municipalities to new places to recreate, exercise, and enjoy the outdoors. Additionally, it offers improvements to parks along its length, such as the Conestoga Pines and Walnut Street Fishing Area, which will have positive impacts on overall ecosystem health of the Conestoga River.

GENERAL SITE DATA

Demographics

LANCASTER CITY DEMOGRAPHIC PROFILE SUMMARY



LAND AREA

7.23 Sq. Miles
8,210.0 Population Per Sq. Mile

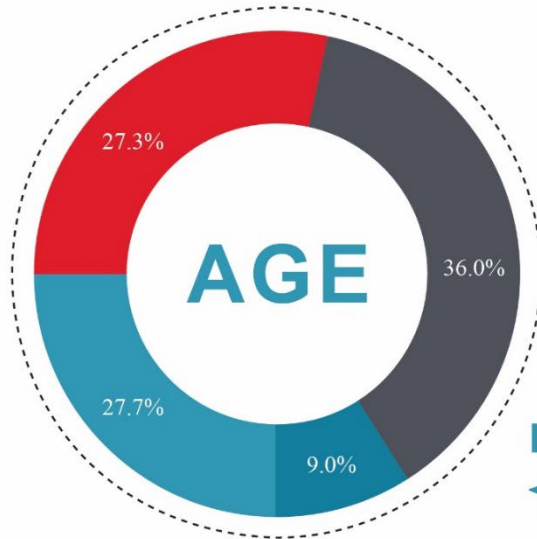


45,514

Median
Household
Income

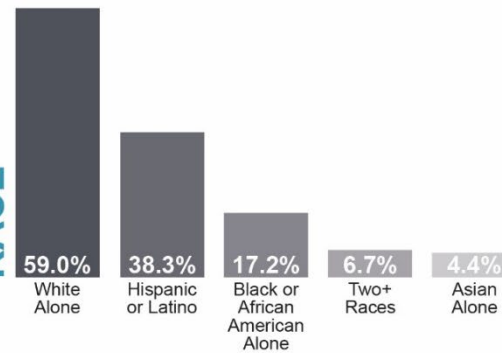


Total Population:



Source: data.census.gov

RACE



EDUCATION



78.4%
High School Grad
or Higher



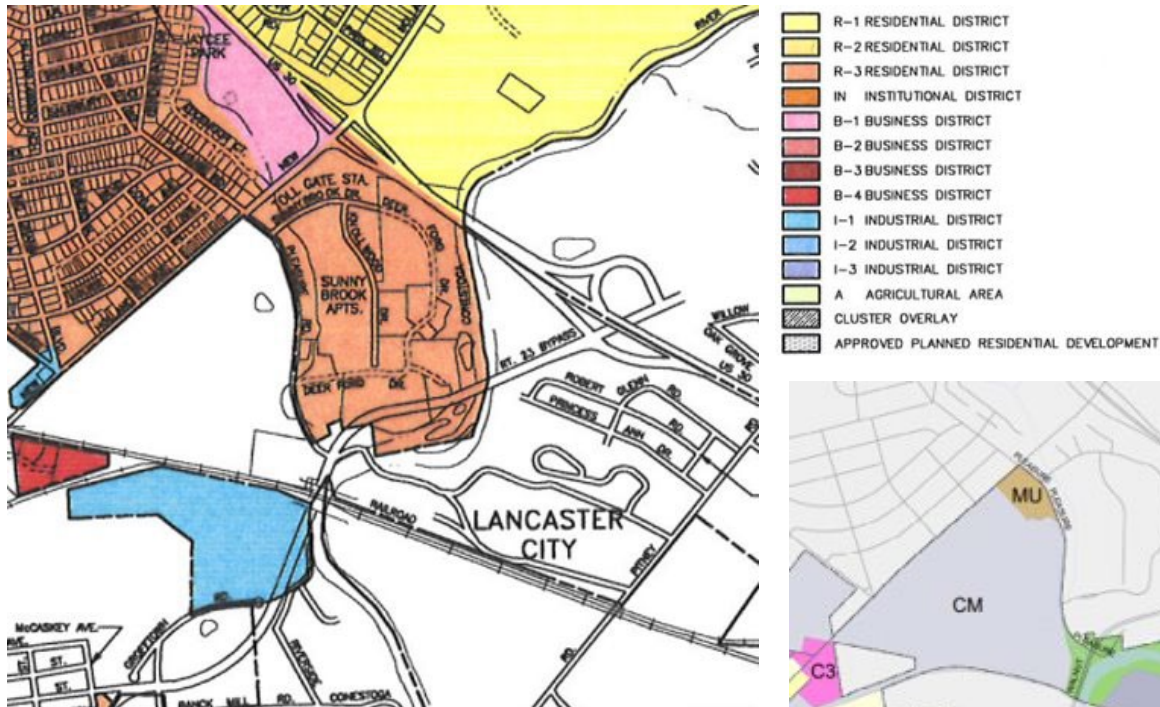
22.9%
Bachelor's Degree
or Higher

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

Zoning

The site falls within two municipalities and therefore two zoning districts. Conestoga Pines falls within the Lancaster City Zoning district and is zoned for Park/Open Space. The Walnut Street Fishing Area portion of the site falls within the Manheim Township zoning district and is zoned as an institutional district/t-4 urban neighborhood overlay area.

The park is a permitted use in both planning districts.



Lancaster City Zoning Map (above)



Manheim Township Zoning map (right)

Majority of site zoned: PO – Park/Open Space

- Public parks, private/restricted parks, commercial parks, conservation areas, natural habitats, and riparian greenways or similar areas are uses permitted by right.
- Community Center or Museum requires a special exception.
- Setbacks (building/parking).
- Front – 20’/10’.
- Side – 10’ (20’ combined)/5’.
- Rear – 20’/none specified.
- Max Building Height: 2 stories / 24’.
- Max Impervious Area: 20% (building) and 35% (total) of lot area.
- Outdoor storage areas must be screened when within 20’ of a public street or residential property.
- The park is within the 100-year floodplain and 500-year floodplain.
- Parks are permitted to use.

- Removal of trees (>2 in. DBH) from floodplain is prohibited without a permit from the city’s floodplain administrator. Removal or planting of trees will be subject to the City of Lancaster Trees Ordinance (Chapter 273).
- Removal of riparian buffer is prohibited to varying degrees.

Parking (Chapter 202)

- Parking spaces shall be paved with asphalt, concrete, pavers, or masonry-like material.
- Planting islands are required for all surface lots with 40 or more spaces.
- Curb stops or other means shall be used to ensure that parked vehicles do not overhang onto walking areas, sidewalks, or landscape areas.
- Landscaping and screening/buffers will be required per the ordinance.
- Parking calculations
- Park, tot-lot, playground, game court or course, pool.
- 1 per 5,000 sq. ft. of playing and/or swimming area.

Stormwater (Chapter 260)

- All new improvements will be subject to the City of Lancaster Stormwater Management Ordinance and to PA DEP and EPA regulations for stormwater management.

Minority of site zoned: IN – Institutional District/T-4 Urban Neighborhood Overlay Area

- Public parks and public recreation areas are uses permitted by right.
- Setbacks
- Front – 25’
- Side – 20’
- Rear – 35’
- Max Building Height: 36’
- All nonresidential uses shall be separated from all side and rear property lines and rights of way by a 10’ wide planting strip.
- The park is within the 100-year floodplain.
- Parks are permitted to use.

- All floodplain areas shall be subject to the Floodplain Management Ordinance and the requirements of Article XXIV.

Parking

- Parking spaces shall be paved with all-weather, durable, and dustless material, such as stone, asphalt, macadam, or concrete.
- Landscape screening is required for all surface lots with more than 10 spaces.
- Landscaping and screening/buffers will be required per the ordinance.
- Parking calculations
- Outdoor athletic fields
- 15 per field plus 1 per 4 permanent seats

Stormwater

- All new improvements will be subject to the Manheim Township Stormwater Management Ordinance and to PA DEP and EPA regulations for stormwater management.

Vegetative Cover



Nearly fifty percent of the site is forested land composed of a blend of Locust, Catalpa, Sycamore, and White Pine trees. The forest stand is a rich, semi-riparian ecosystem that provides habitat for nearly 130 species of birds (per Cornell's eBird) along the Conestoga River. It currently faces several threats due to pressure from invasive species crowding out the understory of the site.

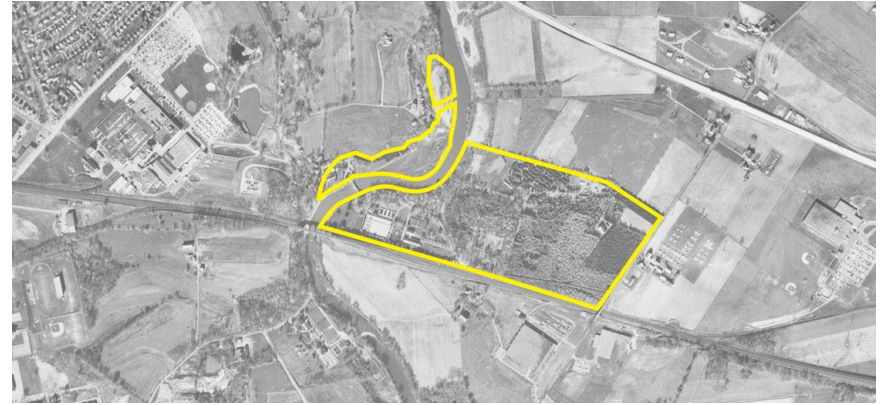
History

The canopy on site has existed undisturbed for at least fifty years. Despite recent pressure from invasive species and disturbances brought on by development, it is still a healthy forest stand, albeit now in need of conservation efforts. Below are images detailing its tenure.

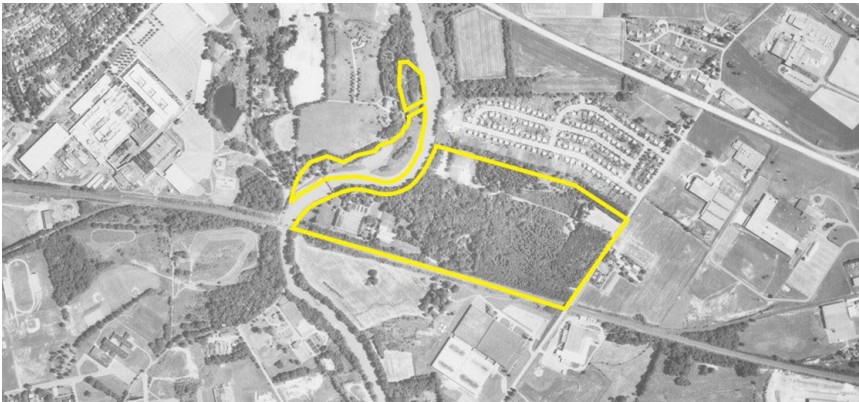
1947:



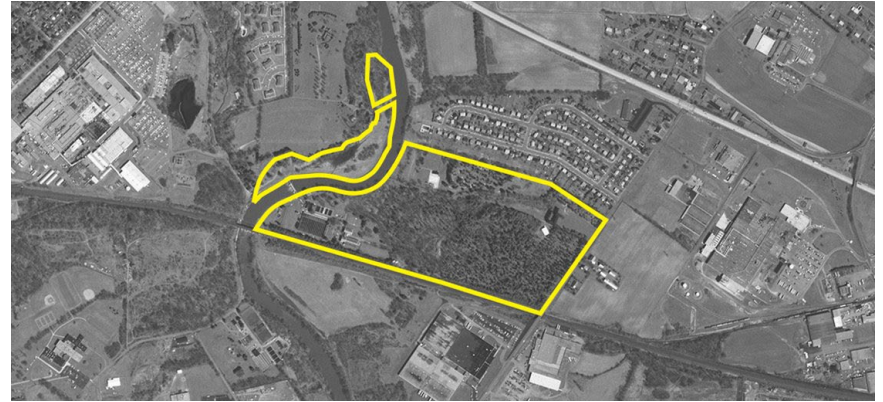
1957:



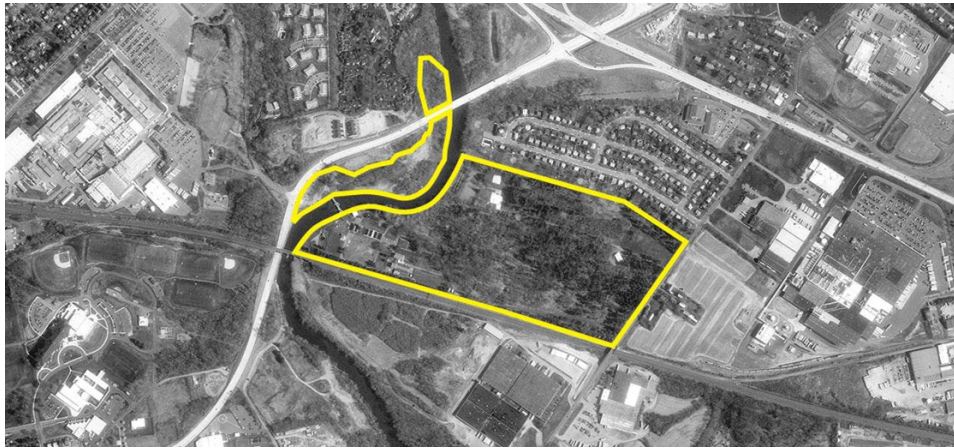
1971:



1983:



1999:



2023:



Threats

- Invasive species such as bush honeysuckle outcompeting saplings in the understory. Poor canopy regeneration as a result.

Strategies

- Adopt conservative, least-disturbance approach to minimize invasive footholds and help regenerate canopy.

Biodiversity

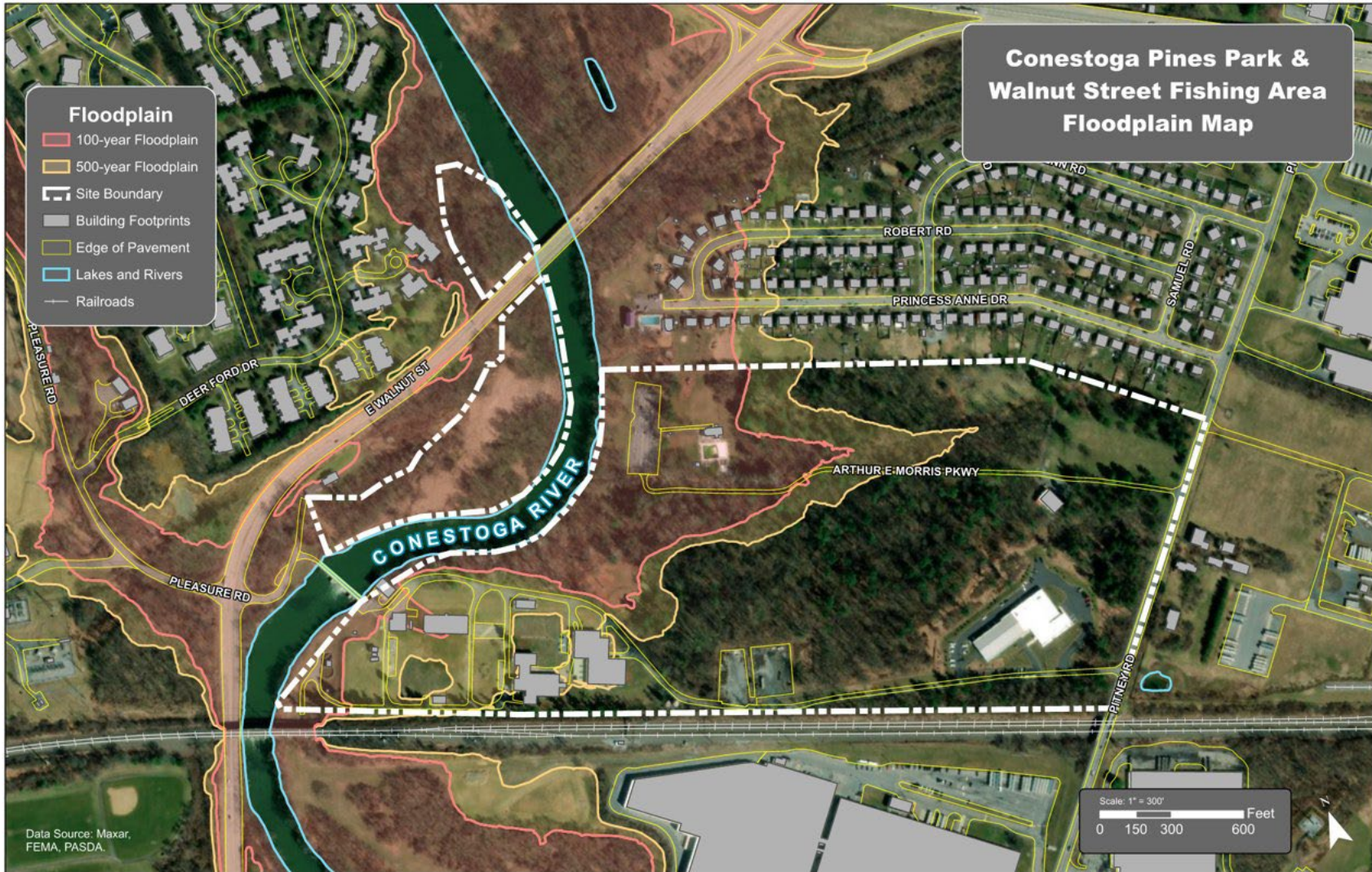
Biodiversity is the natural world around us, and all the distinct kinds of organisms; plants, animals, insects, and microorganisms that live on our planet. Every one of these lives and works together in ecosystems to maintain and support life on earth, existing in a delicate balance. Conestoga Pines Park and Walnut Street Fishing Area are an important part of a larger river ecosystem that supports this biodiversity. Key-person interviews with a neighbor and longtime bird watcher indicated the park is a biodiversity hotspot, with at least 130 species of birds confirmed by Cornell University's eBird tool. Birds are commonly known as a bio-indicator species, demonstrating overall ecosystem health, as they will leave if the habitat is not healthy. A large presence of birds, and especially migratory songbirds such as the warblers found on site, indicate that the park is an area rich in biodiversity. These species include, but are not limited to:

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

- Ruby-throated Hummingbird
- Acadian Flycatcher
- Wood Thrush
- Double-crested cormorant
- Orchard Oriole
- Yellow Warbler
- Chestnut-sided Warbler
- Blackpoll Warbler
- Sharp-shinned Hawk
- Merlin
- Purple Finch
- Bay-breasted Warbler
- Hooded Warbler
- Northern Waterthrush
- *Pictures by Derek Stoner*



Floodplain



Floodplain

More than half of the park site is within the Federal Emergency Management Agency (FEMA) designated floodplain. FEMA has established detailed flood boundaries, flood elevations and regulatory floodway along Conestoga River. Proposed improvements will be subject to use, design, and permitting requirements from both local and state agencies.

The two parcels on the river's western bank are almost entirely within its floodway. Any adjustment to the contours/topography of this area would require an H&H analysis to determine the potential impact to the 100-year water surface elevations and could require a CLOMR with FEMA.

Existing Circulation, Structures and Parking

There are two formalized access points to the park located that serve each of the primary developed areas. Parking area A is the primary parking area, composed of 78 spaces and is accessible via Pitney Road. Guests have easy access to several trails and amenities from this location. Parking area B is composed of 5 spaces and is a small lot along Walnut Street. To access most of the park, guests must cross a bridge. Additionally, residents whose yards border the park use their backyards as informal access points, often with gates that open directly into the park. Parking areas A and B need repairs and improvements to meet current ADA requirements.

Defined pedestrian circulation through the park is limited and accessible routes are not provided to most facilities.

Structures currently on the site include a recreation center converted from an old barn, a boat launch and fishing area, a bridge crossing the Conestoga River, the LC Shade Tree Arboretum, and remnants of a Civilian Conservation Corps camp along the northern edge of the site. Additionally, the site is adjacent to a railroad along the Southern end of the site.

EXISTING RECREATIONAL FACILITIES

Conestoga Pines Park and the Walnut Street Fishing Area contain many traditional recreational facilities and amenities, including several athletic courts, playgrounds, comfort facilities, and open spaces, as well as access to the Conestoga River.



