

# FREEDOM MEMORIAL PARK MASTER PLAN

Millersville Borough





# **ACKNOWLEDGMENT**

## **FREEDOM MEMORIAL PARK MASTER PLAN**

**FOR  
MILLERSVILLE BOROUGH  
Lancaster County, PA.**

**ADOPTED: June 24, 2025**

**PLAN CONSULTANT:  
Urban Research and Development Corporation  
Bethlehem, PA.**

***With Special Thanks To:***

*The Millersville Borough Key Study Committee*

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*Kyle Miller*

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*and*

*Rebecca DeSantis-Randall, Millersville Borough Manager*

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Master Plan Concept B

Final Master Plan



# A. PURPOSE, GOALS & OBJECTIVES

## PURPOSE

The Borough of Millersville has been working to improve Freedom Memorial Park, which has not seen any major improvements, updates, or renovations for decades. The last Freedom Memorial Park Master Site Development Plan created for Millersville Borough was adopted by the Borough in 2005. Numerous changes in the park and recreation field created an identified need for the 2005 plan to be updated. Ever-increasing maintenance efforts and limitations on the Borough budget and staff have led to a need for careful evaluation of the park's existing site features and potential demand for improvements. A Study Committee was formed to set a program to evaluate and plan for future park improvements and implementation.

The Master Site Development Plan is a tool to be used as a guide for short and long-term development based on the public goals and objectives for parks and recreation, the physical features of the site, and in conjunction with current and future facilities of Millersville Borough.

The Plan was developed in conjunction with the Millersville Borough Park Committee appointed by the Millersville Borough Council. The planning process for Freedom Memorial Park involved the integration of research and public involvement to develop a thorough, objective plan firmly rooted in current community values. The Master Site Development Plan that results from this process reflects the insight gained and feedback from the community that the park serves.

The Master Site Development Plan for Millersville Borough's Freedom Memorial Park was created in conformance with the requirements of the 2019 Pennsylvania Department of Conservation and Natural Resources (DCNR) Bureau of Recreation. Although this DCNR Grant Program did not fund the preparation of this Master Plan, it is anticipated that future funding requests for park improvements will be made based on the findings of this Master Plan. The process used to develop this Master Plan can be used for justification of future funding requests to DCNR.

Public perception of recreation has changed since 2005. In 2005, recreation was seen as a leisure activity. Within the past 5 years, which included the impact of a global pandemic, the public has begun to recognize that recreation provides multiple essential services. Parks and recreation benefit the environment, community health and local economies. At a critical point in the life cycle of existing play equipment and degrading basketball courts and skate park equipment, the Study Committee has been formed to set a program to evaluate and plan for future park improvements and implementation. The goals and objectives of this plan reflect the current concerns, needs and requirements of recreation at Freedom Memorial Park.



## PLAN GOALS AND OBJECTIVES

### a. Determine current and future recreation needs of residents

- Conduct a Borough wide needs and interests survey
- Evaluate facilities at various parks



### b. Provide recreation opportunities for all ages and abilities

- Create walkways to existing facilities to meet current design standards
- Provide equipment that allows for inclusion for all abilities

### c. Enhance existing facilities to meet current standards

- Complete Freedom Memorial Park Master Plan
- Update facilities as necessary to allow for ADA compliance

### d. Improve pedestrian circulation patterns

- Create direct walkways from parking to facilities with appropriate amenities.
- Minimize pedestrian and auto crossing conflicts.

### e. Provide for improved parking

- Increase parking count
- Create parking to surround facilities, and allow for overflow.

### f. Phase the work to fit with the borough's budget

- Creating a phasing plan that will be beneficial for construction of proposed improvements.

### g. Plan for future recreation growth

- Include facilities listed from the public input process. This will include passive and active recreation and leisure activities.
- Leaving open meadows and lawn for free-play, picnicking or pick-up games.
- Improving the existing athletic facilities for organized sports and practice areas.

A Conceptual Master Site Plan for Freedom Memorial Park was produced during the planning process based on input of the Borough Park Committee and Borough staff, responses received from the survey of Borough residents, the evaluation of the site and existing improvements and information contained in relevant Borough planning documents. The concept plan was presented at a public meeting of the Borough Planning Commission to gather reaction and additional input from the Borough officials and the general public. Many of the design features and proposed improvements to the park were incorporated into the final Master Plan for Freedom Memorial Park.



# B. PUBLIC PARTICIPATION



### 1. Key Study Committee Meetings

A study committee was selected from residents of Millersville Borough who use and are familiar with Freedom Memorial Park, or who are active in Borough affairs and are interested in the master plan for Freedom Memorial Park. A meeting schedule was set up with the consultants, a team from Urban Research and Development Corporation, aka, URDC. Eight meetings were proposed to be held on the first Monday of each month, coinciding with the regularly scheduled meeting time of the Millersville Borough Park Committee. Meetings began on November 15, 2023. The first meeting was held at Freedom Memorial Park. Subsequent meetings were held on December 20, March 18, May 6, June 3, July 1, August 5, September 9, and October 7. The meeting place after the November 15 meeting at the park, was the Millersville Borough Municipal Building.

There were no meetings in January or February, at the request of URDC, to give the firm adequate time to prepare for following meetings.

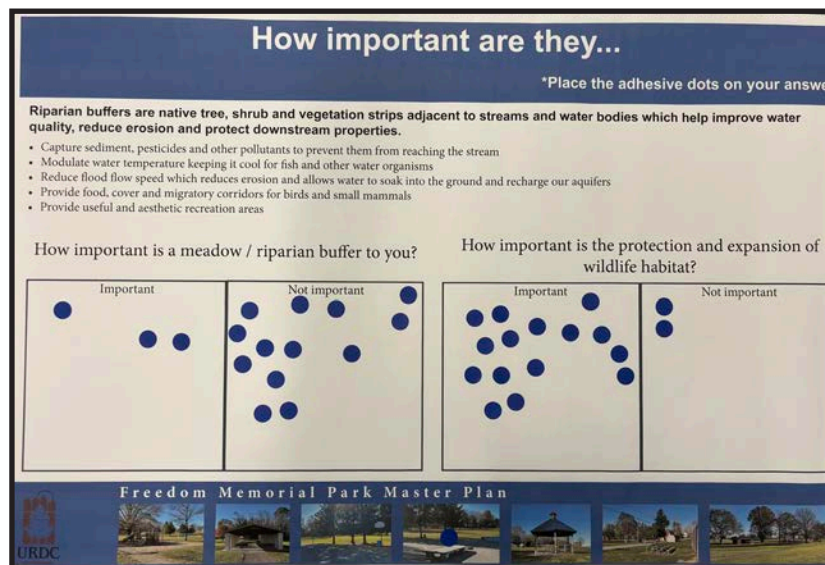
Meeting agendas and documents were handed out by the consultant at each study committee meeting. Committee members were invited to comment and review all handouts.

COMMITTEE MEETING 1 began with introductions of Township Committee Members, Township staff, and URDC. We walked Freedom Memorial Park and discussed the recreation and facilities currently offered. Key persons to interview were discussed.

COMMITTEE MEETING 2 reviewed community background data and a site analysis plan of the park with notes from the committee members. There was then discussion of proposed improvements and potential locations.

PUBLIC MEETING 1 was a public kick off meeting in order for the public to become familiar with all the elements of a Master Site Development Plan. For public engagement, stations were set up around the room for the public to read and interact with. Graphic story boards with photos of potential recreational uses and other potential improvements with a directed dot preference exercise where the public indicated their priorities for the park.

Station 1 introduced the natural features and ecology of the park and asked the public to rate if meadows and protection of the habitat is important to them.



Station 2 gave the public information on educational opportunities that the park could offer. There were four questions that the public could vote on using the dots provided.

### How important are they...

\*Place the adhesive dots on your answer

Do you think Freedom Memorial Park should provide educational and learning opportunities for youth and families in these subject areas?

<p>History?</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 5px;">Yes</td> <td style="width: 50%; text-align: center; padding: 5px;">No</td> </tr> <tr> <td style="text-align: center; padding: 5px;"> </td> <td style="text-align: center; padding: 5px;"> </td> </tr> </table>	Yes	No			<p>Environment?</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 5px;">Yes</td> <td style="width: 50%; text-align: center; padding: 5px;">No</td> </tr> <tr> <td style="text-align: center; padding: 5px;"> </td> <td style="text-align: center; padding: 5px;"> </td> </tr> </table>	Yes	No		
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Yes	No								
Yes	No								

Freedom Memorial Park Master Plan

Station 3 discussed connections from the park to other potential points in the borough. The public was then asked if they believe more paths are needed in the park and if the park should connect to other nearby parks.

### Share a few thoughts..

\*Place the adhesive dots on your answer

Are more walking paths needed in Freedom Memorial Park?