Community Pool

The Conestoga Pines pool is a beloved resource within the wider Lancaster community. It is a shared asset to beat the heat during the summer months, as well as a focal point of current park programming through summer camps and other activities. As discussed with City staff, the pool and operating systems are nearing the end of their lifecycles and will require significant investments in the near future to sustain operations.

Despite being a beloved amenity and within city limits, the pool is not centrally located and therefore not easily accessible to the wider Lancaster community. cursory exploration has begun for sites that may be more fitting for a new pool as part of the Comprehensive Parks, Recreation and Open Space (CPROSS) planning initiative currently underway.



Recreation Center

The existing, original two-story barn is utilized by Lancaster City Recreation Commission and offers limited programming. It is an important function within the park and, alongside the Conestoga River, is one of its most important amenities. The barn was first built in 1855 and has been renovated over time to serve as a recreational center. It is currently underutilized due to limiting existing conditions including the lack of heating, cooling, and adequate restroom facilities. These limitations restrict the programming potential of Lancaster City Recreation Commission for both indoor and outdoor programs at this location. The structure is not currently listed on the National Register of Historic Places, and in need of updates to meet current accessibility guidelines.



Tot Lot

The tot lot is a mix of old and new amenities, some of which are outdated. Much of the tot lot does not meet current surfacing and ADA requirements for accessibility and playground safety.

Athletic Fields and Courts

The pool complex hosts a basketball and volleyball court. Both courts are currently in disrepair and need to be updated and resurfaced.

Viewsheds

There are several internal views within the park, including views of the recreation center. But the most significant views are to the west of the park, where from every vantage point visitors can see the Conestoga River.

Historic Facilities

The Conestoga Pines portion of the site is home to the former Civilian Conservation Corp's Will Rogers camp along the northern boundary, as identified by Lancaster History. Proposed by Franklin Delano Roosevelt after the depression of 1929, the Civilian Conservation Corp was a way to get men and veterans from the ages of 18-25 working again. Pennsylvania, alongside California, was one of the states with the most camp bases. The Conestoga Pines Will Rogers camp is one of a few sets of ruins in good condition, making them an ideal historic site for interpretation of the past activities associated with the CCC Camps.

Utilities

The site is served by public water, sewer and electric. Additionally, there is a 12" high pressure gas line within a 50' wide easement that traverses the park. No sports field or court lighting is within the park. Lighting is limited to security lighting for the existing pool complex and Recreation Center Building.

NATURAL RESOURCES AND SITE FEATURES

Conestoga River

The Conestoga River has been identified as a prime green-way candidate. A tributary of the Susquehanna River, the Conestoga River stretches through the center of Lancaster County. It is currently impacted by urban and agricultural runoff, negatively impacting overall ecosystem health, and making it inaccessible to those who wish to swim, fish, or otherwise enjoy the river recreationally. The Conestoga Riverfront Framework was created to help guide the cleaning and use of the Conestoga River. It recommends strategies such as a Conservation Overlay District, integrating the river into parks' masterplans, intermunicipal cooperation for river stewardship, aligning infrastructure and land development along the river, and shared clean water investments. Routine water sampling occurs on-site along the Conestoga River, such as at the pumphouse along the site's north edge. Current signage along the tributary spring behind the pump house, as well as along the Conestoga River itself, indicates that "No human or animal wading or drinking allowed" within the river or its tributary streams.

Conestoga River is listed as a Warm Water Fishes (WWF) and Migratory Fishes (MF) stream by the PA Fish and Boat Commission (PFBC). The river does not support natural trout reproduction and is not stocked with trout. No instream restrictions are required for activities within the river. The tributaries flowing to the river are also listed as WWF and MF based on its connection with the Conestoga River.

Water Trail: Conestoga River Water Trail flows between the two study parcels. Any activities that would affect boaters using the water trail require coordination with the PA Fish and Boat Commission – which maintains a boat launch at the Conestoga Pines Pool parking lot – and Lancaster County Parks and Rec.

Act 167 Watershed: Future construction activities requiring an NPDES permit will require coordination with the City and County since the project is located within an Act 167 watershed.

Environmental Contamination

The Conestoga River and its on-site tributary, and spring have been found to contain several contaminants. A pump and aeration system has since been construction on site as a remediation effort and signs posted to not enter the existing tributaries within the site. The following Environmental Conditions has been summarized from the previous assessments conducted at the site:

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- The site has been listed in the State's Hazardous Sites Cleanup Act (HSCA) as Conestoga Pines Park Site (Facility Id. 622618) since 2001 and has been monitored for 20 years. The headwater spring and stream channel areas are openly accessible to the public. There is a strong possibility that individuals enjoying the amenities of the Conestoga Pines Park site may experience direct contact with the surface water and sediments contained in these areas.
- 2002 *Final Site Characterization Report* "Elevated concentrations of TCE and cis-1,2-DCE were detected in the surface water, sediment, and groundwater samples collected at the site." Risk assessment recommended for remedial action to address the chlorinated solvents contained in the surface water, sediments, and groundwater at the site. Signs posted alerting visitors to potential hazards.
- 2013 *Analysis Alternatives and Proposed Response* (DEP, February 2013) during the Limited Phase I ESA "previous soil vapor investigations at the site had concluded that no vapor intrusion threat was present within site buildings, or at the adjacent residential development. Direct contact with surface water contained within the UNT to the Conestoga River was determined to be the major exposure pathway for humans. As a result of these determinations, DEP selected a response action that would treat VOC contamination in the UNT to the Conestoga River by installing passive treatment devices, such as a bubbler at the spring headwaters and several check/rock/riffle weir dams. These devices would act to aerate the stream and "drive off" VOCs. In addition, a buffer of thick vegetation or trees would be planted to keep park users from entering the channel."
- 2015 *End-of-Project Report - Conestoga Pines Park* (Weston Solutions, Inc., June 2015) during the Phase I ESA, "The aerator unit was installed in the waterway with associated equipment housed in an adjacent newly placed wooden shed. Then three (3) structures were installed in the UNT to the Conestoga River to create "riffle pools." The materials utilized to construct the riffle pools were not specified, but a report figure showed the three (3) structures to be located beyond the easternmost limits of the proposed bridge/sewer line/trail project."
- 2018 *A Limited Phase I ESA Report* (AWK Consulting Engineers, Inc., December 6, 2018) was produced for the City to identify Recognized Environmental Conditions (RECs) associated with discharge of trichloroethylene (TCE) laden water to the Conestoga Pines Park property, via a spring that forms the headwaters of an Unnamed Tributary (UNT) to the Conestoga River, that may impact a planned onsite sanitary sewer replacement project.
- 2021 Phase II ESA Report for activities associated with the development of the sewer line project that included recommendation for addressing the groundwater, soil, sediment, and surface water during construction.

Wetlands

Wetlands are defined as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are identified by three parameters including hydric soils, plants adapted to life in wet environments (hydrophytic vegetation), and the presence of water (hydrology) during the growing season. A review of the National Wetlands Inventory (NWI) mapping identified multiple wetland systems within the two small parcels on the western side of the Conestoga River referred to as the Walnut Street Fishing Area. This area contains a large palustrine emergent wetland (>5 acres) and a small palustrine forested wetland. The Conestoga River is listed as a riverine wetland system. No NWI wetlands were noted within the existing Conestoga Pines Park property.

Stormwater Management

Currently there are no visible stormwater management or water quality facilities on site. Coordination with City Planning will be required to ensure that any proposed activities comply with local and state stormwater management regulations. Off-site drainage is currently directed down through the center of the park toward the river.

Cultural Resources

No historic structures identified through review of the PennDOT One Map GIS database.

Topography

The existing topography is mostly gently sloping featuring slopes typically ranging from 0 to 10 percent. The site includes pockets of steeper slopes associated with the stream banks, water treatment areas, and small pockets throughout the primary wooded area in the east side of the park.



SOILS

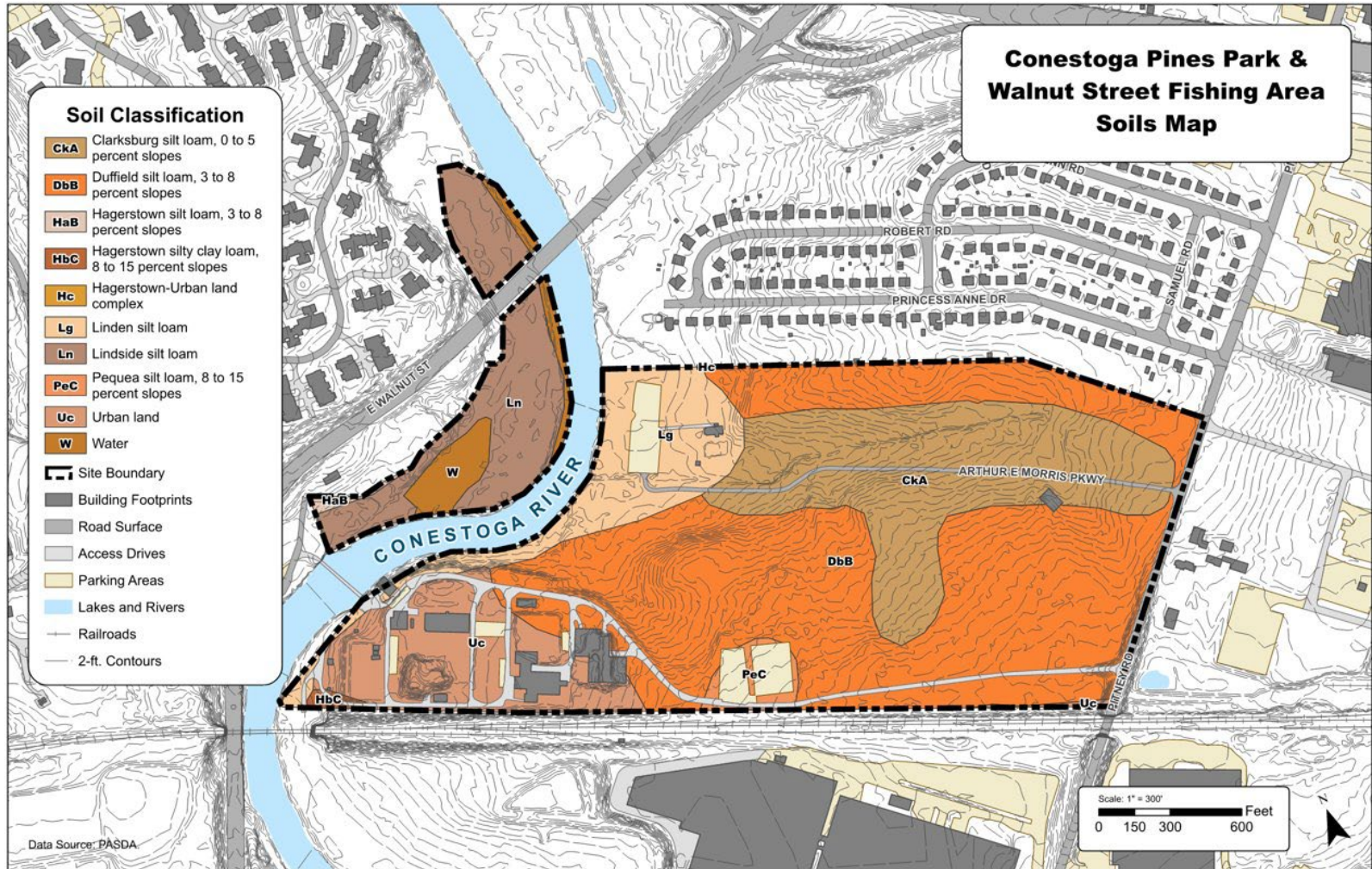
A review of the U.S. Department of Agriculture Web Soil Survey of Centre County identified eight soil series within the project site which are further described below.

CkA	Clarksburg silt loam, 0 to 5 percent slopes	C	Moderately well drained	18 to 36 inches	15.7	60 to 99 inches	8 inches	PF; moderate for wetness and severe erodability
DdB	Duffield silt loam, 3 to 8 percent slopes	B	Well drained	>80 inches	36.7	>80 inches	10 inches	PF
HaB	Hagerstown silt loam, 3 to 8 percent slopes	B	Well drained	>80 inches	0.2	>80 inches	7 inches	
HbC	Hagerstown silty clay loam, 8 to 15 percent slopes	B	Well drained	>80 inches	0.3	40 to 99 inches	10 inches	
Hc	Hagerstown-Urban land complex	-	Well drained	>80 inches	0	40 to 99 inches	10 inches	PF

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Lg	Linden silt loam	A	Well drained	36 to 72 inches	7.7	60 to 99 inches	9 inches?	PF; severe for flooding and erodability
Ln	Lindside silt loam	C	Moderately well drained	18 to 36 inches	7.5	>80 inches	10 inches	PF; severe for flooding and erodability
PeC	Pequea silt loam, 8 to 15 percent slopes	A	Well drained	>80 inches	1.7	40 to 60 inches	10 inches	severe slope and erodability
Uc	Urban land	-	-	-	9.1	-	-	

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



HYDROLOGIC GROUPS

A hydrologic group is a group of soils having similar runoff potential under similar storm and cover conditions. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonally high-water table, intake rate and permeability after prolonged wetting, and depth to a very slowly permeable layer. The influence of ground cover is treated independently.

The soils are categorized by the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) into four groups: A, B, C, and D; and three dual classes: A/D, B/D, and C/D. In the definitions of the classes, infiltration rate is the rate at which water enters the soil at the surface and is controlled by the surface conditions. Transmission rate is the rate at which water moves in the soil and is controlled by soil properties. Definitions of the classes are as follows:

- A. (Low runoff potential). The soil has a high infiltration rate even when thoroughly wetted. They chiefly consist of deep, well drained to excessively drained sands or gravels. They have a high rate of water transmission.
- B. The soil has a moderate infiltration rate when thoroughly wetted. They chiefly are moderately deep to deep, moderately well drained to well drained soils that have moderately fine to moderately coarse textures. They have a moderate rate of water transmission.
- C. The soil has a slow infiltration rate when thoroughly wetted. They chiefly have a layer that impedes downward movement of water or have moderately fine to fine texture. They have a slow rate of water transmission.
- D. (High runoff potential). The soil has a very slow infiltration rate when thoroughly wetted. They chiefly consist of clay soils that have a high swelling potential, soils that have a permanent high-water table, soils that have a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. They have a very slow rate of water transmission.

Soils with a classification of A and/or B are generally suitable for infiltration, and soil classifications of C and/or D are generally unsuitable for infiltration. With the exception of the Melvin Silt Loam, most of the soils series identified in the park feature a moderate runoff potential and are generally suitable for infiltration.

2016 PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) REPORT

As defined The Pennsylvania Natural Heritage Program (PNHP) a member of NatureServe, an international network of natural heritage programs that gathers and provides information on the location and status of important ecological resources (plants, vertebrates, invertebrates, natural communities and geologic features). Our purpose is to provide current, reliable, objective information to help inform environmental decisions. PNHP information can be used to guide conservation work and land-use planning, ensuring the maximum conservation benefit with the minimum cost.

The PNDI search includes species under the jurisdiction of the PA Game Commission, the PA Department of Conservation and Natural Resources (PADCNR), the PA Fish and Boat Commission (PFBC), and the U.S. Fish and Wildlife Service. On March 28, 2019, a PNDI search was generated for the park through the PHNP website.

The draft search results indicate no known impacts to threatened and endangered species and/or special concern species and resources with the project area. See Appendix H: Inventory Report.

OUTDOOR RECREATION ACCESS

The [Statewide Comprehensive Outdoor Recreation Plan 2020-2024: Recreation for All \(PDF\)](#) lays out priorities for delivering outdoor recreation programs and services over the next five years. The plan sets a goal of having a park within a 10-minute walk of every Pennsylvanian.

To determine local access to outdoor recreation for City, the Trust for Public Land (TPL) [ParkServe](#) interactive platform was reviewed. The web-based tool identifies local parks and open space, determines the percentage of residents who live within a 10-minute walk, and identifies the neighborhoods most in need of new parks.

PARKSERVE

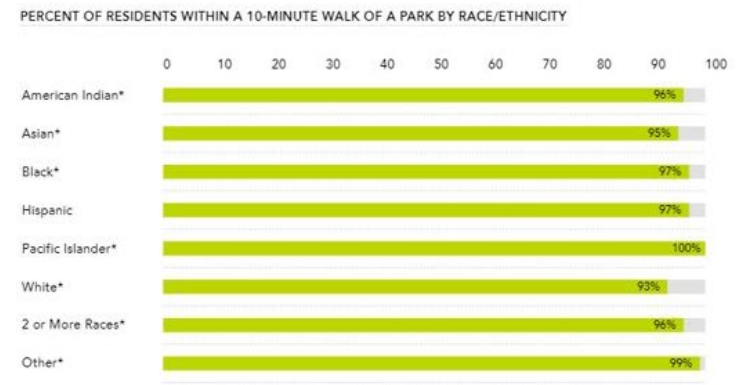
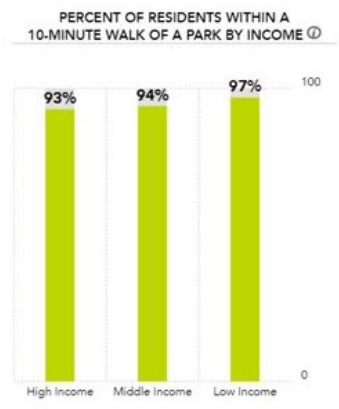
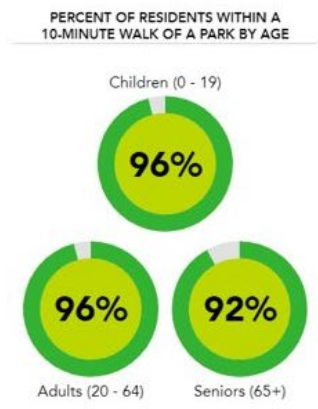
DCNR Partnered with the Trust for Public Land (TPL) and WeConservePA to use Geographic Information Systems (GIS) to understand access to outdoor recreation in Pennsylvania. TPL's Research and Innovation Team used the data analysis methods to assist DCNR in identifying areas with the greatest need and opportunity. This interactive map of outdoor recreation access in Pennsylvania shows the results of the analysis.

Pennsylvania's parks, trails, public lands, and water access points were mapped and then overlaid with US Census data, and road networks to identify areas within a 10-minute walk and a 10-minute drive of each location. The result is a detailed snapshots of outdoor recreation access at the county and municipal level identifying who has access to recreation and who does not.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

As shown on the walkshed map, most of Lancaster is within the 10-minute walkshed. The north-western and northeastern edges are identified as a medium need for additional parking land to meet the 10-minute walk guideline. Also, the areas immediately adjacent to Conestoga Pines and Walnut Street Fishing Area need more access as they are cut off by large roadways.

The green circles indicate three high need areas for additional parkland or connectivity alternatives to meet the guideline. These areas should be further evaluated to determine appropriate measures that can be implemented to increase access to recreation program and services.



*Excludes those that report Hispanic origin (which is captured separately from race by the U.S. Census).



Source: <https://www.tpl.org/city/lancaster-pennsylvania>

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



LANCASTER HERITAGE PATHWAY (LHP)

As part of the planning process a desk top evaluation of an alternate off-road connection to the proposed LHP was investigated. It appears that an off-road connection can only be made through adjacent lands not owned by the city.

Per the Conestoga Riverfront Framework, any proposed masterplan should seek to integrate Conestoga Pines and Walnut Street Fishing Area into a larger greenway system that improves the health of and access to the Conestoga River.

See Appendix G for a potential connection needing further analysis to verify the overall feasibility and cost effectiveness in comparison to the two alternate (short and long term) routes proposed in the Lancaster Active Transportation Plan.

DEVELOPABLE AREAS

The mapped inventories create a comprehensive illustration of the park and the natural capacity to support development. Development, in this case, relates primarily to recreational pursuits (passive and active), which may include athletic facilities, small-scale buildings, parking lots, meadows, and trails. The purpose of the analysis was to delineate the envelope or general footprint where any future development can occur without negatively impairing the site's natural resources. The Development Limitations map is one of the critical components in framing the Master Plan recommendations. The criteria and definitions used for the three zones of identified are as follows:

- Preservation Area – is characterized as environmentally sensitive areas that are wooded, contain steep slopes (>25%), and are within the floodplain.
- Limited Development Area – is characterized by steep slopes (>10%), floodplain areas, and wetlands and riparian buffers.
- Development Area - is characterized as areas not already included in the Preservation or Conservation -Zones.
 - Development Zones may have parking lots, larger buildings, and any other appropriate support facilities.
- Waterworks Area – Land currently in use by the Lancaster City Water Department. No access and park facilities can be considered within this area.

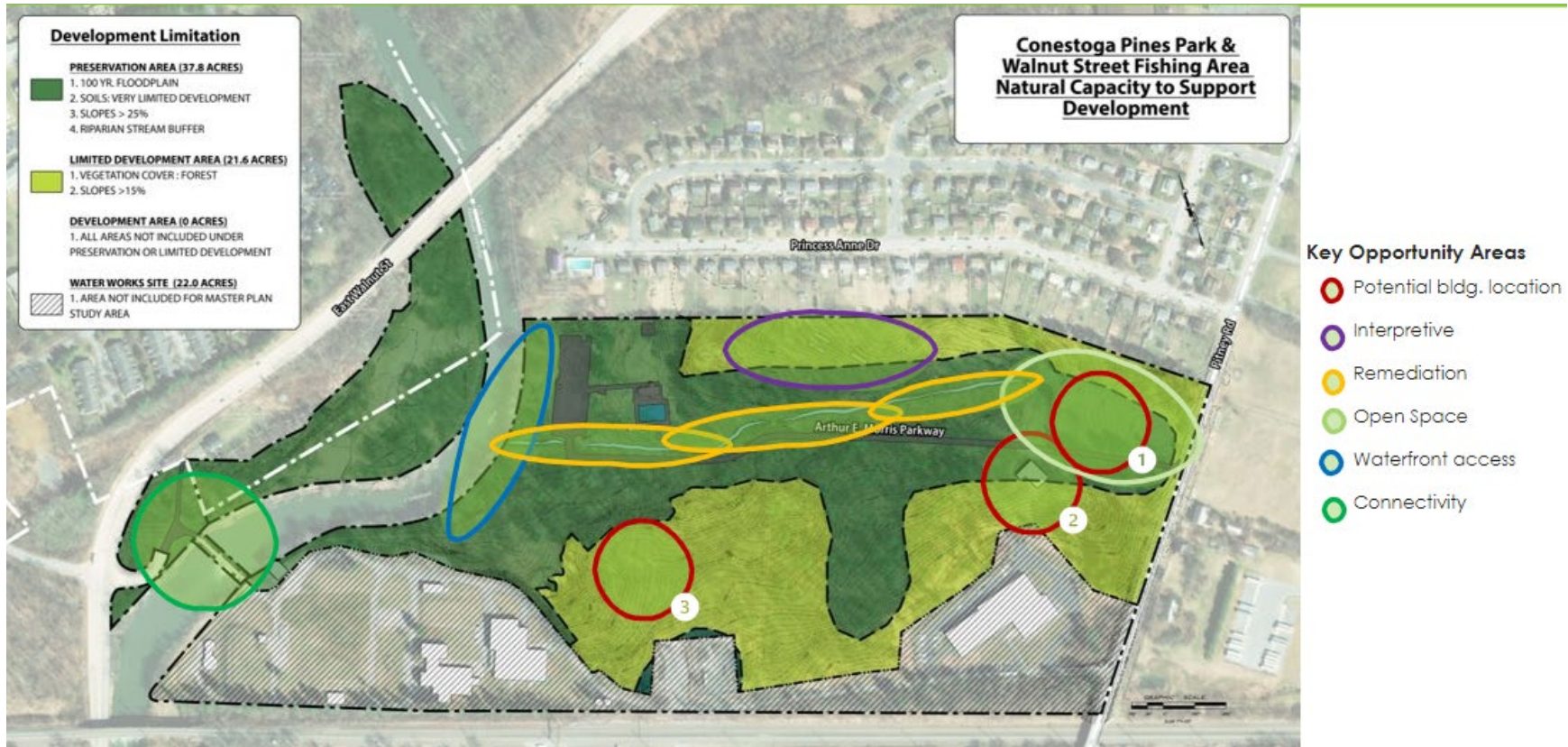
Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



SITE ANALYSIS CONCLUSIONS & RECOMMENDATIONS

- With consideration to sensitive ecosystems and the health of the Conestoga River, it is believed that wetlands, riparian areas, and forests on site should be preserved as much as possible.
- Due to contamination within the groundwater and tributary springs of the Conestoga River on site, there is an opportunity for remediation.
- Create three distinct areas as defined by where the Conestoga River bisects the site and existing conditions. These include the no-development preservation area (37.8 acres), the limited development area (21.6 acres), and the development area, which encompasses all areas not included in the preservation or little development areas. All three must be connected by unifying signage and visual elements.
- While areas 1, 2, and 3 are developable as sites for a proposed building, it is recommended to use either sites 1 or 2, where there is little to no existing forest canopy. Any development within site 3 would require significant disturbance of the existing canopy.
- Define and organize park amenities, layout, and path connections to improve consistency and highlight the park as one cohesive recreational space.
- Connect to the Lancaster Heritage Pathway, connecting site to other municipalities and further recreational resources.
- Any considerations for relocation and/or closure of the pool will be subject to DCNR restrictions.
- There are currently no stormwater management facilities for the park. Creative solutions will be required to address runoff and water quality given the limitations imposed upon the existing tributary.
- Recommendations for connectivity of the park to neighborhoods, and existing trails/greenways, such as the Conestoga Trail that runs along Pitney Road.
- Preserve access to the river and provide better linkages between areas on each side of the creek.
- Existing parking areas must be improved for ease of access, increased capacity, and promoting river access.
- Provide ADA routes to all facilities. Currently, there are limited or no accessible routes to the existing facilities.
- Development opportunities for permanent structures will be dictated and limited by current zoning and floodplain regulations.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

- Remove outdated play equipment. There are several areas that do not meet current safety standards and should be evaluated by a Certified Playground and Safety Inspector (CPSI). Improve overall ADA accessibility to the tot lot.
- The existing pedestrian Bridges should be evaluated and reviewed for safety and ADA comparability.
- Access to the park is not clearly defined, convenient, visible, or safe. Both vehicular and pedestrian access points must be improved.
- A forest conservation strategy needs to be developed for the park. A Forest Stewardship Plan should be developed to protect the existing woodlands.
- Existing habitat at the park can and should be enhanced. Connect within a green network along the Conestoga River.
- Provide additional screening where the park expansion abuts existing residential properties.
- Delineate existing wetlands and incorporate elements for environmental education.
- It is imperative that a hierarchy of trails and path widths be defined to minimize conflicts.
- The master plan should provide recommendations on what facilities should be updated, those to remain, and those to be eliminated, or replaced.
- The riparian buffers are essential to the Conestoga River's health and must be protected and preserved.

APPENDIX D: PHOTO INVENTORY



Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



● AREA OF PHOTOS

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



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Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



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Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



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Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



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APPENDIX E: CONCEPT DESIGNS

The conceptual alternatives were formulated with consideration of the guiding principles, the analysis of the site, the surrounding land uses, and input received from the key person interviews.

All alternatives address parking needs, circulation, stormwater management, programming, additional passive recreation areas, better river access, ADA fishing pier and updates to existing facilities.

Based on input provided throughout the planning process the following three working conceptual alternative designs were developed and presented to the master plan study committee. A pre-final design was prepared to address the committees' comments. Design plans illustrating the development concepts are presented below followed by the MPSCs review comments.

VISION STATEMENT

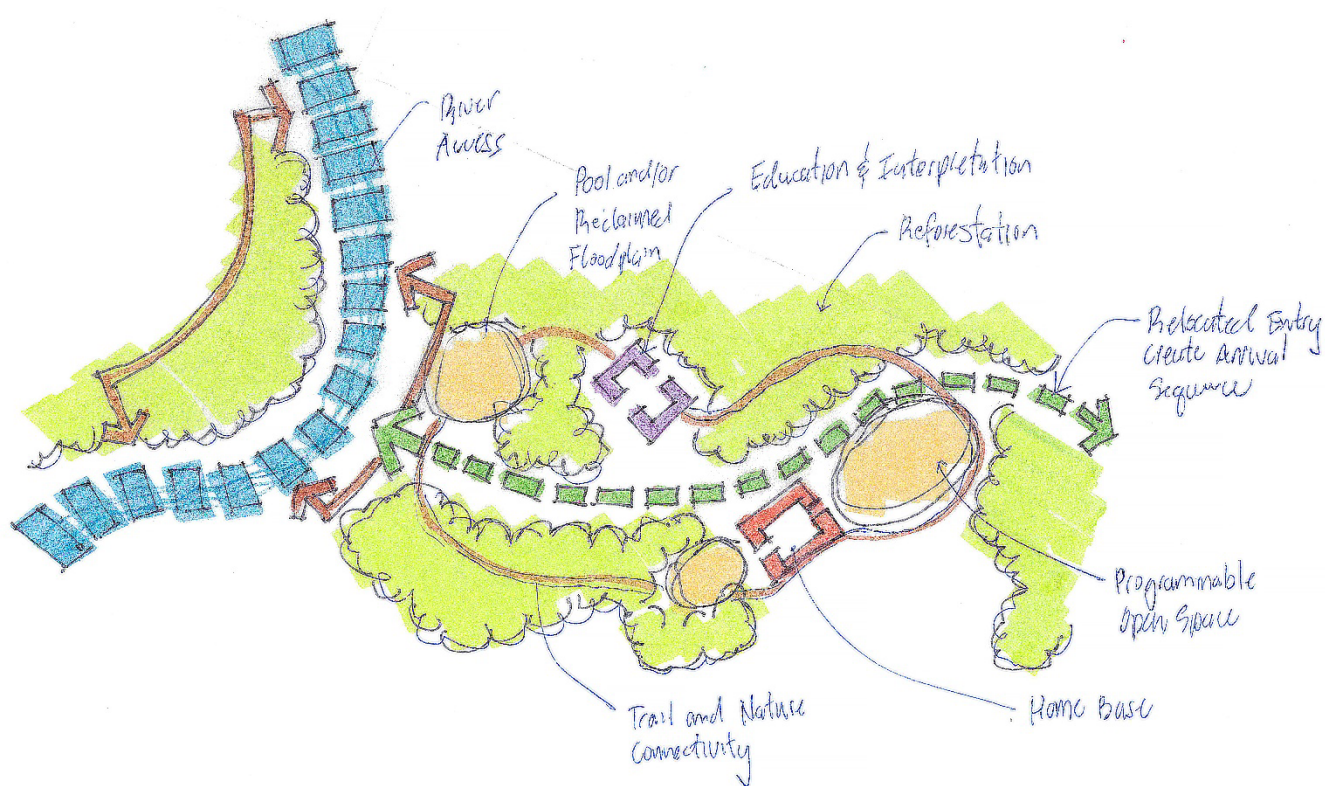
The Master Plan Study Committee was asked to create a vision for Conestoga Pines and Walnut Creek Fishing Area at the beginning of the master planning process. Seeking to incorporate key ideals of river access, nature, heritage, programming, and connectivity, they created a vision statement that encompassed their overarching goals. This was then considered during the park's design and synthesized in all its elements. The vision statement is as follows:

Conestoga Pines Park is a special urban open space that is accessible from the Conestoga River and connected to places to where people live and work. It is a welcoming destination for visitors of all ages and abilities that provides a diversity of recreation amenities and celebrates its cultural history. The park is a place where people come to enrich their lives through the restorative powers of nature, attend outdoor community events, meet friends and neighbors, and learn about the natural world.

This statement was then translated into a preliminary concept design that aimed to achieve all stated goals while preserving the rich natural resources already on site. The Conestoga River and the adjacent, existing woodland became focal points, while the well-loved pool and recreation center became anchors for activity. The Civilian Conservation Corp camp ruins, an important but long forgotten aspect of Lancaster's history, were given new life as a focal point for culture and education.

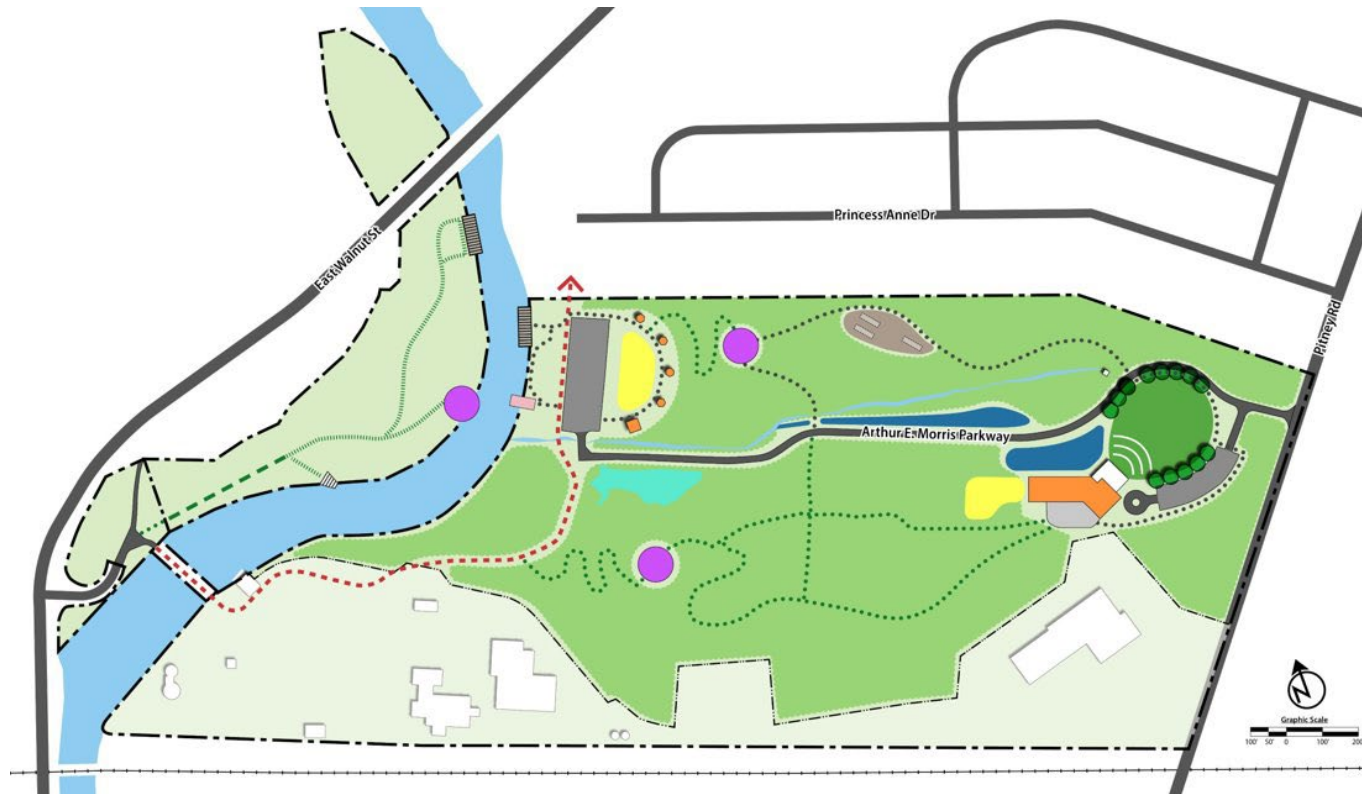
CONCEPTUAL DESIGN

The conceptual design capitalizes on the five major themes derived from the vision statement and community feedback. River Access is foremost, as the entry drive is rerouted to form a central access culminating at the Conestoga River. Similarly, trails pass lower along the side of the river and open to vistas where visitors can take in the views. Natural areas are largely left alone, in accordance with a desire not to see the park overdeveloped. Trails are still central and provide better access through and around the woods. Heritage draws on Lancaster's rich history by emphasizing the ruins of the former Civilian Conservation Corps on site; one of the only intact sets in the state. The proposed re-routing of Arthur E. Morris Parkway also helps to better connect Conestoga Pines and Walnut Street Fishing Area to the Lancaster Historic Trail. The need for more programming is addressed by expanding the footprint of the existing barn-turned-recreation-center and connecting a programmable, open lawn space to it. The beloved local pool is either left alone or reimagined as reclaimed floodplain for the Conestoga River – depending on whether a more suitable site can be found for a new pool.



PLANNING DIAGRAM

The planning diagram formalizes and defines many of these interventions. Pre-defined trails are left as is or slightly re-routed to accommodate scenic moments and high points that allow for a better view of the river, as represented by the purple dots on the map. A new trail on the Walnut Street Fishing Area side helps to formalize the space and expand its use. An expanded lawn area, parking, and play area immediately adjacent to the mouth of Conestoga Pines Park and along Arthur E. Morgan Parkway creates programmable, activity centric space that can accommodate residents and visitors alike. Reforestation zones help to maintain the complex canopy that has made Conestoga Pines so alluring, while designated stormwater areas help to capture contaminated groundwater before it can reach the Conestoga River and its tributaries. The current pool is loosely defined in case it is relocated once a more suitable site is found. Regardless, in keeping with the major theme of connectivity, many of the trails terminate at its current location, providing yet another central gathering space for residents and visitors to enjoy.



PRE-FINAL DESIGN

The pre-final design was the culmination of the vision statement, five key themes, and rigorous community engagement process. After presenting the concept design and planning diagram, community input and MPSC were considered to better refine and mature the design. A trail was added to connect the CCC camp ruins to a natural vista within the woods, while other trails were formalized through evolved materiality within Conestoga Pines. Within Walnut Street Fishing Area, the trail became a boardwalk that offered clear views of the Conestoga River and better fishing locales. The bridge across the river ties into a path that creates a better connection within the Arthur E. Morris Parkway immediately, and to the Lancaster Heritage Trail at large. In this iteration, the pool has also been left as is, or at least until a more suitable site has been offered to replace it. Boat launches have been added in several key locations along the Conestoga River for ease of access.



PRE-FINAL DESIGN OVERLAY

The Pre-Final Design Overlay was developed based on the master plan study committee's and the city's mutual desire to show an alternative in which the pool is relocated to a more suitable site closer to the city. In this scenario, the space previously occupied by the pool is reconnected to the Conestoga River as wetland habitat. Additionally, parking has been reduced and moved along Arthur E. Morris Parkway. The central drive now culminates in a drop off/turnaround area that can be used for accessing the trailheads, connecting to the Lancaster Historical Trail, or unloading boats for the adjacent kayak/canoe boat launch.



KEY TAKEAWAYS

Derived from the vision statement, five key takeaways emerged throughout the master planning process. These core ideals best represent the park and are representative of the design decisions that immediately impact visitors upon utilizing the park. They are as follows:

- Conestoga Pines and Walnut Street Fishing Area contain an interconnected system of trails that provides different experiences for local users. These trails connect to the city and adjacent municipalities through the Lancaster Heritage Pathway.
- The master plan provides increased access to the Conestoga River through small craft launches, fishing piers, and boardwalks through riparian ecosystems. Residents and visitors alike gain unique ways to experience the river and its myriad of diverse habitats.
- The Civilian Conservation Corp's Will Roger's Camp, which had fallen derelict and forgotten, is recognized as historically significant to the City of Lancaster and its residents. New, interpretive measures make it accessible to the wider public so that they may interact directly with a key piece of American, and local, history.
- The existing forest on site plays a critical role both as a recreational draw and in protecting the health of the Conestoga River. Under the master plan, much of the existing forest is preserved while further recommendations are made to ensure that it exists for future generations.
- Converted from a historic barn on site, the recreation center provides summer camps and other programming for residents and visitors. However, as demand grows, the current facilities cannot keep up. The master plan proposes the recreation center be updated and expanded to better serve the community with new programming experiences.