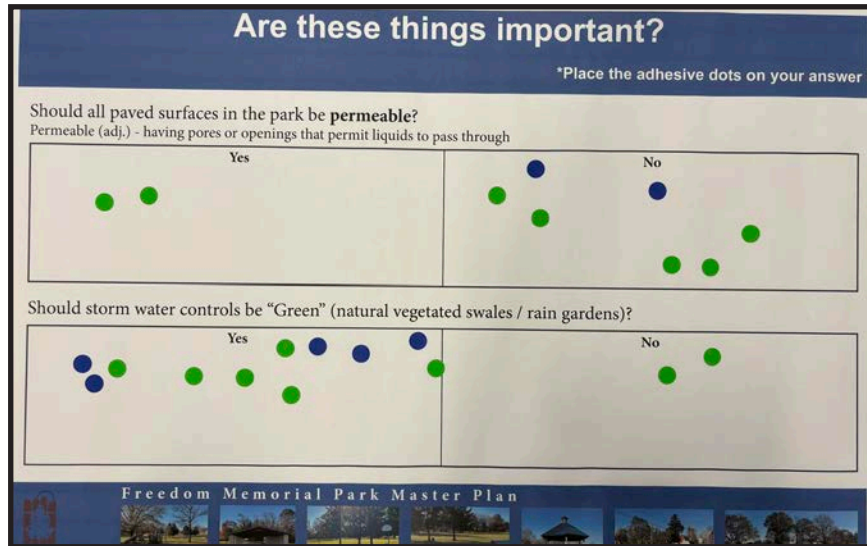
Yes	No

Should Freedom Memorial Park connect to nearby parks?

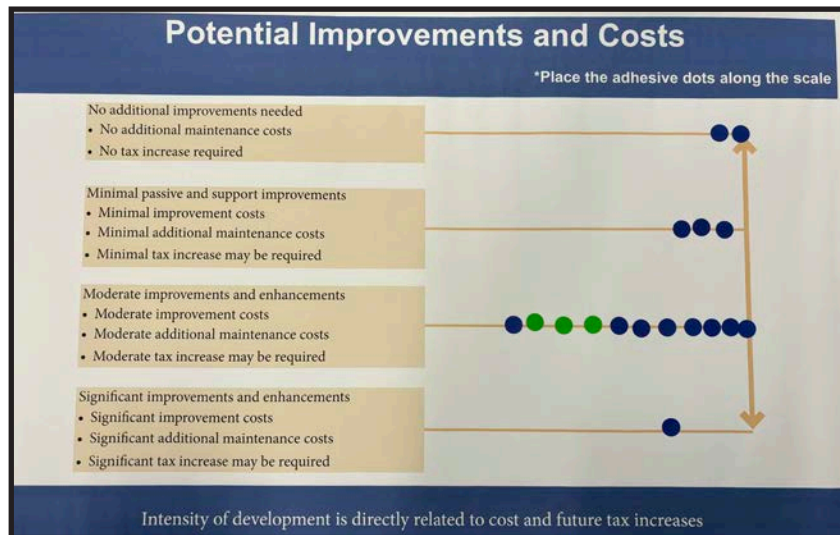
Yes	No

Freedom Memorial Park Master Plan

Station 4 informed the public about storm water events and solutions to collect and infiltrate the water.



Station 5 discussed the potential improvements and costs to new recreation facilities at Freedom Memorial Park. The public was asked to rate how large of improvements they would want to see, and the costs that would reflect on these improvements.





with a preliminary cost estimate and phasing plan. A second survey was handed out to get the public input.

COMMITTEE MEETING 5. The findings from the second public meeting were reviewed and shared with the committee. The elements that will be in the final site master plan became finalized during this meeting.

COMMITTEE MEETING 6. The draft final park master site development plan was reviewed with the committee. Any revisions that should be made prior to presenting the plan to the Borough Council was discussed.

## 2. Advertised General Public Meetings

There were two advertised public meetings held to gather public information and opinions concerning the proposed renovations to Freedom Memorial Park. These meetings were held on May 6 and August 5, 2024. The meetings were held in the Millersville Borough Municipal Building in the room where the Millersville Borough Board of Commissioners meets. Multiple 24" x 36" boards were presented by URDC at each public meeting.

The public meetings were attended by members of the board of borough commissioners who are on the study committee for Freedom Memorial Park as well as the borough manager, Rebecca DeSantis-Randail. Copies of the advertisements and proof of advertisements can be found in the appendix at the back of this report.

## 3. Key Person Interviews

Key-person interviews were handed out at the beginning phases of the master plan. Responses were used to formulate ideas for the renovation of the park and to gauge how important certain activities at the park are to residents.


## 4. Surveys

At both public meetings, paper copies of surveys were provided to the residents of Millersville Borough. These surveys were then posted on the borough's website for those who could not attend the meeting.

The first public survey was distributed to residents who attended the first public meeting on May 6, 2024. A total of 30 surveys were handed out and 12 were filled out and returned


**JOSEPH T. LANE**  
*Council President*

**REBECCA A. DESANTIS-RANDALL**  
*Borough Manager*



100 Municipal Drive  
Millersville, PA 17551  
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**DAVID T. AICHELE**  
*Mayor*



**MILLERSVILLE BOROUGH  
PARKS COMMISSION MEETING  
MAY 6, 2024 at 6:00PM**

Borough Office  
100 Municipal Drive  
Millersville, PA 17551

The members of the Millersville Borough Parks Commission invite members of the public to attend their regularly scheduled meeting on May 6, 2024 to provide input on the Freedom Memorial Park Master Plan Project. Residents in attendance will have the opportunity to participate in a feedback exercise about their ideas for the park, facilitated by the Borough's consultant on the master plan project.

Voice: 717-472-4645 Fax: 717-472-4895 Email: millersville@millersvilleborough.org  
PA: Office of Millersville University of Pennsylvania

Public Survey for the Freedom Memorial Park Master Site Development Plan

The Borough of Millersville is interested in receiving public input on the preparation of a master plan for the future preservation and development of Freedom Memorial Park. Please take a moment to answer the questions below. Only one survey per mailing address is allowed. The completed survey must be mailed or delivered to: **Millersville Borough, 100 Municipal Drive, Millersville, PA 17551, no later than May 24, 2024.** (Borough Hall is open Monday through Friday from 8 AM to 5 PM.)

Optional: In the columns to the right, please provide your contact information (full mailing or email address) if you wish to receive future information about Freedom Memorial Park.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

1. How many times have you visited Freedom Memorial Park in the last year? \_\_\_\_\_
2. How often do you visit Freedom Memorial Park?  
 Daily     Weekly     Monthly     Seasonally     Never
3. How do you get to Freedom Memorial Park?  
 Walking     Driving     Bicycle     Public Transportation
4. I find it easy to...
 

Walk to Freedom Memorial Park	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Ride a bicycle to Freedom Memorial Park	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Park my car at Freedom Memorial Park	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Walk within Freedom Memorial Park	<input type="checkbox"/> Yes	<input type="checkbox"/> No

at the meeting, 3 were submitted to the borough municipal building by mail. Respondents reported that they visit Freedom Memorial Park almost daily to walk around and utilize the recreation facilities. The survey showed a large support for the existing skate park. The residents supported updating the existing skate park, followed by the playground equipment. The residents feel safe overall at Freedom Memorial Park, especially when in range of the security cameras. The residents pointed out that the restroom facility has received the most vandalism and would require updates to be accessible to all users of the park.

The second public meeting survey was distributed to residents who attended the second public meeting on August 5, 2024. A total of 30 surveys were handed out to the committee to distribute to the public as the public meeting had low attendance. This survey addressed the thoughts and concerns of the conceptual plan during the final drafting phases. The public could voice their opinions on vehicular circulation, playground improvements, prioritizing the new recreation facilities that were proposed and give any additional thoughts or comments. Overall, there was support of the amount of proposed parking spaces, the public wished to see more playground equipment for children aged five to twelve and high priority recreation included the proposed multi-purpose court and large playground space.

The first and second survey results can be found in the Appendix of this report.

## C. BACKGROUND INFORMATION

# 1. Community Population, Size, Character, and Geographic Location

## a. Population

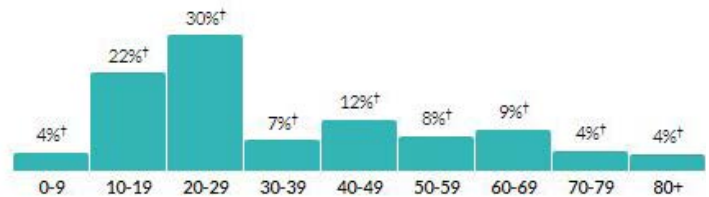
Millersville Borough is home to 8,426 Pennsylvanians (2022 census.) The community of Millersville Borough surrounding Freedom Memorial Park can be described in the following ways:

- The average household size is 2.72
- 52.3% of all housing units are owner-occupied with 47.7% occupied by renters
- The population between the ages of 15 to 24 is the largest in Millersville Borough with Millersville University being located in the borough:
  - 9.5% of the population is under the age of 14
  - 42.2% of the population is between the ages of 15 to 24
  - 11.5% of the population is between the ages of 25 to 39
  - 13.8% of the population is between the ages of 40 to 54
  - 14.8% of the population is between the ages of 55 to 69
  - 8.3% of the population is age 70 and older.

Population of Millersville Borough



Population by age range



■ Under the age of 14   ■ Between ages of 15 to 24   ■ Between ages of 25 to 39  
■ Between ages of 40 to 54   ■ Between ages of 55 to 69   ■ Age 70 and older

- The median household income was \$65,804. The per capita income was \$24,952. 26.6% of the population lives below the poverty line
- The population of Millersville Borough has not significantly increased or decreased from the year 2012 to the year of the latest census, 2022.