PUBLIC MEETING REVIEW OF THE PRE-FINAL DESIGN

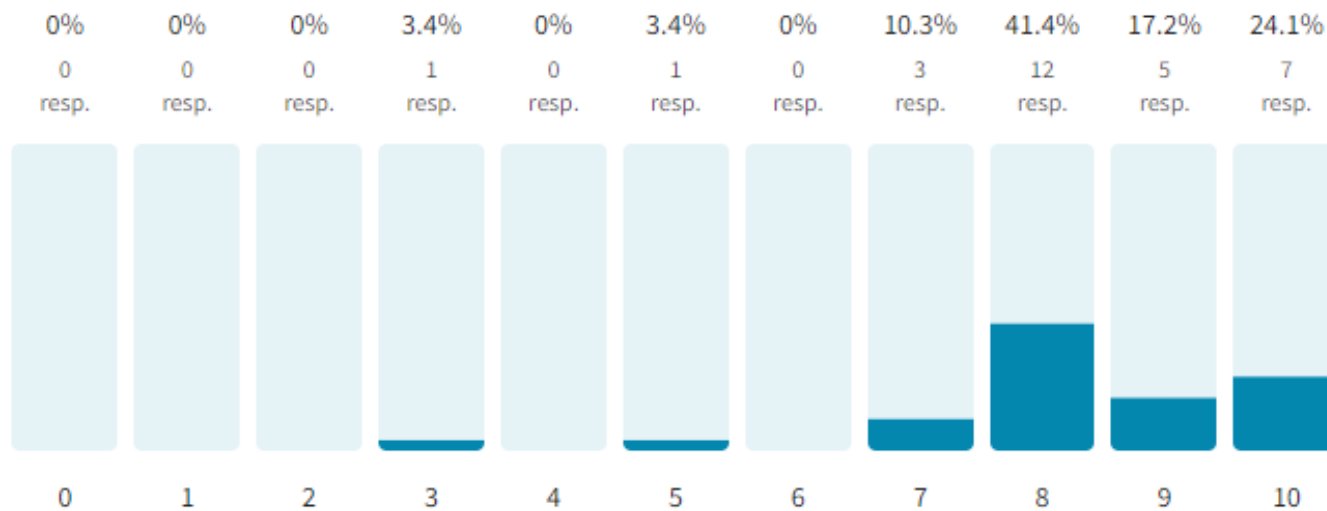
This pre final design was well received by the general public at the community meeting held February 13, 2023 (see Appendix A Community Outreach for more information). It was noted that the plan addressed the inherent problems at the site without completely redeveloping the park.

Additionally, the pre final design and the corresponding overlay were posted alongside a survey on the Engage Lancaster Platform following the meeting. Respondents were generally satisfied as illustrated by the survey results regarding the Pre-Final Design and general comments provided. For the entirety of the survey results, please see Appendix F - Engage Lancaster Results.

On a scale from 0 (does not represent) to 10 (very representative), how well does the park plan represent the established vision statement shown on the previous slide?

29 out of 29 answered

8.3 Average rating

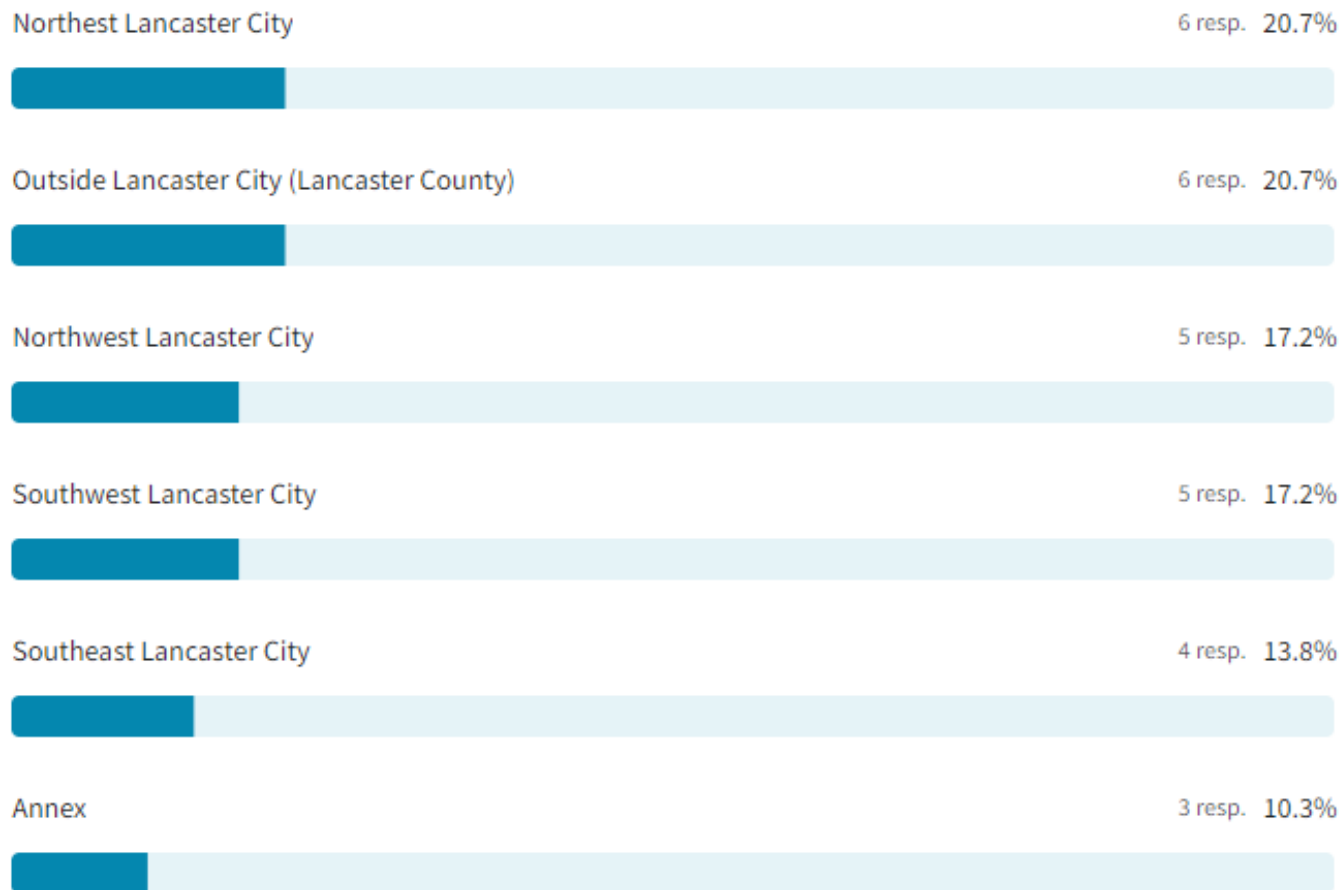


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APPENDIX F: ENGAGE LANCASTER SURVEY RESULTS

Where do you live?

29 out of 29 answered

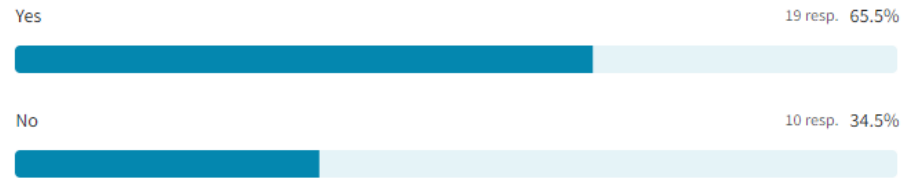


Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

Did you attend the February 7, 2023 public meeting or have you reviewed the presentation materials provided on Engage Lancaster?

If you haven't reviewed the presentation materials, please do so before continuing with this survey. You can find the presentation here.

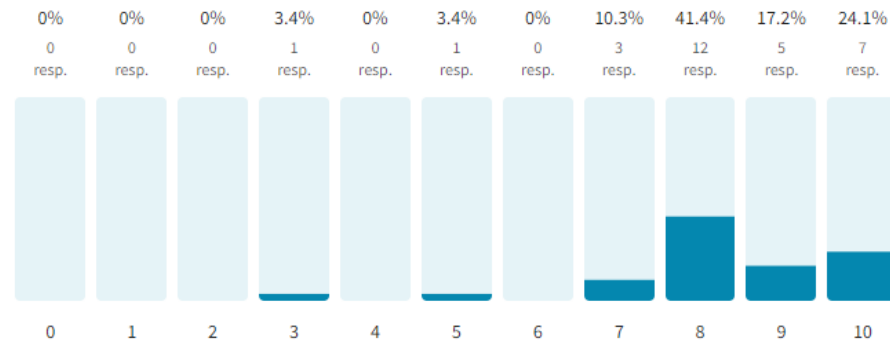
29 out of 29 answered



On a scale from 0 (does not represent) to 10 (very representative), how well does the park plan represent the established vision statement shown on the previous slide?

29 out of 29 answered

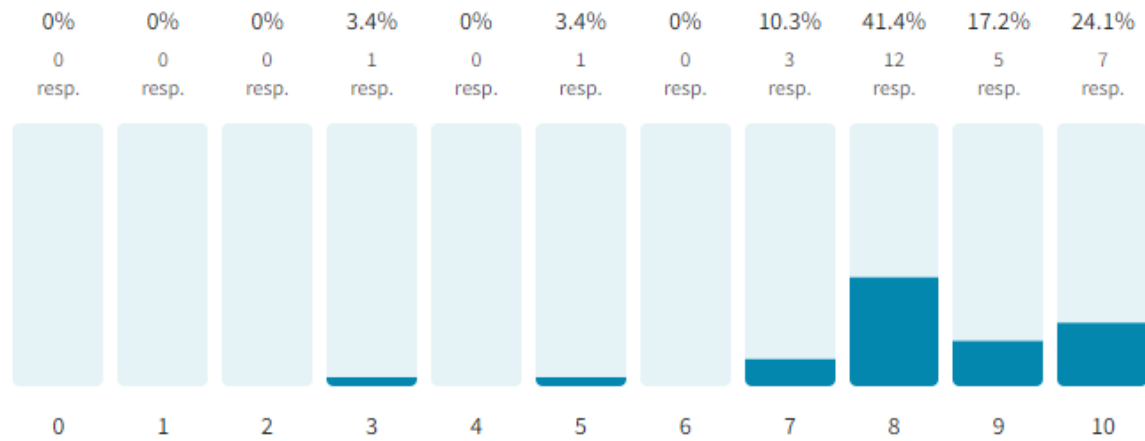
8.3 Average rating



On a scale from 0 (does not represent) to 10 (very representative), how well does the park plan represent the established vision statement shown on the previous slide?

29 out of 29 answered

8.3 Average rating

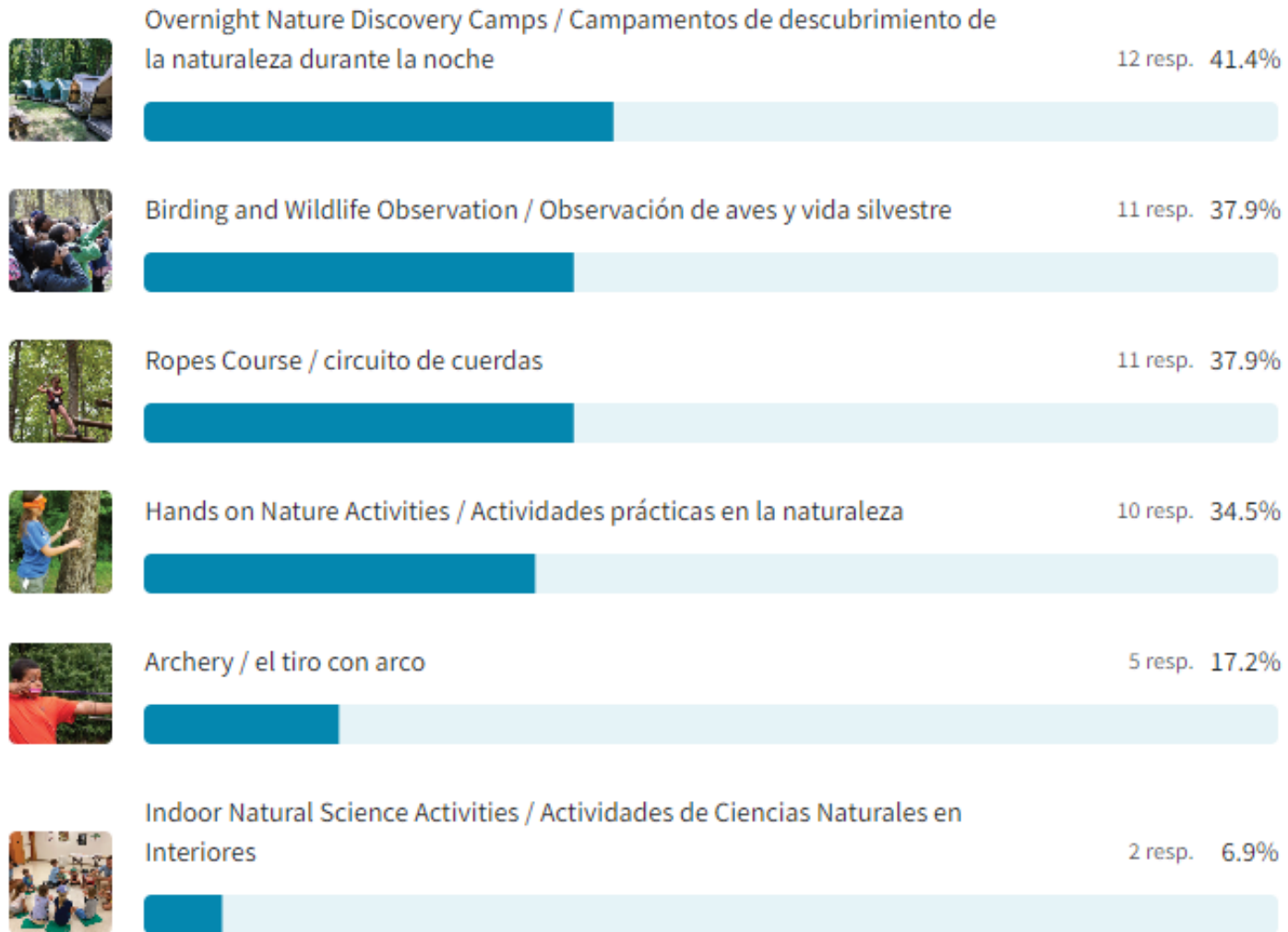


Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

The park upgrades will allow for expanded programming opportunities that can be offered at the park. Select your top five (5) choices from the following list of new programs being considered.

29 out of 29 answered





What concerns do you have about the plan?

- Cost and time to implement (I would love for my kids to enjoy it before they are too old).
- Think about access to the park for those without motor vehicles - bus routes, bike shares, etc.
- Lack of adult offerings.
- Crypto.
- Living in the neighborhood adjacent to the park, I would love a way to safely walk there (sidewalks).
- Cost to taxpayer.
- Would like for the pool area to be updated a bit.
- Possible pollution of the river.
- That it could lead to noisy groups and crowds. That the closing time may be moved from 10pm to dusk.
- Including engaging activities for children and families, water feature and restroom amenities.
- Removal of the pool.
- None.
- That they want to remove the pool and put in wetlands. Removing the pool is not fair to the kids.
- No swimming pool in the plan. It's important to the community to keep access to a pool.
- Access to those who do not live within walking distance, will bus route be available?
- It wasn't clear to me if the pool was staying - I'd like it to stay.
- Safety.
- The park is split into 2 sections, but the bridge should help.
- Stream restoration? the existing waterway on-site looks fairly incised and subject to ongoing erosion.
- Not easily accessible from walkable city without transportation.
- Enough play space for children.
- None.
- Inclusivity and making programs known and accessible to all.
- Road should be widened to accommodate larger influx of visitors & pool being removed.
- None.
- As long as the woods are not majorly removed then no issues.
- Want to ensure it easy to access from the city walking.

Please use this space to share any other comments or concerns you have.

- All of the expansions are for kids. What about adult walking club, etc. for seniors.
- Sidewalks on Pitney to walk to the park safely or some other access point for our neighborhood to get there easily without driving.
- I worry about the upkeep, maintenance, and illegal activity in the park. However, this is a fantastic opportunity to provide value to the community.
- This kind of park is needed by inner city kids.
- Please keep this park open until 10pm year-round.
- Keep Conestoga Pines a recreation destination for our residents to enjoy beautiful green space.
- What can be done to address the burn hazel on the current, existing trails to make them usable while this master plan is being implemented?
- Taking the pool from the kids takes away one less thing for them to do and the city pool is ALWAYS packed and you can't always enjoy yourself.
- We need to prioritize keeping access to a swimming pool for rec camps and swimming lessons. it is the only affordable place for the community to swim.
- I would love to see this park be restored and properly cared for, very excited to see how this unfolds over the next few years!
- Great job and thank you for getting community input.
- There's no easy way to get from the north part of the city to Costco and Greenfield by bicycle or walking, I hope the trails planned can fix that.
- I would love to see a place that kids can learn about local nature year round.
- Would like to see disc golf included but the public feedback does not seem to prioritize that.
- Beautiful plan - meets needs with also leaving space to enjoy nature. Only concern is it's not walkable for many - so will it be under utilized?
- None.
- I saw the historical significance of the site is being considered and would love to help with this.
- Love it!

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APPENDIX G: LANCASTER HERITAGE TRAIL

INTRODUCTION

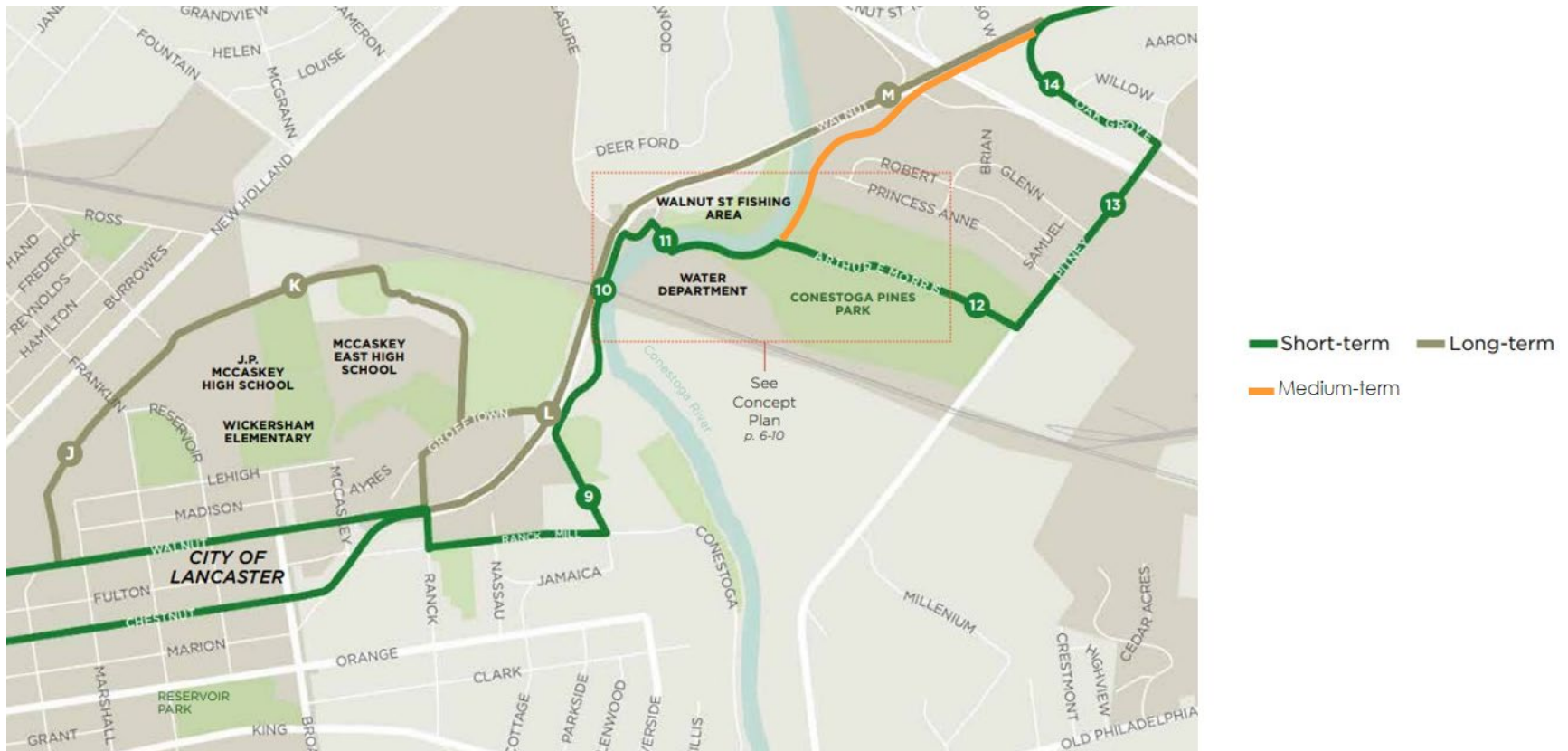
The Lancaster Heritage Trail is a proposed 12-mile trail stretching from Penn Medicine Lancaster General Health’s Suburban Pavilion in the west to Leola in the east. The trail will focus on active transportation consisting of a blend of bike lanes, trails, and small pedestrian bridges over and along the Conestoga River. Conestoga Pines and Walnut Street Fishing Area sit at the intersection of future bike and pedestrian connections of the larger planned regional trail system identified in the countywide Active Transportation Plan. The City is embarking on various larger scale planning efforts including an updated Comprehensive Plan and an updated Parks, Recreation and Open Space Plan.

SHORT TERM, LONG TERM, AND PROPOSED MEDIUM-TERM SOLUTIONS

The proposed Lancaster Heritage Trail will eventually run parallel to the Conestoga River along East Walnut Street (highlighted in brown in the image below). However, portions of this segment are underway while the feasibility of other segments are still being investigated. A proposed short-term connection running along the edge of Conestoga Pines and Walnut Street Fishing Area, cutting through the park via Arthur E. Morris Parkway, and joining Pitney Road has been identified.

However, potential trail users have expressed discomfort over short term alignment, as it would require considerable time spent on the road before returning to the trail. As a result of the desktop analysis and field walk, we believe that a proposed offroad connection, or medium-term solution, highlighted on the next page in Orange, is a viable solution to be further investigated. However, there are two major obstacles. To complete the proposed medium-term solution, a small, pedestrian bridge would need to be installed over a ravine, and the City would need to work with a private landowner to construct a portion of the trail.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



MEDIUM-TERM TRAIL CONFLICTS AND OPPORTUNITIES

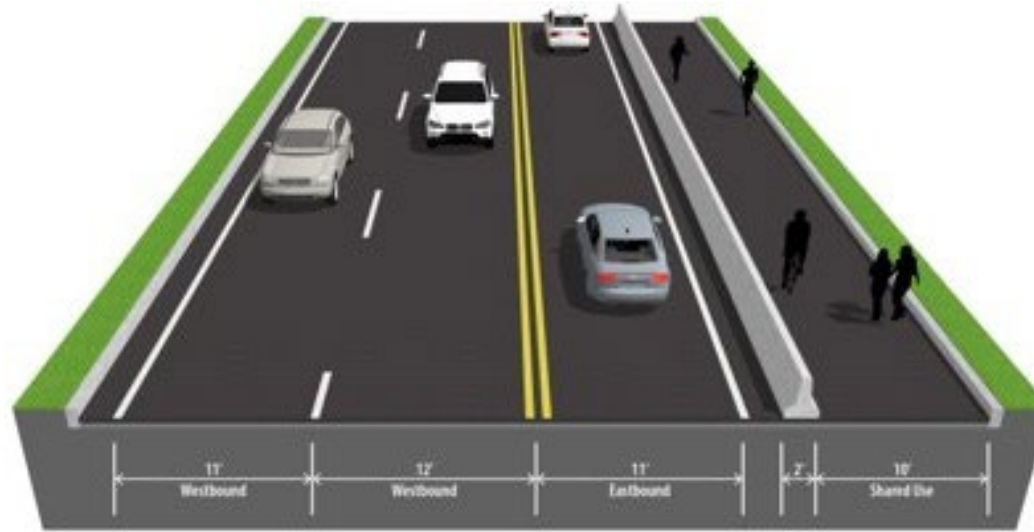
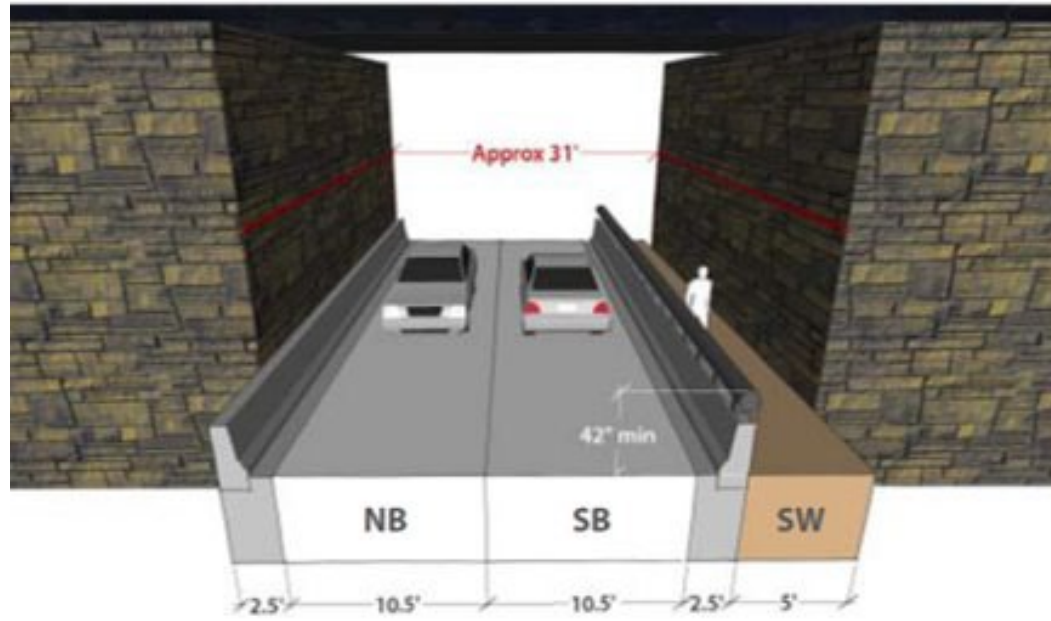
The proposed medium-term trail would have two distinct challenges. The first would be immediately adjacent to Conestoga Pines and Walnut Street Fishing Area; to continue the trail and minimize impact on the Conestoga River and its riparian habitat, an agreement would need to be negotiated with the private resident at the end of Princess Anne Drive. The grade here is already conducive to a trail, so impact and effort to establish the medium-term trail in this location would be minimal. The second issue is a small ravine behind the Princess Anne Drive development and adjacent to East Walnut Street. For the trail to seamlessly continue off-road, a small, pedestrian bridge would be needed. Both locations are marked on the map below with green circles.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



An underpass would be needed where the trail crosses Route 30, creating a safe connection for motorists, cyclists, and pedestrians. Two examples are provided on the next page, one which is sleeker and provides one northbound and one southbound lane of traffic, as well as a narrow pedestrian and cyclist path, and one that has a larger footprint, including an expanded shoulder for pedestrians and cyclists and an additional northbound lane.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



APPENDIX H: PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) REPORT

INTRODUCTION

The Pennsylvania Natural Diversity Inventory Environmental Review Tool (PNDI ER Tool) enables the public to perform online PNDI searches for potential impacts to threatened, endangered, special concern species and special concern resources in PA. Anyone including property owners, consultants, project planners and PA DEP or PA CCD staff can access the tool for PNDI project screening.

The PNDI ER Tool is used prior to submitting permit applications to DEP or during any project pre-planning phases. The user performs the search online using the ER Tool, prints the results from the search (called “PNDI Environmental Review Receipt”) and follows the instructions on the receipt. For more information about the receipt results and what they mean, please visit the PNDI Receipt page.

In order to adequately provide for the protection of special concern species and resources while also reducing the number of false hits when conducting PNDI searches, it is important that the correct project area and type is entered into the PNDI ER Tool. If you believe you have entered the information incorrectly, please rerun the search.

LARGE PROJECTS

Some projects are too large to be drawn in the PNDI Environmental Review Tool and are therefore called “Large Projects.” To find out if your project is a Large Project, please visit the Large Project Information Page.

EARLY COORDINATION

Because the Environmental Review Tool is easily accessible to the public, it is recommended that PNDI coordination be completed prior to project development and submission of any permit applications. During instances when the PNDI search indicates potential impacts, early consultation with the proper special concern species or resource jurisdictional agencies (preferably prior to plan development) is crucial. Early consultation not only minimizes associated delays and cost, but also facilitates the integration of more effective conservation measures into project planning.

RESOURCE AGENCY JURISDICTION

A PNDI ER Tool web-site inquiry generates on-line search results concerning the potential impacts of a project to special concern species and resources. Four government agencies have jurisdiction over the protection of these resources:

U.S. Fish and Wildlife Service

Federally listed, proposed & candidate species

Statute: Endangered Species Act of 1973 16 U.S.C. §§ 1531 et seq

Pennsylvania Game Commission

PA state-listed birds and mammals

Statute: Game and Wildlife Code 34 Pa. C.S.A. §§ 101 et seq.

Pennsylvania Fish and Boat Commission

PA state-listed fish, reptiles, amphibians, and aquatic organisms

Statute: Fish and Boat Code 30 Pa. C.S.A. §§ 101 et seq.

Pennsylvania Department of Conservation and Natural Resources

PA state-listed plants, natural communities, terrestrial invertebrates, and geological features

Statute: Wild Resources Conservation Act 32 P.S. §§ 5301 et seq.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

Pennsylvania Department of Conservation and Natural Resources
 PNDI Receipt: project_receipt_conestoga_pines_680763_DRAFT_1.pdf

Project Search ID: PNDI-680763

1. PROJECT INFORMATION

Project Name: **Conestoga Pines**
 Date of Review: **3/28/2019 02:51:24 PM**
 Project Category: **Recreation, Other**
 Project Area: **68.23 acres**
 County(s): **Lancaster**
 Township/Municipality(s): **LANCASTER**
 ZIP Code: **17601**
 Quadrangle Name(s): **LANCASTER**
 Watersheds HUC 8: **Lower Susquehanna**
 Watersheds HUC 12: **Lower Conestoga River**
 Decimal Degrees: **40.050128, -76.269692**
 Degrees Minutes Seconds: **40° 3' 0.4603" N, 76° 16' 10.8904" W**

This is a draft receipt for information only. It has not been submitted to jurisdictional agencies for review.

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 must comply with the bog turtle habitat screening requirements of the PASPGP.

Pennsylvania Department of Conservation and Natural Resources
 PNDI Receipt: project_receipt_conestoga_pines_680763_DRAFT_1.pdf

Project Search ID: PNDI-680763

Conestoga Pines



- Project Boundary
- Buffered Project Boundary



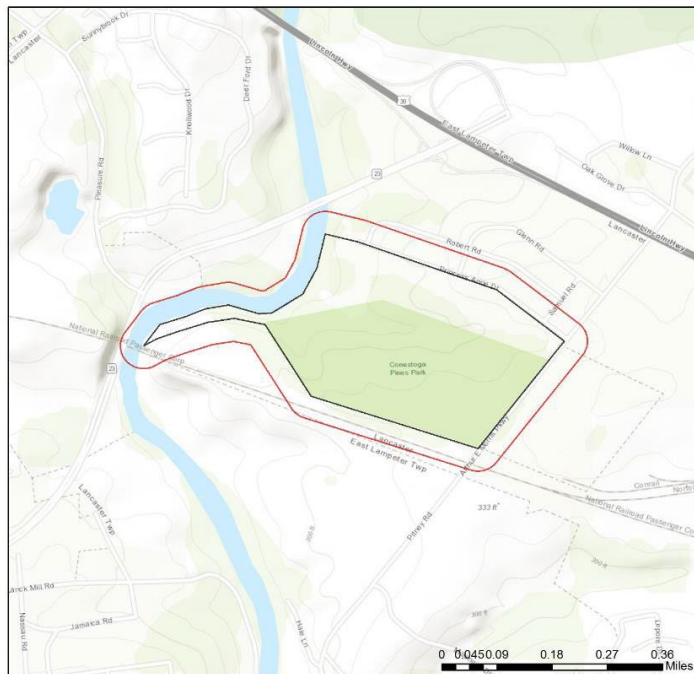
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

Pennsylvania Department of Conservation and Natural Resources
 PNDI Receipt: project_receipt_conestoga_pines_680763_DRAFT_1.pdf

Project Search ID: PNDI-680763

Conestoga Pines



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
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Pennsylvania Department of Conservation and Natural Resources
 PNDI Receipt: project_receipt_conestoga_pines_680763_DRAFT_1.pdf

Project Search ID: PNDI-680763

RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

Pennsylvania Department of Conservation and Natural Resources
PNDI Receipt: project_receipt_conestoga_pines_680763_DRAFT_1.pdf

Project Search ID: PNDI-680763

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.



Pennsylvania Department of Conservation and Natural Resources
PNDI Receipt: project_receipt_conestoga_pines_680763_DRAFT_1.pdf

Project Search ID: PNDI-680763

5. ADDITIONAL INFORMATION

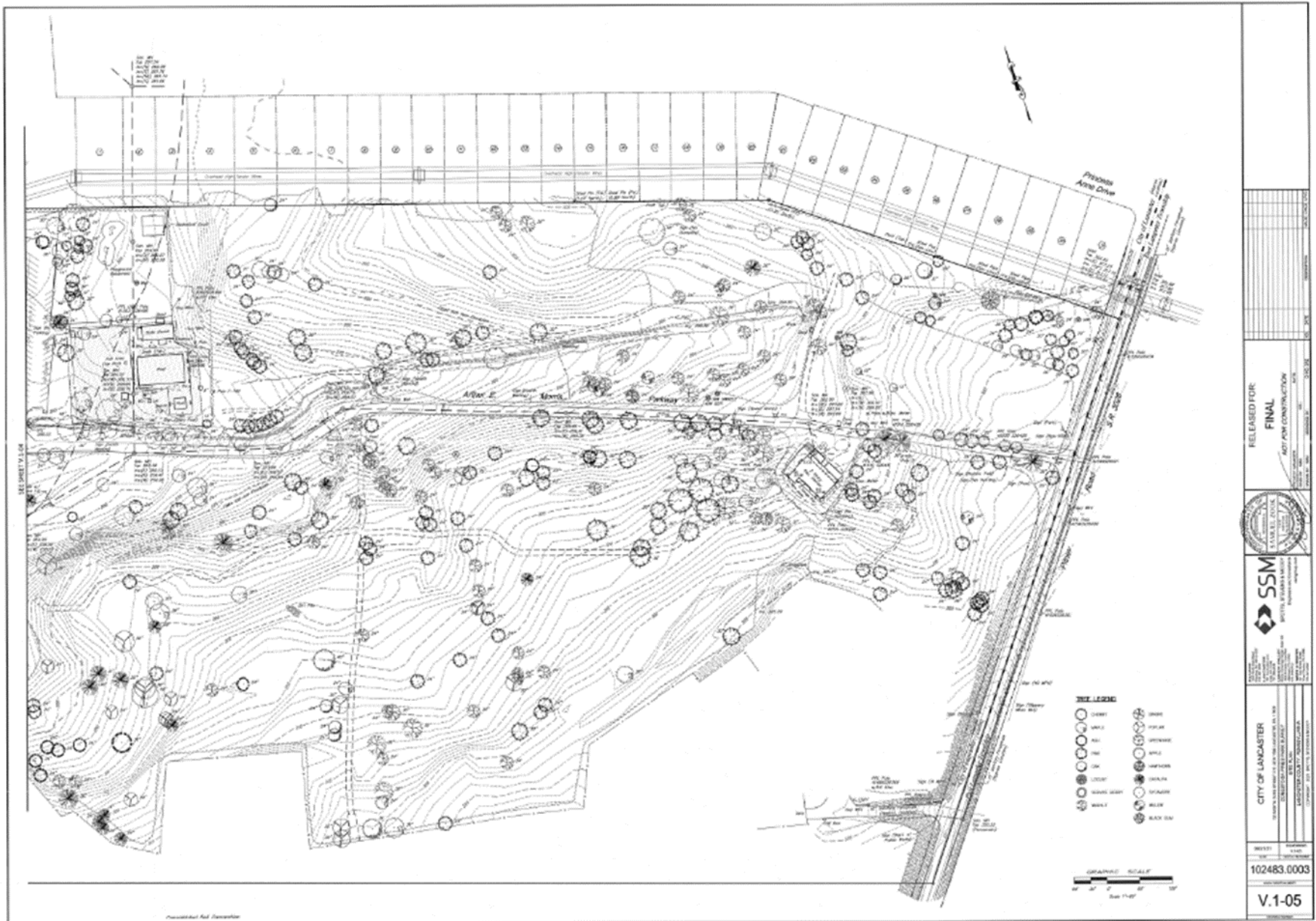
The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.



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Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



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APPENDIX J: GREEN INFRASTRUCTURE

Green infrastructure in parks is established first by building partnerships between park and stormwater agencies to utilize park land for green infrastructure. Green infrastructure in parks will lead to opportunities to enhance stormwater management capacity, park improvements, and funding for the park. The main goals of green infrastructure in parks are to promote and enhance overall environmental, economic, and social benefits.

The City of Lancaster is already a leader in implementing green infrastructure as well. Detailed ordinances, such as those found in the Green Infrastructure Design Manual for the City of Lancaster, place regulations on the volume of water expected to be infiltration based on each new developments size. Larger scale developments are therefore required to implement large scale stormwater interventions, helping to mitigate pollution in runoff, recharge the groundwater table and increase stream baseflow, restore natural site hydrology, and reduce CSO's from the city's combined sewer system. Special ordinances are dedicated by watershed as well as those sitting atop karst geology that may otherwise impact infiltration. The City of Lancaster's detailed approach, backed by clear and intuitive instructions on maintenance and monitoring and financial support for those who wish to strengthen their stormwater management systems, makes it an extremely robust system all around.

GREEN IT! LANCASTER

Green It! Lancaster is an initiative by the city to better protect its rivers, streams, and ecosystem health through increased green infrastructure and plantings throughout the city. In doing so, citizens will gain better, safer access to these amenities. The key points of the plan as stated by the City of Lancaster are:

- Improve water quality in the Conestoga River by integrating stormwater and pollution reduction into City public works and community improvement programs.
- Reduce pollution and excessive flows from urban stormwater and combined sewer overflows.
- Prioritize green infrastructure projects to maximize economic, clean water, health, and quality of life benefits for residents.
- Achieve cost effective Clean Water Act compliance by integrating multiple water quality drivers (e.g. consent decree, stormwater regulations and Chesapeake Bay Plan).
- Reinforce Lancaster City as a national and statewide model in GI implementation.

Residents, businesses, developers, and even schools can install small-scale green infrastructure on their properties to gain incentives, such as reductions to their stormwater fees. The significance of the reduction directly correlates to how effective the infrastructure is, encouraging private property owners to invest in higher quality infrastructure upfront. The Green Infrastructure Design Manual additionally provides designers and engineers with guidelines on how to design effective green infrastructure that considers Lancaster’s combined sewer system and the overall health of the Conestoga River and its tributary streams.

How Green Infrastructure Can Enhance Parks

- **Recreation Value** – creating or enhancing amenities and environmental quality.
 - **Park Appeal** – combines function of runoff management with design to apply native plantings, creates strategic topographic function, interest, and layout for amenities.
 - **Enhance Social and Environmental Equity** – addresses environmental justice by combining parks and green infrastructure to create benefits for the entire community by improving environment, quality of life, and providing access to public amenities.
 - **Reduces Maintenance** – stormwater utility funds for improved drainage, reduce erosion, and eliminate standing water.
- **Improves Drainage** – provides options to mitigate drainage and flooding problems.
 - **Education** – provides opportunities to educate the public with interpretive signage about the importance and types of measures that reduce stormwater pollution at various levels and applications.
 - **Economic Benefits** – can be installed to earn stormwater utility credits, maintenance funding, or have BMPs managed by an outside party depending on types and approaches taken by the local municipality.
 - **Water Quality** – stormwater volume and pollutant reductions which can help meet municipality regulatory requirements.
 - **Environmental Benefits** – improves urban heat island effects and overall environmental and ecosystem quality with the incorporation of green space and native perennial, shrub, and tree plantings attracting wildlife.

Combining Parks and Green Infrastructure

Green Infrastructure serves parks by utilizing open areas for absorption and park infrastructure areas built or retrofitted to treat stormwater or drain to enhanced pervious surfaces including parking lots, visitor centers, playing fields, paved trails, walkways, and roads, wetlands, and drainage systems.

COMMON QUESTIONS / CONCERNS

Why choose green infrastructure over traditional gray infrastructure?