## b. Size

Millersville Borough is a suburban land area of 1.94 square miles, located in southeastern Pennsylvania, in Lancaster County. Freedom Memorial Park is approximately 21.1 acres in size.

c. Character

Freedom Memorial Park lies in a neighborhood and has been operating as a community parkland for approximately 42 years. The area of Millersville Borough where Freedom Memorial Park lies, is comprised predominately of residential properties, recreation and open space land, schools, and community facilities.

d. Geographic Location

Millersville Borough is located in central Lancaster County, less than two miles southwest of Lancaster City, the County seat of government. Surrounded by Lancaster Township to the east, Manor Township to the west, and Pequea Township across the Conestoga River to the southwest, Millersville Borough has a total land area of approximately two square miles. The Borough is geographically and economically linked primarily with the Lancaster urban area, to which Routes 741 and 999 provide the primary transportation links. As part of the Lancaster urban area, residents of Millersville Borough enjoy access to many of the large metropolitan areas of Pennsylvania and the eastern United States.

Within Millersville Borough, there is one community park, Freedom Memorial Park, located off Blue Rock Road at the northern end of the Borough. The Park is located less than a mile away from Millersville University, the campus occupies about one-quarter of the Borough's land area.



## 2. Natural Resources at Freedom Memorial Park

a. Existing Trees and Plants

The park was planted with shade trees and evergreen trees during the original construction and depicts an image of the traditional American park setting with large mowed areas and different types of specimen trees. These trees include Acer (maple), Quercus (oak), Abies (spruce) and Arborvitae (white cedar). Other species include scrubby locust, medium sized shrubs such as redbud, privets and euonymus. Much of the open grass area that currently requires significant maintenance can be reduced by integrating native medium and tall height grasses. This would create an attractive habitat area that can be mowed once annually.

b. Soils

Freedom Memorial Park is primarily made up of three soil types: Glenville silt loam (GdB), Pequea silt loam (PeC), and Pequea silt loam (PeD). Glenville silt loam 3-8% is moderately well drained, and found in

swales and drainage ways. Pequea silt loam 8-15% is well drained, and found in hill slopes. Pequea silt loam 15-25% is well drained and also is found in hill slopes.

### c. Watershed and Stormwater BMPs

There are no stormwater Best Management Practices in place at the park. At the time of the development of the park, anticipated stormwater was channeled to Shertzer Lane utilizing a swale that is still in evidence at the park. The swale is sloped at 1% or less for the most part, and it undulates with high and low spots along its length, so water does sit in small pools after rain events. These pools do not interfere with the facilities or circulation, so they are not a concern to the community or maintenance personnel in charge of the park.

Any improvements to the park will require the addition of Best Management Practices to keep and treat stormwater runoff on the park's land and to alleviate the stormwater puddles on the site.

## 3. Surrounding Park and Open Space System

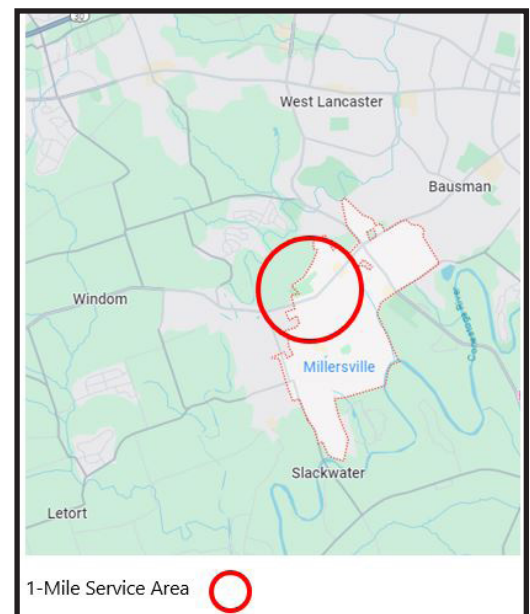
### a. Parks and Open Space Lands in Millersville Borough

Within Millersville Borough, there is one Community Park, Freedom Memorial Park, and two other community recreation facilities. The other recreation facilities belong to Millersville University: McComsey Basketball Courts and Pucillo Pool. There are nearby parks found in the neighboring Townships.

## 4. How Freedom Memorial Park fits into the Millersville Borough Park System

Freedom Memorial Park is the only public neighborhood park serving this heavily residential area of Millersville Borough. This makes Freedom Memorial Park an important and well-utilized neighborhood park. The 21.1-acre park includes both active and passive features to accommodate a diverse group of users.