Benefits of choosing green infrastructure include:

- Attractiveness, effectiveness, and multifunctional capacity
- Habitat for beneficial wildlife and pollinators
- Ability to reduce maintenance and eliminate mosquito breeding habitat
- Can incorporate existing park features both natural and man-made
- Potential to reduce infrastructure costs

Will it attract nuisance wildlife and pests such as mosquitos?

If designed and maintained correctly it will not:

- Implement a mix of plants to attract beneficial wildlife.
- Select green infrastructure elements that eliminate standing water that could serve as mosquito breeding habitat, and design facilities to drain in 72 hours and/or ensure permanent pools don't become stagnant.
- Nuisance wildlife can occur in all parks, but good design and management practices such as eliminating food sources and providing securely covered trash receptacles can reduce or eliminate problems.
- Inspect practices regularly to remedy any problems.

Will stormwater features be unattractive or unsafe?

Not if green infrastructure is used:

- Green infrastructure practices are typically integrated into the landscape and rely mainly on soils, vegetation, and infiltration to reduce runoff.
- Traditional stormwater management creates detention basins and wet ponds that are often unsightly and need fences to keep out the public.
- Green infrastructure features can be designed with aesthetics in mind and even incorporate benches, art, or sculptural designs.

How to maintain public safety and limit liability?

If possible, design features to infiltrate runoff:

- Design stormwater elements that minimize the risk potential for park users such as eliminating trip hazards, adding crushed stone paths, or designing boardwalks or viewing platforms.
- Create water feature areas with the public in mind promoting informed design, clear sight lines, and natural features such as wetland fringes can reduce or eliminate hazards.
- Limit access to gently sloping bank areas around water features by adding natural screens and barriers and allow public access where it can be controlled or monitored by park staff.

What are the funding and maintenance needs?

Funding:

- Stormwater utilities often have program funding that can be used to construct and maintain stormwater features in parks.
- In some cases, stormwater management agencies may provide direct funding to parks in order to operate and maintain stormwater management features that the stormwater utility builds in the park or areas adjacent to the park.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

- Depending on the jurisdiction, costs can be shared across agencies.
- Grants might be available from the state or other grant organizations, such as nongovernmental agencies that have an interest in enhancing the park and the community in general. Examples of such funds include community revitalization, smart growth, or watershed restoration funds.
- A wider range of grants could be available because of the multifunctional nature of such projects that may have park enhancement, as well as watershed, and neighborhood improvement grants.

Funding Maintenance:

- If the community has a stormwater utility, money can be set aside for green infrastructure maintenance.
- If both parks agencies and stormwater agencies receive general funds, a maintenance budget can be negotiated and allocated according to each agency's responsibilities.
- When deciding to engage in creative management arrangements such as these, be sure that funds are budgeted before the project is constructed and that long-term operation and maintenance needs are incorporated into the continuing operating budget. This will help ensure that adequate funds are allocated to the agency responsible for the maintenance burden.

Maintenance Duties:

- If funds are allocated to supplement the existing park maintenance activities, park maintenance staff or contractors managed by the park can perform the necessary maintenance.
- Most green infrastructure practices can be maintained by landscape professionals who have received some supplemental training specific to the stormwater practices being implemented.
- In other cases, the stormwater agency might want to either directly manage maintenance or oversee maintenance to ensure proper functioning of the stormwater management practices.

- Maintenance responsibilities can also be divided between the park maintenance staff and staff trained or managed by the stormwater utility, depending on the practices employed. For example, maintenance of bioretention facilities typically can be taken care of by the regular landscape crews as long as they understand what to mow and weed and how to identify problems. More difficult maintenance activities, such as the use of vacuum sweepers for permeable pavements or the maintenance of water features, could be performed by the stormwater utility.
- Ideally, the details, responsibilities, and funding allocations should be worked out in a memorandum of understanding (MOU) or other such agreement between agencies (see page 18).
- Most vegetative practices like rain gardens are maintained like any landscaping - weeding, pruning, digging, and removing trash.
- Rainwater harvesting practices require simple cleaning of gutters and downspouts.
- Permeable pavement is low maintenance but can benefit from occasional vacuum sweeping.

PROCESS FOR IMPLEMENTING GREEN INFRASTRUCTURE

1. **Identify and Engage Partners** – determine interest and funding opportunities
 - a. Government Agencies – local, transportation departments, school districts, community colleges and technical schools, public health agencies, planning agencies, sustainability agencies.
 - b. Community Partners – neighborhood and community associations, business improvement districts, watershed groups, friends of parks, urban forestry advocates, local businesses, and garden clubs.
2. **Build Relationships** – work with partners to identify common mutually beneficial goals.
3. **Leverage Funding Opportunities** – funds can be utilized from partnerships with departments such as water providers, stormwater utilities, and watershed and environmental groups.

4. **Identify Green Infrastructure Opportunities** – strategically plan for location(s) of green infrastructure in park that will maximize benefits.
 - a. Capture runoff, target hard surfaces, take advantage of areas with infiltration potential, and protect riparian areas and floodplains.
5. **Plan for Maintenance** – define roles and responsibilities, perform maintenance and repairs.
 - a. Create a memorandum of understanding (MOU) to define roles and responsibilities of the agencies, ensure optimal performance of park/green infrastructure facility, engage community service organizations, and recognize potential for green jobs.
6. **Undertake High-Visibility Pilot Projects** – Consider selecting one or more high-visibility pilot sites to gain support from community to implement more green practices.
 - a. Opportunities to advertise the purpose and benefits of the projects, highlight community partnerships, donors, and volunteers involved in the application of the project.

USEFUL RESOURCES

- City Parks, Clean Water: Making Great Places Using Green Infrastructure Trust for Public Lands 2016
- Tools, Strategies and Lessons Learned from EPA Green Infrastructure Technical Assistance Projects USEPA 2015
- How Cities Use Parks
- for Green Infrastructure American Planning Association, City Parks Forum
- Green Jobs in Your Community USEPA
- Green Infrastructure Opportunities that Arise During Municipal Operations USEPA 2015
- Greenforce Initiative Jobs for the Future 2016

ACTION	BENEFIT TO PARKS
Convert turf areas with high maintenance requirements to bioretention areas or other naturalized areas	Reduces maintenance and other costs associated with the management of turf
Install cisterns or rain barrels to collect roof runoff for irrigation	Reduces potable or recycled water use
Install permeable pavement or pavers	Reduces runoff, pavement maintenance, and use of deicers
Amend soils to improve infiltration	Eliminates standing water and mosquito breeding habitat
Install bioretention in underutilized perimeter areas	Reduces runoff and flooding and beautifies low use landscaped areas
Include educational signage describing BMPs and stormwater impacts	Creates opportunities for environmental education
Install green roofs	Increases lifespan of roof, lowers energy cost, and manages stormwater
Remove unnecessary impervious surfaces	Reduces runoff and decreases erosion

These green infrastructure actions can help park agencies meet one or more of the following goals and priorities:

- Enhancing park aesthetics with natural drainage.
- Providing recreational opportunities in underserved communities.
- Meeting the demand for better park features.
- Improving drainage in low-lying areas.
- Reducing landscaping and facility maintenance.
- Improving the quality of compacted urban soils.
- Providing habitat for ecological diversity.
- Sharing costs among agencies.
- Providing ideal locations for green stormwater management.

This summary was adapted from:

Green Infrastructure in Parks: A Guide to Collaboration, Funding and Community Engagement

U.S. EPA, Office of Water – June 2017

APPENDIX K: COST PROJECTIONS

Module A

Budget Estimate
DATE: 08.31.2023

ITEM	DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL COST
A.	Site Improvements				
A.1	General Requirements				\$80,800
A.1.1	Bond, Mobilization	1	LS	\$68,000	\$68,000
A.1.2	Survey/Construction Layout	10	DAY	\$1,200	\$12,000
A.1.3	Construction Project Sign	1	EA	\$800	\$800
A.2	Site Preparation and Demolition				\$87,000
A.2.1	Strip and Stockpile Topsoil (6" deep)	600	CY	\$15	\$9,000
A.2.2	Remove existing pavements	10000	SF	\$4	\$40,000
A.2.3	Temporary Construction Fencing	4000	LF	\$5	\$20,000
A.2.4	Remove/prune existing trees	1	LS	\$15,000	\$15,000
A.2.5	Clearing and Grubbing	1	AC	\$3,000	\$3,000
A.3	Erosion and Sedimentation				\$26,000
A.3.1	Soil Stabilization and Controls	1	LS	\$26,000	\$26,000
A.4	Earthwork				\$30,000
A.4.1	Bulk Excavation and Fill				
A.4.1.1	Bulk Cut (Common Earth)	600	CY	\$25	\$15,000
A.4.1.2	Bulk Fill (Common Earth)	600	CY	\$25	\$15,000
	<i>Balance:</i>	0	CY	\$15	\$0
A.5	Bituminous Pavement				\$290,500
A.5.1	Widen Entrance Drive (5-feet each side)				
A.5.1.1	Bituminous Paving and Base	2,300	SY	\$70	\$161,000
A.5.2	Mill and Overlay Existing Parking Lot				
A.5.2.1	Mill and Overlay	3,500	SY	\$30	\$105,000
A.5.3	8' Wide Trail				
A.5.3.1	Bituminous Paving and Base	350	SY	\$70	\$24,500
A.6	Storm Drainage				\$138,000
A.6.1	Stormwater Management Systems	1	LS	\$138,000	\$138,000
A.7	Landscaping				\$37,375
A.7.1	Spread Topsoil, Fine Grade, Fertilize	1,200	CY	\$15	\$18,000
A.7.2	General Lawn Seeding	50,000	SF	\$0.25	\$12,500
A.7.3	Shade Trees	8	EA	\$500	\$4,000
A.7.4	Ornamental Trees	3	EA	\$250	\$750
A.7.5	Ornamental Shrubs	25	EA	\$85	\$2,125

A.8	Canoe/Kayak Launch					\$53,500
A.8.1	Floating Dock System w/ Recessed Loading Platform	1	LS	\$20,000	\$20,000	
A.8.2	Canoe Cradle, Hand Rail, and Toe Rails	1	LS	\$6,500	\$6,500	
A.8.3	Abutments and Anchors	1	LS	\$12,000	\$12,000	
A.8.4	Installation	1	LS	\$15,000	\$15,000	
A.9	Accessible Fishing Pier					\$54,850
A.9.1	Accessible Fishing Pier	1	LS	\$40,000	\$40,000	
A.9.2	Pier Abutments	5	CY	\$650	\$3,250	
A.9.3	Pier Footers	10	CY	\$650	\$6,500	
A.9.4	Pier Rip Rap	85	SY	\$60	\$5,100	
A.10	Site Amenities					\$113,350
A.10.1	Benches	2	EA	\$1,800	\$3,600	
A.10.2	Trash Receptacles	4	EA	\$1,000	\$4,000	
A.10.3	Jug Filler / Water Fountain	1	EA	\$8,500	\$8,500	
A.10.4	Bicycle Rack	2	EA	\$750	\$1,500	
A.10.5	Split Rail Fencing	1,750	LF	\$45	\$78,750	
A.10.6	Concrete Wheel Stops	85	EA	\$200	\$17,000	
A.11	Signage					\$11,800
A.11.1	Park Sign	1	EA	\$6,500	\$6,500	
A.11.2	Wayfinding and Directional Signage Allowance	1	LS	\$3,500	\$3,500	
A.11.3	Funding Acknowledgement Sign	1	LS	\$1,200	\$1,200	
A.11.4	Regulatory Signs (stop, turn, do not enter, etc.)	4	EA	\$150	\$600	

Subtotal Site Improvements (A): \$923,175

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

SUBTOTAL (A):		\$923,175
10% DESIGN CONTINGENCY:		\$92,318
TOTAL PROBABLE COST (BASE BID):		\$1,015,493
1	Professional Design Fees	15% \$152,324
2	Construction Contingency Fund	10% \$101,549
3	Miscellaneous Costs	2.5% \$25,387
Includes but is not limited to:		
Site Surveying, Test Borings, Sink Hole Investigation, Builders Risk Insurance, Building Permit, Labor and Industry Fee, Document Printing, Construction Testing, Storm Water Permit		
4	Total Soft Costs	27.5% \$279,260
TOTAL PROJECT ESTIMATE		\$1,294,753

Note: Probable cost for site work does not include the following:

1. Rerouting gas, CATV, or phone lines. Additional improvements as may be required by municipal or other reviewing agencies having jurisdiction
2. Utility service and or connection fees.
3. Removal of unsuitable materials, sink hole remediation, or on lot disposal system designs.
4. Project financing costs

JMT, Inc. is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires JMT 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 JMT has no control. Given these assumptions which must be made, JMT states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs.

Catalyst Project

Budget Estimate
DATE: 08.31.2023

ITEM	DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL COST
A.	Site Improvements				
A.1	General Requirements				\$45,600
A.1.1	Bond, Mobilization	1	LS	\$40,000	\$40,000
A.1.2	Survey/Construction Layout	4	DAY	\$1,200	\$4,800
A.1.3	Construction Project Sign	1	EA	\$800	\$800
A.2	Site Preparation and Demolition				\$25,250
A.2.1	Remove misc. site amenities	1	LS	\$5,000	\$5,000
A.2.2	Strip and Stockpile Topsoil (6" deep)	350	CY	\$15	\$5,250
A.2.3	Temporary Construction Fencing	1000	LF	\$4	\$4,000
A.2.4	Remove/prune existing trees	1	LS	\$8,000	\$8,000
A.2.5	Clearing and Grubbing	1	AC	\$3,000	\$3,000
A.3	Erosion and Sedimentation				\$30,000
A.3.1	Soil Stabilization and Controls	1	LS	\$30,000	\$30,000
A.4	Earthwork				\$18,750
A.4.1	Bulk Excavation and Fill				
A.4.1.1	Bulk Cut (Common Earth)	375	CY	\$25	\$9,375
A.4.1.2	Bulk Fill (Common Earth)	375	CY	\$25	\$9,375
	Balance:	0	CY	\$15	\$0
A.5	Storm Drainage				\$75,000
A.5.1	Stormwater Management Systems	1	LS	\$75,000	\$75,000
A.6	Landscaping				\$15,875
A.6.1	Spread Topsoil, Fine Grade, Fertilize	725	CY	\$15	\$10,875
A.6.2	General Seeding	20,000	SF	\$0.25	\$5,000
A.7	Site Amenities				\$3,600
A.7.1	Trash Receptacles	2	EA	\$1,000	\$2,000
A.7.2	Trail Markers	8	EA	\$200	\$1,600
A.8	Trail				\$120,000
A.8.1	6' Stone Dust Trail Including Subbase	15,000	SF	\$6	\$90,000
A.8.2	Earthen Trails	1	LS	\$30,000	\$30,000
A.9	Overlooks				\$74,000
A.9.1	Natural Stone Seating/Retaining Walls	1	LS	\$50,000	\$50,000
A.9.2	Recycled Aggregate Surface Treatments	4,000	SF	\$6	\$24,000

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

A.10	CCC Interpretive Camp Area				\$119,000
A.10.1	Cleaning and Restoration of Existing Remnants	1	LS	\$65,000	\$65,000
A.10.2	Natural Boulder Seating	1	LS	\$15,000	\$15,000
A.10.3	Recycled Aggregate Surface Treatments	6,500	SF	\$6	\$39,000
A.11	Signage				\$9,700
A.11.1	Funding Acknowledgement Sign	1	LS	\$1,200	\$1,200
A.11.2	Interpretive Signage (Allowance)	1	LS	\$8,500	\$8,500
Subtotal Site Improvements (A):					\$462,775
10% DESIGN CONTINGENCY:					\$46,278
TOTAL PROBABLE COST (BASE BID):					\$509,053
1	Professional Design Fees			15%	\$76,358
2	Construction Contingency Fund			10%	\$50,905
3	Miscellaneous Costs			2.5%	\$12,726
Includes but is not limited to:					
Site Surveying, Test Borings, Sink Hole Investigation, Builders Risk Insurance, Building Permit, Labor and Industry Fee, Document Printing, Construction Testing, Storm Water Permit					
4	Total Soft Costs			27.5%	\$139,989
TOTAL PROJECT ESTIMATE					\$649,042

Note: Probable cost for site work does not include the following:

1. Rerouting gas, CATV, or phone lines. Additional improvements as may be required by municipal or other reviewing agencies having jurisdiction
2. Utility service and or connection fees.
3. Interpretive signage design.
4. Removal of unsuitable materials, sink hole remediation, or on lot disposal system designs.
5. Project financing costs
6. Habitat restoration

JMT, Inc. is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires JMT 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 JMT has no control. Given these assumptions which must be made, JMT states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs.

Module B

Budget Estimate
DATE: 08.31.2023

ITEM	DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL COST
A.	Site Improvements				
A.1	General Requirements				\$312,800
A.1.1	Bond, Mobilization	1	LS	\$300,000	\$300,000
A.1.2	Survey/Construction Layout	10	DAY	\$1,200	\$12,000
A.1.3	Construction Project Sign	1	EA	\$800	\$800
A.2	Site Preparation and Demolition				\$78,000
A.2.1	Strip and Stockpile Topsoil (6" deep)	3,100	CY	\$15	\$46,500
A.2.2	Remove existing pavements	3000	SF	\$4	\$12,000
A.2.3	Temporary Construction Fencing	2000	LF	\$4	\$8,000
A.2.4	Remove/prune existing trees	1	LS	\$5,500	\$5,500
A.2.5	Clearing and Grubbing	2	AC	\$3,000	\$6,000
A.3	Erosion and Sedimentation				\$125,000
A.3.1	Soil Stabilization and Controls	1	LS	\$125,000	\$125,000
A.4	Earthwork				\$15,000
A.4.1	Bulk Excavation and Fill				
A.4.1.1	Bulk Cut (Common Earth)	300	CY	\$25	\$7,500
A.4.1.2	Bulk Fill (Common Earth)	300	CY	\$25	\$7,500
	<i>Balance:</i>	0	CY	\$15	
A.5	Storm Drainage				\$750,000
A.5.1	Stormwater Management Systems (Accounts for new building addition)	1	LS	\$750,000	\$750,000
A.6	Waterbased Nature Playscape				\$344,720
A.6.1	Play Equipment	1	LS	\$200,000	\$200,000
A.6.2	Play Equipment Installation	1	LS	\$100,000	\$100,000
A.6.3	Edging	450	LF	\$15	\$6,750
A.6.4	Underdrain	200	LF	\$31	\$6,100
A.6.5	Safety Surface (Mulch)	500	CY	\$43	\$21,500
A.6.6	Stone Base and Filter Fabric	1,000	SY	\$10	\$10,370
A.7	Site Amenities				\$45,600
A.7.1	Platform Benches/Picnic Tables	6	EA	\$5,000	\$30,000
A.7.2	Benches	2	EA	\$1,800	\$3,600
A.7.3	Trash Receptacles	2	EA	\$1,000	\$2,000
A.7.4	Jug Filler / Water Fountain	1	EA	\$8,500	\$8,500
A.7.5	Bicycle Rack	2	EA	\$750	\$1,500

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

A.8	Bituminous Pavement				\$263,500
A.8.1	Parking Area				
A.8.1.1	Bituminous Paving and Base	3,000	SY	\$70	\$210,000
A.8.1.2	Pavement Markings/Stalls	1,000	LF	\$3	\$2,500
A.8.1.3	Traffic Control Signage	2	EA	\$500	\$1,000
A.9.2	8' Wide Bituminous Walkways				
A.8.2.1	Bituminous Paving and Base	1,000	SY	\$50	\$50,000
A.7	Site Concrete Construction				\$49,750
A.5.1	Dumpster Pad	350	SF	\$15	\$5,250
A.5.2	Concrete Curb	900	LF	\$35	\$31,500
A.5.3	Concrete ADA Ramp	1	EA	\$8,500	\$8,500
A.5.4	Service Entrance Gate	1	EA	\$4,500	\$4,500
A.8	Performance Space				\$140,250
A.8.1	Retaining/Seatwalls	85	LS	\$450	\$38,250
A.8.2	Concrete Pavement	500	SF	\$9	\$4,500
A.8.3	Decorative Pavement	1,200	SF	\$50	\$60,000
A.8.4	Seatwalls	150	LF	\$250	\$37,500
A.9	Signage				\$10,000
A.7.1	Educational Exhibits	1	LS	\$10,000	\$10,000
A.10	Landscaping				\$120,000
A.10.1	Spread Topsoil, Fine Grade, Fertilize	2,500	CY	\$15	\$37,500
A.10.2	Seeding				
A.10.2.1	Lawn / General	90,000	SF	\$0.25	\$22,500
A.10.2.2	Warm Season Grass Meadow	40,000	SF	\$0.75	\$30,000
A.10.3	Access Drive/Parking Area Trees	12	EA	\$750	\$9,000
A.10.4	Ornamental Trees	8	EA	\$500	\$4,000
A.10.5	Ornamental Shrubs	200	EA	\$85	\$17,000
Subtotal Site Improvements (A):					\$2,254,620
B.	Structures				
B.1	Existing Barn Renovations				\$2,105,000
B.1.1	Barn Renovation Allowance	1	LS	\$2,000,000	\$2,000,000
B.1.2	Barn Entrance Plaza Renovation Allowance	1	LS	\$105,000	\$105,000
B.2	Adventure Course				\$0
B.3.1	(No Cost - Private Partnership)	1	LS	\$0	\$0
B.3	Universal Access to Recreation Center				\$7,150
B.3.1	Handicap Symbol	2	EA	\$75	\$150
B.3.2	Handicap Parking Sign	2	EA	\$500	\$1,000
B.3.3	Crosswalk Striping	2	EA	\$500	\$1,000
B.3.4	ADA Tactile Warning Surfaces	200	SF	\$25	\$5,000
Subtotal Structure Improvements (B):					\$2,112,150

C. Utilities

C.1	Site Utility Extensions and Upgrades				\$585,000
C.1.1	Water Line	1	LS	\$75,000	\$75,000
C.1.2	Sanitary Lines	1	LS	\$40,000	\$40,000
C.1.3	Gas Service Line	1	LS	\$80,000	\$80,000
C.1.4	Site Electric	2	LS	\$195,000	\$390,000
Subtotal Water Service Improvements (C):					\$585,000
SUBTOTAL (A-C):					\$4,951,770
10% DESIGN CONTINGENCY:					\$495,177
TOTAL PROBABLE COST (BASE BID):					\$5,446,947
1	Professional Design Fees			15%	\$817,042
2	Construction Contingency Fund			10%	\$544,695
3	Miscellaneous Costs			2.5%	\$136,174
Includes but is not limited to:					
Site Surveying, Test Borings, Sink Hole Investigation, Builders Risk Insurance, Building Permit, Labor and Industry Fee, Document Printing, Construction Testing, Storm Water Permit					
4	Total Soft Costs			27.5%	\$1,497,910
TOTAL PROJECT ESTIMATE					\$6,944,857

Note: Probable cost for site work does not include the following:

1. Rerouting gas, CATV, or phone lines. Additional improvements as may be required by municipal or other reviewing agencies having jurisdiction
2. Utility service and or connection fees.
3. Interpretive signage design.
4. Removal of unsuitable materials, sink hole remediation, or on lot disposal system designs.
5. Project financing costs
6. Water Meter Pit and Tap cost are not included.

JMT, Inc. is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires JMT 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 JMT has no control. Given these assumptions which must be made, JMT states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

Module C

Budget Estimate
DATE: 08.31.2023

ITEM	DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL COST
A.	Site Improvements				
A.1	General Requirements				\$136,800
A.1.1	Bond, Mobilization	1	LS	\$130,000	\$130,000
A.1.2	Survey/Construction Layout	5	DAY	\$1,200	\$6,000
A.1.3	Construction Project Sign	1	EA	\$800	\$800
A.2	Site Preparation and Demolition				\$5,000
A.2.1	Misc.- Remove existing stair, signage etc.	1	LS	\$5,000	\$5,000
A.3	Erosion and Sedimentation				\$225,000
A.3.1	Soil Stabilization and Controls	1	LS	\$225,000	\$225,000
A.4	Canoe/Kayak Launch				\$53,500
A.4.1	Floating Dock System w/ Recessed Loading Platform	1	LS	\$20,000	\$20,000
A.4.2	Canoe Cradle, Hand Rail, and Toe Rails	1	LS	\$6,500	\$6,500
A.4.3	Abutments and Anchors	1	LS	\$12,000	\$12,000
A.4.4	Installation	1	LS	\$15,000	\$15,000
A.5	Accessible Fishing Pier				\$37,300
A.5.1	Accessible Fishing Pier	1	LS	\$25,000	\$25,000
A.5.2	Pier Abutments	4	CY	\$650	\$2,600
A.5.3	Pier Footers	8	CY	\$650	\$5,200
A.5.4	Pier Rip Rap	75	SY	\$60	\$4,500
A.6	Raised Wetland Boardwalk				\$1,104,000
A.6.1	6' Wide Raised Boardwalk	7,200	SF	\$100	\$720,000
A.6.2	8' Wide Boardwalk Ramp w/Canoe Rail	3,200	SF	\$120	\$384,000
A.7	River OverLook				\$45,000
A.7.1	Natural Stone Seating/Retaining Walls	1	LS	\$15,000	\$15,000
A.7.2	Recycled Aggregate Surface Treatments	2,500	SF	\$6	\$15,000
A.7.3	Rip Rap	250	SY	\$60	\$15,000
A.8	Landscaping				\$13,750
A.8.1	Spread Topsoil, Fine Grade, Fertilize	500	CY	\$15	\$7,500
A.8.2	Seeding -General Restoration	25,000	SF	\$0.25	\$6,250
A.9	Signage				\$15,500
A.9.1	Informational Kiosk	1	LS	\$3,500	\$3,500
A.9.2	Wayfinding & Safety Signage Allowance	1	LS	\$12,000	\$12,000
Subtotal Site Improvements (A):					\$1,598,550

		SUBTOTAL (A):	\$1,598,550
		10% DESIGN CONTINGENCY:	\$159,855
		TOTAL PROBABLE COST (BASE BID):	\$1,758,405
1	Professional Design Fees	15%	\$175,841
2	Construction Contingency Fund	10%	\$175,841
3	Miscellaneous Costs	2.5%	\$43,960
Includes but is not limited to:			
Site Surveying, Test Borings, Sink Hole Investigation, Builders Risk Insurance, Building Permit, Labor and Industry Fee, Document Printing, Construction Testing, Storm Water Permit			
4	Total Soft Costs	27.5%	\$395,641
TOTAL PROJECT ESTIMATE			\$2,154,046

Note: Probable cost for site work does not include the following:

1. Interpretive signage design.
2. Removal of unsuitable materials, sink hole remediation, or on lot disposal system designs.
3. Project financing costs
4. Habitat restoration and wetland enhancements

JMT, Inc. is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires JMT 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 JMT has no control. Given these assumptions which must be made, JMT states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs.

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

Module D

Budget Estimate
DATE: 08.31.2023

ITEM	DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL COST
A. Site Improvements					
A.1	General Requirements				\$545,400
A.1.1	Bond, Mobilization	1	LS	\$535,000	\$535,000
A.1.2	Survey/Construction Layout	8	DAY	\$1,200	\$9,600
A.1.3	Construction Project Sign	1	EA	\$800	\$800
A.2	Site Preparation and Demolition				\$15,400
A.2.1	Strip and Stockpile Topsoil (6" deep)	800	CY	\$15	\$12,000
A.2.3	Temporary Construction Fencing	850	LF	\$4	\$3,400
A.3	Erosion and Sedimentation				\$200,000
A.3.1	Soil Stabilization and Controls	1	LS	\$200,000	\$200,000
A.4	Earthwork				\$40,000
A.4.1	Bulk Excavation and Fill				
A.4.1.1	Bulk Cut (Common Earth)	800	CY	\$25	\$20,000
A.4.1.2	Bulk Fill (Common Earth)	800	CY	\$25	\$20,000
	<i>Balance:</i>	0	CY	\$15	
A.5	Storm Drainage				\$500,000
A.5.1	Stormwater Management Systems	1	LS	\$500,000	\$500,000
A.6	Site Amenities				\$107,400
A.6.1	Platform Benches/Picnic Tables	6	EA	\$5,000	\$30,000
A.6.2	Lounge Benches	10	EA	\$3,500	\$35,000
A.6.3	Trash Receptacles	4	EA	\$1,000	\$4,000
A.6.4	Jug Filler / Water Fountain	1	EA	\$8,500	\$8,500
A.6.5	Bicycle Rack	2	EA	\$750	\$1,500
A.6.6	Umbrella Table and Chairs	8	EA	\$1,750	\$14,000
A.6.7	Picnic Tables	12	EA	\$1,200	\$14,400
A.7	Covered Outdoor Space				\$278,000
A.8.1	Shade Sail	1	LS	\$25,000	\$25,000
A.8.2	Concrete Pavement	12,000	SF	\$9	\$108,000
A.8.3	Decorative Pavement	2,000	SF	\$50	\$100,000
A.8.4	Seatwalls	200	LF	\$225	\$45,000

A.8	Landscaping				\$24,300
A.8.1	Spread Topsoil, Fine Grade, Fertilize	500	CY	\$15	\$7,500
A.8.2	Seeding				
A.8.2.1	Lawn / General	5,000	SF	\$0.25	\$1,250
A.8.2.2	Warm Season Grass Meadow	5,000	SF	\$0.75	\$3,750
A.8.3	Shade Trees	4	EA	\$750	\$3,000
A.8.4	Ornamental Trees	4	EA	\$500	\$2,000
A.8.5	Ornamental Shrubs	80	EA	\$85	\$6,800

Subtotal Site Improvements (A): \$1,710,500

B.	Structures				
B.2	Multi-Purpose Building Addition				\$5,000,000
B.2.1	Building and Community Pavilion Allowance	1	LS	\$5,000,000	\$5,000,000

Subtotal Structure Improvements (B): \$5,000,000

SUBTOTAL (A-C): \$6,710,500

10% DESIGN CONTINGENCY: \$671,050

TOTAL PROBABLE COST (BASE BID): \$7,381,550

1	Professional Design Fees	15%	\$1,107,233
2	Construction Contingency Fund	10%	\$738,155
3	Miscellaneous Costs	2.5%	\$184,539

Includes but is not limited to:
Site Surveying, Test Borings, Sink Hole Investigation, Builders Risk Insurance, Building Permit, Labor and Industry Fee, Document Printing, Construction Testing, Storm Water Permit

4	Total Soft Costs	27.5%	\$2,029,926
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TOTAL PROJECT ESTIMATE \$9,411,476

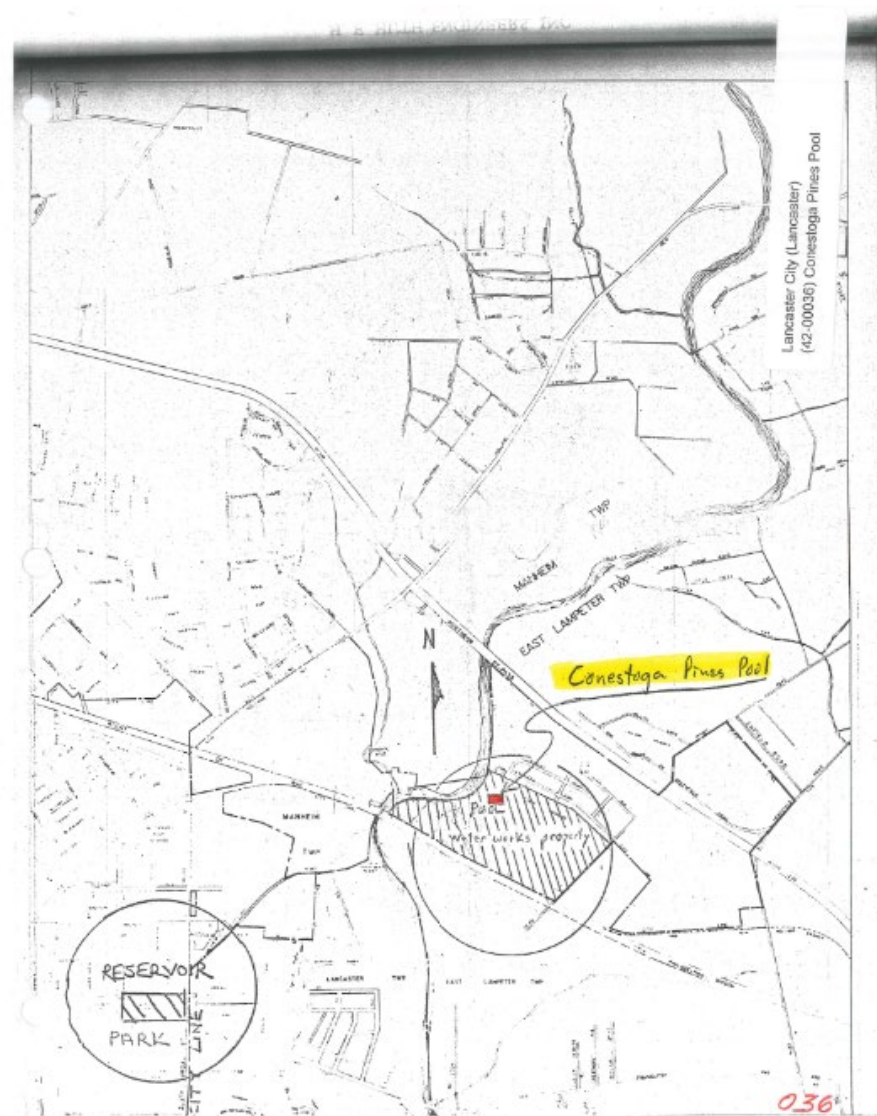
Note: Probable cost for site work does not include the following:

1. Rerouting gas, CATV, or phone lines. Additional improvements as may be required by municipal or other reviewing agencies having jurisdiction
2. Utility service and or connection fees.
3. Interpretive signage design.
4. Removal of unsuitable materials, sink hole remediation, or on lot disposal system designs.
5. Project financing costs
6. Water Meter Pit and Tap cost are not included.

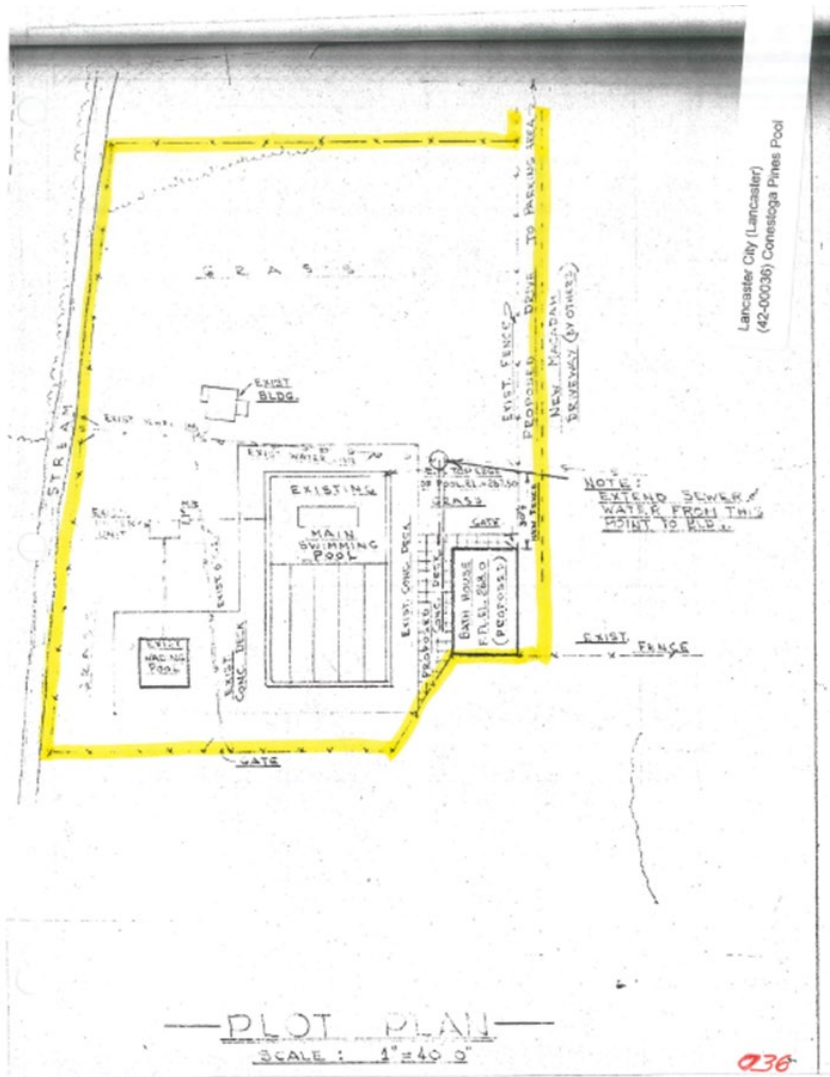
APPENDIX L: LAND AND WATER CONSERVATION FUND (LWCF)

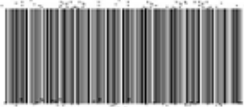

HISTORICAL DOCUMENTS

PROJECT AND COMMUNITY DATA PROJECT NAME: Conestoga Pines Pool PROJECT NO. DCA 3-4: 227	
PLANNING REGION: 6 DCA REGION: 111-IV	
APPLICANT: Lancaster City CLASS: 3rd BOR PROJ. NO.: 42-00036	
MAILING ADDRESS: Lancaster Co. Planning Comm. TEL. NO. (717) 393-1721 900 E. King Street, Bldg #1 Lancaster, Penna. 17602	
COUNTY: Lancaster MUN. LAND AREA: 400 DATE INIT: 6/22/66 PROF. DIR: 12/27/66 POPULATION: 57,690 SVC AREA POP. SIZE: 400 LTR. DIR INTENT: 12/27/66 COMB. PARK & REC. APPROVED: 12/20/67 FAMILY INCOME: 8634 % BELOW POVERTY: 10.0 % OVER 65 YRS: 11.4 CONTRACTED: 10/30/68 MUNICIPAL SCHOOL COMPLETED: 2/28/68 AREA CLASSIF: metro. % UNDER 18 YRS: 11.4 DATE FINAL PM NT: 2/28/68 SERVICE AREA DESIGNATION: sub-neighborhood PROJECT TYPE: Develop. PROJECT ACREAGE: 1 1/2	
FINANCIAL DATA CONTRACT NO. M.E. NO. PERCAPITA COST. PROGRAM TOTAL PROJECT COSTS SUPPORT FACILITIES PROFESSIONAL FEES P-70 P-500 FLOOD BOR 16,650 HUD SCS TOT. ASST. 16,650 LOC. TOTAL 23,059 TOT. PROJ. 39,709 39,709 MEANS OF ACQUISITION: NEGOTIATION LEASE CONDEMNATION DONATION ACQUISITION RIGHTS FEE SIMPLE TITLE LESS THAN FEE NO. OF PARCELS ACQUIRED:	
LEGISLATIVE DISTRICTS: STATE SEN 13 STATE HOUSE 96 U.S. CONGRESS 16 PHASED PROJ. NOT PHASED <input checked="" type="checkbox"/> SINGLE SEASON <input checked="" type="checkbox"/> MULT. SEASONAL	
PROJECT DESCRIPTION AND FACILITIES AVAILABLE Funding for related facilities to the pool located in Lancaster City. Work to be funded includes: bathhouse-restroom; pool excavation; entrance road, bridge, parking lot; pool fencing; electric service; sod, water & sewer extn.	
MEANS OF ACQ. PROJ. COSTS PROJ. FUNDS MEANS OF ACQ. PROJ. COSTS PROJ. FUNDS	



Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan



Lancaster County Bonnie L. Bowman Recorder of Deeds 150 N. Queen Street Suite 315 Lancaster, PA 17603 Phone: 717-299-8238 Fax: 717-299-8393		INSTRUMENT # : 6268696 RECORDED DATE: 06/01/2016 01:52:49 PM  3796246-0042U	
LANCASTER COUNTY ROD			
OFFICIAL RECORDING COVER PAGE Page 1 of 8			
Document Type: DEED Transaction Reference: 7502-199-13R Document Reference: J-999-999 / Project 70 Land Conveyance		Transaction #: 3686887 - 1 Doc(s) Document Page Count: 7 Operator Id: boydj	
RETURN TO: (Email) Zimmerman, Pfannebecker, Nuffort & Albert, LLP 22 South Duke Street Lancaster, PA 17602		SUBMITTED BY: Zimmerman, Pfannebecker, Nuffort & Albert, LLP 22 South Duke Street Lancaster, PA 17602	
* PROPERTY DATA: Parcel ID #: 390 336-			
Municipality: MANHEIM TOWNSHIP (50%) School District: MANHEIM TOWNSHIP SD		LANCASTER CITY (50%) LANCASTER SD	
* ASSOCIATED DOCUMENT(S):			
FEES / TAXES: RECORDING FEE: DEED \$13.00 CRC #6544 \$2.00 RIF #6543 \$3.00 WRIT TAX \$0.50 AFF HSG #6557 \$11.50 PA SURCHARGE #6548 \$35.50 EXTRA PAGE FEE \$6.00 Total: \$71.50		INSTRUMENT # : 6268696 RECORDED DATE: 06/01/2016 01:52:49 PM I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.  <i>Bonnie L. Bowman</i> Bonnie L. Bowman Recorder of Deeds	

PLEASE DO NOT DETACH
 THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

PREPARED BY and
RECORD AND RETURN TO:
Zimmerman, Pfannebecker, Nuffort & Albert
22 South Duke Street, Lancaster, PA 17602

NOT SEARCHED; NOT CERTIFIED

Account Number: J-999-999

Premises: PLEASURE ROAD and 150 PITNEY ROAD, LANCASTER, PA

This Indenture, Made the 26th day of MAY
2016

Between

CITY OF LANCASTER, A PENNSYLVANIA MUNICIPAL CORPORATION

(hereinafter called the Grantor), of the one part, and

CITY OF LANCASTER, A PENNSYLVANIA MUNICIPAL CORPORATION

(hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantor, for and in consideration of the sum of **One and 00/100 Dollars (\$1.00)** lawful money of the United States of America, unto him, well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents, does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns.