Freedom Memorial Park is located in the northern end of the borough, as demonstrated by the image below. The one mile service area for Freedom Memorial Park leaves a large majority of the borough without easy access to a community park. The National Recreation and Park Association (NRPA) set up guidelines to classify park type and acreage across all park agencies based on what they offer their residents. Freedom Memorial Park would be classified as a community park based on acreage and would be designed to service a one mile radius. Although the entirety of Millersville isn't located in this service area, NRPA states that each community should be considered on an individual basis in order to tailor the most appropriate range, quantity and quality of recreational facilities within the Department's fiscal limits. Acreage of park land per 1,000 residents remains the most common technique of expressing equal opportunity, even though conditions and needs vary greatly between areas.



Freedom Memorial Park facilities include playground equipment with two play units and a few freestanding pieces of play equipment. It is the largest playground area in Millersville Borough. The rest of the park features two little league/softball fields used in the spring and fall by baseball leagues. The four basketball half-courts are used regularly. A skate park that is maintained and used by members of the borough. One of the most unique features of Freedom Memorial Park is the lawn shaded by mature trees with pathways going throughout the entire park. Three picnic pavilions are at the park with the option to rent which can provide some income for the borough to offset maintenance costs. One of these pavilions has restrooms available. There is a Veteran's Memorial with bricks engraved to honor family and friends located at the southern end of the park. Other features include a dedicated gazebo, sitting areas, passive open space, and picnic tables.

## 5. Existing Community Planning

### a. Millersville Borough Comprehensive Plan (2023)

The Borough adopted its current Comprehensive Plan in 2023. The Comprehensive Plan provides a deliberate framework of information that can be used to make future decisions regarding local government functions. The Comprehensive Plan further provides a sound legal basis for specific implementing measures, such as zoning and subdivision regulations, designed to carry out the intent of the Comprehensive Plan.

The Comprehensive Plan is designed to serve several important purposes. Principally, the Plan is intended to share with Borough residents a vision for the Borough's future. Secondly, it is designed to assist the Borough in the administration of land use planning programs. Action-oriented recommendations are expressed throughout the Plan. Many of these recommendations tie into specific implementation strategies discussed in the final Plan chapter.

The Comprehensive Plan provides a number of specific implementation actions applicable to the development of the master plan for Freedom Memorial Park. These actions include:

- Improve exiting community recreation facilities
- Connecting Freedom Memorial Park to Eshleman Elementary School with a recreation trail on existing publicly owned lands.
- Seek funding to improve the Park to meet a wide variety of recreational needs

### b. Zoning Ordinance and Subdivision and Land Development Ordinance

Millersville Borough Zoning Ordinance and Subdivision and Land Development Ordinance protect the health, safety and welfare of the Borough and residents. The Zoning Ordinance outlines the permitted land uses within certain districts and establishes setbacks and building heights applicable to the development of Freedom Memorial Park. The Subdivision and Land Development Ordinance generally deals with the specifics of required improvements and provides design standards for all types of development within the Borough.

### c. Regional Park and Open Space Plan

The Lancaster Inter-Municipal Committee (LIMC) prepared a regional plan for its member communities in 1993. The plan provided an inventory of existing park and recreational areas and facilities within the ten communities located in central Lancaster County. Millersville Borough actively participated in the development of the plan and its recommendations.

Although the plan recommends the addition of parkland elsewhere within the Borough, the plan does identify the potential connection of Freedom Memorial Park to a proposed greenway along the Little Conestoga Creek in Manor Township. This greenway would provide a linkage to Manor Township's Community Park located along the Little Conestoga Creek.

d. Conestoga Greenways, A River Corridor Conservation Plan

The LIMC has also been active in the planning of trails and greenways along the Conestoga River and its tributaries. Once again, this plan highlights the potential trail/greenway connection from Freedom Memorial Park to a proposed trail/greenway along the Little Conestoga Creek to the north in Manor Township.



**6. Public Participation**

a. Key Study Committee

This group of actively involved individuals was asked to participate in the master plan process by forming a Key Study Committee and to participate in monthly meetings, surveys, and questionnaires. Meetings were well attended, and lively discussions helped to continue the master planning process.

b. Key Person Interviews

Two people with knowledge of the park and the community were interviewed. The results are attached in the appendix of this report.

c. Public Meetings

There were 2 public meetings held to gather public opinion in support of the updating of Freedom Memorial Park. Notes from the public meeting are attached in the appendix of this report.