PARCEL 1A.

ALL THAT CERTAIN tract of land situated along the northwestern bank of The Conestoga Creek in Manheim Township, the County of Lancaster and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the north or west bank of the Conestoga Creek as it existed prior to the raising of the Lancaster City Water Works Dam in 1933, and in the northeasterly boundary line of the former Lancaster City Pump Station grounds, now lands of The Pennsylvania Department of Transportation (PennDOT), said lands having been acquired by deed dated September 27, 1971 and filed at the Lancaster County Recorder of Deeds Office in Deed Book X-61, Page 242; said lands being a portion of Legislative Route 1124, AKA State Highway Route 23, and also used as access to Lancaster City Conestoga Water Treatment Plant Bridge, said access also providing access to the herein described property, thence;

1. Extending along PennDOT, North 6° 36' East, 210.05 feet to a stone, thence along remaining land of the Grantors the following 8 courses and distances;
2. South 63° 08' East, 194.35 feet, thence;
3. North 81° 43' East, 105.06 feet, thence;
4. South 89° 38' East, 102.11 feet, thence;

Road, Lancaster, Pennsylvania and being Lancaster County Tax Parcel Number 336-61274-0-0000 and being more particularly described as follows, to wit:

BEGINNING at a point in the southeasterly bank of the Conestoga River (left hand side going with the flow) where it intersects the downstream or southwesterly line, or line extended, of the Pleasure Road Bridge, running between Pleasure Road and crossing said Conestoga River to lands of the City of Lancaster being the Conestoga Water Treatment Plant (CWTP), thence;

1. Through lands of the said City and along said extended bridge line, South 28° 49' 45" East, a distance of 53.68 feet more or less to a point on the southerly line of the roadway leading from said bridge into the said CWTP, thence;
2. Along the edge of said roadway and the face of a concrete retaining wall South 73° 44' 18" East, a distance of 33.88 feet to a point, thence;
3. Along said roadway and wall curving to the left with a radius of 39 feet, an arc distance of 30.19 feet to a point in both, the chord of said curve bearing North 84° 30' 54" East, a distance of 29.79 feet, thence;
4. Along both and extending beyond both as the deviate from a straight line North 62° 19' 03" East, a distance of 151.77 feet to a point in a chain link fence separating lands of the CWTP from other lands of the City designated as Conestoga Pines Park, thence;
5. Along said fence and Park South 82° 49' 10" East, a distance of 97.79 feet to a point, in same, thence;
6. Still along same South 57° 22' 40" East, a distance of 127.70 feet to a point in same, thence;
7. Still along same South 63° 26' 49" East, a distance of 42.86 feet to a point in same, thence;
8. Still along same South 83° 51' 30" East, a distance of 65.34 feet to a point same, thence;
9. Still along same South 66° 18' 49" East, a distance of 9.34 feet to a point in same, thence;
10. Leaving said fence and line and running mostly along the approximate centerline of a bituminous roadway, this course being set parallel to and 30 feet northwestwardly from the face of the CWTP Old Filter Building, South 21° 49' 08" West, a distance of 501.57 feet to a point in the northeasterly Right of Way line (ROW) of the former Pennsylvania Railroad Main Line (now AMTRAK) cited in the index of the Lancaster County Recorder of Deeds Office to be filed at Deed Book L-75, Page 385 (DB L-75/385), which deed calls Conrail as the owner of record, thence;
11. Along said ROW North 68° 43' 38" West, a distance of 434.38 feet to a point in same, thence;
12. Leaving said ROW and mostly along a bituminous roadway, this course being set parallel to and 30 feet southeastwardly from the face of a brick building (adjacent to 2 sheds) which building is approximately 220 feet from the beginning of this course, North 21° 56' 21" East, a distance of 286.17 feet to a point where said line intersects the extended line of the southwestwardly fact of the brick Meter Shop Building, thence;
13. Along said extended line North 68° 42' 05" West, a distance of 177.26 feet to a point, thence;
14. Along a line deflecting to the left with an angle of 45°, South 66° 17' 55" West, a distance of 84.58 feet to a point; thence;
15. Along a line set parallel to and 30 feet northwestwardly from a line connecting to the center points of two open top round concrete tanks South 21° 07' 01" West, a distance of 226.45 feet to a point in the aforesaid railroad ROW, thence;
16. Along said ROW North 68° 43' 38" West, a distance of 142.59 feet to a point in same, thence;
17. Proceeding North 1° 04' 04" West, a distance of 26.78 feet more or less to a point in the aforesaid bank of the Conestoga Rive, thence;

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

06/01/2016 01:52:49 PM Document #6268696 LANCASTER COUNTY

18. Along said river bank upstream in a northeasterly direction a distance of 488 feet or such as the distance may be to the point and place of BEGINNING. The survey tie line for this course, being for closure purposes only and not a boundary line, bears North 59° 19' 08" East, a distance of 468.53 feet.

AND EXCEPTING AND RESERVING OUT THE FOLLOWING LANDS:

BEGINNING at a point said point being the following two courses from the end of the tenth (10th) course of the above description to wit:

- A. Along the above mentioned railroad ROW North 68° degrees 43' 38" West, a distance of 259.48 feet to a point, thence;
- B. North 19° 32' 12" East, a distance of 30.41 feet to a point being the corner of a one story steel storage building for a point of beginning, thence;

1. Proceeding from said beginning point and along the face of said building North 19° 32' 12" East, a distance of 26.64 feet to a point, thence;
2. Along the same South 70° 27' 47" East, a distance of 48.50 feet to a point, thence;
3. Along the same South 19° 32' 12" West, a distance of 26.64 feet to a point, thence;
4. Along the same North 70° 27' 47" West, a distance of 48.50 feet to the point and place of BEGINNING.

Being a portion of lands of the City of Lancaster, said lands consisting of an area of the Conestoga Water Treatment Plant. The deed for said lands being recorded at Deed Book B-44/500 in the Lancaster County Recorder of Deeds Office.

Containing 255,596.13 square feet or 5.87 acres more or less.

CONTAINING a combined calculated area for Parcels 1.A. and 1.B. of 15.652 acres, more or less, of land.

UNDER AND SUBJECT TO THE FOLLOWING DEED RESTRICTION -

THIS INDENTURE is given to provide land for recreation, conservation and historical purposes, as said purposes are defined in the act of June 22, 1964 (Sp.Sess., P.L. 131, No. 8), known as the Project 70 Land Acquisition and Borrowing Act.

ADDITIONAL CONSIDERATION - Within 5 years of the date of conveyance of the above parcels described herein, the City of Lancaster shall provide reasonable pedestrian and vehicular access to both parcels of property on each side of the river. If reasonable from both an engineering and financial perspective, the City of Lancaster shall reassemble the Armstrong Pedestrian Footbridge or another bridge over the Conestoga River, connecting parcel 1.A. to the Conestoga Pines Park. Upon written request of the City of Lancaster and approval from the Department of Conservation and Natural Resources, which shall not be unreasonably withheld, the time frame set forth in this subsection shall be extended for an additional 5 years.

EFFECTIVE DATE - This act shall take effect immediately.


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And the said grantor does here Specially warrant the property hereby conveyed.

In Witness Whereof, the party of the first part hereunto set his hand and seal. Dated the day and year first above written.

Scaled and Delivered
IN THE PRESENCE OF US:

CITY OF LANCASTER
BY:  (SEAL)
J. RICHARD GRAY, MAYOR

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APPENDIX M: RECOMMENDATIONS

RECOMMENDATIONS	TYPE	TIMELINE
Work with City Council and Lancaster Recreation Commission to communicate the plan and needs.	Design	Short-term within 1 year of adoption
As park use increases, continue to monitor safety and security, making provisions to ensure the protection of visitors and property as needed.	Design	Short-term within 1 year of adoption
Coordinate recommendations of the Parks, Recreation, and Open Space Plan with the Master Plan.	Design	Short-term within 1 year of adoption
Update portions of the Master Plan should a viable location be identified for a new community pool complex.	Design	Short-term within 1 year of adoption
Work with park staff, Mayor's office, and City Council to identify 2025 budget funding.	Design	Short-term within 1 year of adoption
Contemplate RFPs for private/public partnership projects (i.e. community recreation building, river access and amenities, etc.).	Design	Short-term within 1 year of adoption
Coordinate Trees for People in Conestoga Pines Park as the city's largest forest recommendations with recently awarded USFS funding.	Design	Short-term within 1 year of adoption
Reach out to Red Rose Transit Authority to collaborate on developing improvements to Conestoga Pines Park for public uses during peak recreation hours and programs.	Design	Short-term within 1 year of adoption
Park Rules and Regulations – Evaluate the current rules and regulations of the city's park system with Conestoga Pines Park in mind, regarding specific prohibitions and enforcement on fishing and swimming, especially with the pollution in the water.	Safety and Security	Short-term within 1 year of adoption

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

<p>Park Presence – Work toward having a presence in the park from early morning until the park closes and most importantly at peak times on weekends and late afternoons and evenings. This can be a combination of City staff, park visitors, police officers, and a volunteer’s program such as park ambassadors.</p>	<p>Safety and Security</p>	<p>Short-term within 1 year of adoption</p>
<p>Police – Continue to reach out to the Police Department. Competition for police services is fierce as the demands of other city services are growing. Support efforts to enable officers to regularly patrol and provide a presence in the park. Establish opportunities in the park for community policing rather than just enforcement alone.</p>	<p>Safety and Security</p>	<p>Short-term within 1 year of adoption</p>
<p>Signage – Ensure that signage is visible, strategically placed, easy to understand, and attractive so that park visitors know where they are in the park, can access entrance and existing routes, and know how to get help if they need it. Not understanding what to expect in the park is a chief deterrent to park use described by residents.</p>	<p>Safety and Security</p>	<p>Short-term within 1 year of adoption</p>
<p>Lancaster is a model city in terms of partnerships. The highest level of collaboration has been evident throughout this planning process. To carry out the recommendations of numerous plans, this collaborative approach is necessary.</p> <p>Celebrate the partnership with Lancaster Rec. It is important to nurture successful relationships to ensure their continuation – in this, case for the next 100 years.</p>	<p>Partnerships</p>	<p>Short-term within 1 year of adoption</p>
<p>Continue existing successful programs. Ensure that the pool remains operable until the recommendations for a new pool from the PROS Plan are carried out.</p>	<p>Visitor Experience</p>	<p>Short-term within 1 year of adoption</p>
<p>Develop an Environmental Education program. Include nature-oriented programs for all ages, especially families.</p>	<p>Visitor Experience</p>	<p>Short-term within 1 year of adoption</p>
<p>Consider creating a “how to” or “first experience” camping program requiring permits for groups such as scouts close to home.</p>	<p>Visitor Experience</p>	<p>Short-term within 1 year of adoption</p>
<p>Expand programming for adults in the park.</p>	<p>Visitor Experience</p>	<p>Short-term within 1 year of adoption</p>

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Develop a promotional program to increase public awareness about Conestoga Pines Park, facilities, programs, trails, and river access. Establish roles and responsibilities for this. Consider expansion of marketing by Lancaster Rec to include park promotion.	Visitor Experience	Short-term within 1 year of adoption
Work with the Red Rose Transit Authority to improve service to Conestoga Pines Park.	Visitor Experience	Short-term within 1 year of adoption
Develop a marketing plan to increase public awareness of the park as the only city owned nature-based facility.	Design	Medium-term 1-3 years
Conduct an architectural feasibility and assessment of the existing barn to optimize recreation programs.	Design	Medium-term 1-3 years
Pursue design, permitting, and construction of the Catalyst Project to create momentum behind the plan.	Design	Medium-term 1-3 years
Work with City Arborist and Forester to develop a forest stewardship plan.	Design	Medium-term 1-3 years
Develop 30% construction level plans and establish detailed cost estimates for subsequent phases.	Design	Medium-term 1-3 years
Strive to carry out recommendations for forest remediation estimated at \$400,000 in Trees for People.	Design	Medium-term 1-3 years
Seek off-site storage area for park maintenance and associated city maintenance equipment.	Design	Medium-term 1-3 years
Enhance and upgrade physical barriers to the tributary to be more aesthetically pleasing and within the character and context of a park.	Design	Medium-term 1-3 years
Do the minimal required maintenance management on the pool to keep it safe, healthy, and pleasant for pool users and staff while plans are underway for a future pool.	Facility Management	Medium-term 1-3 years

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Work closely with the PROS Planning team on the pool assessment and developing recommendations for a new pool. Minimize improvements to the existing pool to keep it running safely and with good public service. Develop a transition action plan for the City's pool system. Ensure that the pool in Conestoga Pines Park operates until a replacement is available, including the development of a water play feature in the park to support the Lancaster Rec's summer recreation program.	Facility Management	Medium-term 1-3 years
Participate in all park planning and design projects to provide the maintenance management perspective and strive to make the plans work long term for maintenance.	Facility Management	Medium-term 1-3 years
Explore a Park Friends group for Conestoga Pines. Use that group as a spur to establish a volunteer program in the park.	Visitor Experience	Medium-term 1-3 years
Work with the design team to transform the barn into a year-round facility. Develop a management impact statement showing increased revenues to offset costs.	Visitor Experience	Medium-term 1-3 years
Conduct ongoing outreach to park visitors for park and program input and suggestions.	Visitor Experience	Medium-term 1-3 years
Work with the USFS grant to focus on Conestoga Pines Park woods as a major initiative. Deferred management due to limited resources will require a big lift to stabilize the trees/forest optimally. If the forest can be restored over time to its desired condition, maintenance will be easier, and costs will decrease.	Natural Resource Management	Medium-term 1-3 years
Work with DEP on managing the park to protect visitors from water pollution. Pair this with design recommendations regarding the pollution of the tributary.	Natural Resource Management	Medium-term 1-3 years
Decrease mowing through the establishment of meadows. Include public education and signage to generate support for this transition.	Natural Resource Management	Medium-term 1-3 years
Begin project scoping and design of future phases of the park development.	Design	Long-term 3-5 years
Begin to build the case for dedicated maintenance funding.	Design	Long-term 3-5 years

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Evaluate need for lighting and call boxes.	Design	Long-term 3-5 years
Evaluate and update current park rules and regulations.	Design	Long-term 3-5 years
Continue to monitor safety and security provisions to ensure protection of visitors and property as park use increases.	Design	Long-term 3-5 years
For any major improvement, develop a maintenance impact statement to plan for sufficient staffing and budget to support its care.	Design	Long-term 3-5 years
Park Rangers – Consider a park rangers program for this park.	Safety and Security	Long-term 3-5 years
Maintenance – Provide active management of maintenance providers for both grounds and structures to ensure that park features are safe, clean, functional, and attractive. Deteriorating conditions will lead to both real and perceived decreases in safety and increase concern from park visitors and the public about park conditions.	Safety and Security	Long-term 3-5 years
Lighting and Call Boxes – Since public safety is a primary concern, consider using lighting with call boxes in easily reachable locations. Structures with a light and a call box along pathways or meet up type locations may provide additional assurance of safety and ability to summon help.	Safety and Security	Long-term 3-5 years
Cameras – Cameras should be added in the park for security. Monitoring requires time which provisions and procedures must be made for this function.	Safety and Security	Long-term 3-5 years
Review existing staffing levels and augment current service levels with appropriate seasonal and part-time labor. Additionally, review the staff time allocation located in the new software program for park maintenance annually to validate and adjust current Frequency Levels based on staffing needs and/or budget constraints.	Workforce Development	Long-term 3-5 years
Elevate existing frequency levels for natural resources and nature trails management as the park is revitalized. National and local trends suggest these areas will continue to be critical community needs/desires for the foreseeable future.	Workforce Development	Long-term 3-5 years

Conestoga Pines Park & Walnut Street Fishing Area Master Site Plan

Recruit and hire staff consistent with changing system needs and natural resource and programming trends.	Workforce Development	Long-term 3-5 years
Allocated 1-2% of the operating budget for training. Provide training in both technical aspects of maintenance as well as positive skills in public image and customer service. Ensure that all team members understand and can articulate the mission, vision, goals of the Bureau of Parks and Public Property as well as the benefits of parks and recreation so that they can serve as advocates.	Workforce Development	Long-term 3-5 years
Develop a strategy to provide feedback to employees beyond a traditional annual evaluation. Catch them doing many right things and let them know their accomplishments! Tailor this to the needs and interests of the various generational characteristics of the workers.	Workforce Development	Long-term 3-5 years
Continue to operate with careful consideration of all new partnerships. Conduct a Strengths, Challenges, and Opportunities analysis to be sure that the partnership can fulfill city expectations.	Partnerships	Long-term 3-5 years
Strive to develop a Park Volunteerism Program and perhaps a Park Conservancy.	Partnerships	Long-term 3-5 years
Establish Park facility quality standards using this plan as a guide.	Facility Management	Long-term 3-5 years
Work with the software vendor to make sure the program meets park manager and staff needs and useability.	Facility Management	Long-term 3-5 years
Work toward the development of a formal written maintenance management program.	Facility Management	Long-term 3-5 years
Develop a workload cost tracking system to document and generate information for planning, budgeting, allocation of resources, staffing, volunteerism, policy formulation and other functions supported by data in real time.	Facility Management	Long-term 3-5 years

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Use facility management information and feedback from park users to make the case for supporting Conestoga Pines Park.	Facility Management	Long-term 3-5 years
Ensure that energy used in the park will be consistent with City goals on climate action and sustainability.	Facility Management	Long-term 3-5 years
Hold an equipment field session with major equipment vendors. Use this to inform the City about equipment procurement to be supported by the vendor with technology to identify equipment issues and the training necessary for the equipment over its useful life. That means training and monitoring of equipment over its life, not just at the time of sale. Develop a seven-year equipment replacement program based on hours of use and value in terms of repairs, potential sale, and replacement.	Facility Management	Long-term 3-5 years
Seek an offsite storage facility nearby.	Facility Management	Long-term 3-5 years
Prepare for the procurement, installation, and training regarding the new park maintenance management software program. Use Conestoga Pines Park as a pilot project. Develop Park quality standards for the park. Focus on the maintenance hubs of the pool, the barn, the forest, grounds, and river access/fishing area. This will be the foundation for the park maintenance management program.	Facility Management	Long-term 3-5 years
Adopt key performance indicators based on unit costs and FTE/maintained acre as tracked in the corresponding Excel maintenance tracker.	Facility Management	Long-term 3-5 years
Consider alternative scheduling to the current Monday to Friday 7:00 am - 3:30 pm so that staff are on hand when visitors are using facilities.	Facility Management	Long-term 3-5 years
Develop pricing, gift and naming policies for Conestoga Pines Park with consideration of the park system as a whole.	Facility Management	Long-term 3-5 years

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