## D. SITE INVENTORY AND ANALYSIS

# 1. Introduction to and Description of the Site

## a. The History of Freedom Memorial Park

The parcel that is today Freedom Memorial Park was originally family farmland operated by the Shertzer Family. The 21.1 acres have been operated as community parkland for approximately 42 years, after being dedicated on July 4, 1975. In 2013, the veteran's memorial was added to the park with a brick patio inscribed with the names of veterans.

## b. Physical Features Description

### Surrounding Neighborhood and Zoning

Freedom Memorial Park is two parcels zoned for Public Recreation and is surrounded by low-density residential, general commercial areas, and farmland. The existing land use along the south is low-density residential and general commercial areas (R1, GC). Farmland is found to the west and north of the site. To the immediate north, Manor Township has an expanse of undeveloped land currently in agricultural use. John Herr's Market, and the associated parking lot, are located along the southeast corner of the property. To the east are athletic fields associated with the adjacent Eshleman Elementary School.

The current permitted uses within the Park Zoning District are as follows:

- Commercial Uses: N/A
- Institutional Uses: Community Center, Youth Recreational Center, Library, Day Care and Child Care
- Public/Semi-Public: Borough Owned Uses, Government Facility (other than those listed separately in Sec.306), Swimming Pool (non-household)
- Miscellaneous Uses:
  - Nature Preserve
  - Crop Farming
  - Forestry
  - Culverts and Stormwater Improvement

Any development within the park region should be taken into consideration and follow these permitted use guidelines. No recommendations will be considered for any development outside of the scope outlined in the permitted uses above without the consent of Millersville Borough Officials.

### Access

Primary access to Freedom Memorial Park is from Blue Rock Road, State Route #0999 by automobile. The park can be exited by the one-way street, Shertzer Lane, a narrow street that also provides access to the farm located north of the park, in Manor Township. Access can also be gained through the western parking area of John Herr's Market. Residents also bike or walk to the park. There are three parking lots in total at the park: one at the northern-central end, one central to all activities, and one at the southern end by the Veteran's Memorial. The circulation within the site provides access to the existing three parking lots.

All three parking lots have spaces available for handicapped users. The lack of curbing in the park allows a handicapped person to navigate from the parking area to each of the three pavilions. The restrooms, playground area, basketball courts and skate park are not ADA accessible.

### Circulation

Circulation through the park for maintenance vehicles is on an 8' wide bituminous path that connects the southern and northern parking areas bisecting the park. There is a bituminous path that connects to each of the pavilions and a short path that connects to the playground space that has mulch surrounding the equipment. Park users walk across the lawn to access the skate park and basketball courts. Park users who wish to access the two little league/softball fields have to cross Shertz Lane.

### Utilities

Water, electricity, and sanitary sewage lines service the site. Electrical extends northerly from Manor Avenue/ North George Street intersection. Overhead lines provide service to the barn, maintenance building, security cameras, and the large pavilion, including attached restroom facilities and the small pavilion.



The existing restroom facilities, located on the eastern end of the large pavilion, are served by a sanitary sewer line that extends to a sanitary line located within Blue Rock Road. A lateral from the building connects to an existing sanitary sewer pump located east of the pavilion. From this point, water is pumped through a two-inch line to the existing gravity line in Blue Rock Road.

The park is served by public water from the municipal water system. Water is supplied to the large pavilion.

The park serves as a collection area for storm water in the northern area of the Borough. Several storm water conveyance lines from Blue Rock Road, and Manor Avenue converge at or on the park site before flowing north into Manor Township and onto the Little Conestoga Creek.

## c. Natural Features Description

### Topography and Soils

Freedom Memorial Park, consisting of approximately two square miles of land area, lies entirely within the Piedmont physiographic province in the Conestoga Valley of Lancaster County. Elevations in the Borough range from 200 feet above sea level at the Conestoga River, to 400 feet above sea level in the far north of the Borough. Most of the Borough is fairly level to gently sloped, with steeper slopes adjacent to and near the Conestoga River. The topography of the site is flat, sloping from southwest to northeast. The entire site is shaped like a concave bowl that received a significant amount of storm water runoff and off-site drainage from surrounding properties.

The park's soils are illustrated on the soil map, keyed to the outline soil description contained in this master plan report. An important soil consideration relates to those soils that produce constraints to building construction, recreation development, and the construction of

streets and parking areas. It is important to identify and plot the soils that possess building development constraints so that future land uses and facilities can be kept away from those sensitive areas. The five soil types that are present on the site have varying limitations based on either wetness, slope, or erosion potential. Although somewhat poorly drained, the soils on the site are perfectly suited for sustaining the park grass, trees and landscaping.

### Vegetation

The park was planted with shade trees and evergreen trees during the original construction and depicts an image of the traditional American park setting with large mowed areas and different types of specimen trees. These trees include Acer (maple), Quercus (oak), Abies (spruce) and Arborvitae (white cedar). Other species include scrubby locust, medium sized shrubs such as redbud, privets and euonymus. Much of the open grass area that currently requires significant maintenance can be reduced by integrating native medium and tall height grasses. This would create an attractive habitat area that can be mowed once annually.



### Watershed

There are no water bodies, streams, or wetlands on the site. To the north of the park in Manor Township, the grade drops down to Little Conestoga Creek.

### Geology

The presence of limestone geology has several implications for land use planning. Limestone is characterized by its weak resistance to erosive forces. As a result, groundwater passes through limestone, creating subsurface solution channels. While this condition provides a ready source of water for wells that are drilled into the solution channel, the formation of such large solution channels and caverns can create sinkhole problems that pose significant safety hazards for land uses located on the surface.

The Pennsylvania Department of Environmental Protection's Bureau of Topographic and Geological Survey prepared a study in 1982 identifying and analyzing the occurrence of sinkholes and close depressions in Lancaster County, including the Millersville area. Closed depressions are a concern because they can develop into sinkholes.

Four identified sinkholes and several closed depressions are identified to be located in Millersville Borough. None of the identified sinkholes and closed depressions that have been mapped are shown to be located within Freedom Memorial Park.

## 2. Physical Features Analysis

For the approximately 42 years that Freedom Memorial Park has been operating, the park has seen changes in users and programming, but it has always been a busy and well-used neighborhood park.

### a. Advantages of the Site

This site is very well suited to a public neighborhood park for the following reasons:

- The original master plan was well-designed. Facilities are well-spaced, well-placed, and orientated correctly. The mature trees provide shade for users and spectators at all recreational activities.
- It is surrounded by middle to upper-class suburban residential neighborhoods full of people who use the park. There are limited amounts of undesirable groups who frequent the park.
- The perimeter plantings provide an area well suited to the creation of a habitat for birds, bees, and butterflies.
- Soils and topography will allow for the integration of storm water best management practices, infiltrating storm water on the site.
- Expanses of open lawn provide opportunities for pick-up games and simple sunbathing. The Lawn area provides room for the installation of viewing spots for handicapped users.
- The park is served by existing water, electricity, and sanitary sewage lines utility services. This reduces the cost of any additional facilities requiring utility service significantly.

### b. Disadvantages of the Site

- Freedom Memorial Park is a good-sized community park, surrounded by residential homes, commercial development, and farmland. There is no land on which to expand the park.
- The existing playground is not ADA accessible and is not fenced off for the safety of the children.
- Other existing facilities, such as the skate park and the basketball courts, are not ADA accessible.
- Freedom Memorial Park does not offer best management practices for storm water, creating poor drainage.



## E. ACTIVITY AND FACILITY ANALYSIS

## 1. Community Facility Needs

The needs of community residents have driven the Master Plan process for the redevelopment of Freedom Memorial Park. As part of the Freedom Memorial Park Master Plan process, Key Persons and the Key Study Committee provided insight concerning the condition and level of use of existing facilities that need to be updated, and facilities that would be desirable in Freedom Memorial Park.

### a. Existing Facilities

The location of Freedom Memorial Park makes it an ideal location for the improvement and expansion of the Borough’s recreational amenities. It is located with direct access to neighboring Eshleman Elementary School and multiple potential pedestrian access points.

The following list is the current facilities at the park, general condition, and level of use:

FACILITY	GENERAL CONDITION	LEVEL OF USE
<b>ACTIVE FACILITIES</b>		
(2) Little League/Softball Fields	Poor	Occasional
(2) Basketball Courts	Fair	Occasional
Skate Park	Fair	Occasional
Playground Equipment	Fair	Frequent Use
<b>PASSIVE FACILITIES</b>		
(3) Picnic Pavilions	Good	Frequent Use
Walking Trail	Good	Frequent Use
Passive Open Space	Fair	Occasional
Gazebo	Fair	Occasional
Sitting Area	Good	Frequent Use
Picnic Tables	Fair	Occasional
<b>SUPPORT FACILITIES</b>		
Benches	Fair	Frequent Use
Parking	Fair	Frequent Use
Restrooms	Fair to Poor	Frequent Use
Trash Cans	Good	Frequent Use

While Millersville Borough does not sponsor any of its recreation programs, it helps sponsor the Manor Township Summer Playground Program held at the Millersville Borough Community Park, nearby Manor Township Community Park, and other Manor Township parks. The Millersville Senior Center on Lee Avenue offers community-wide recreation programs through the County’s Office of Aging for older residents that include social events, sports, and games. These activities are conducted at the Millersville Manor Apartments and are open to all of the Borough’s older residents. Van service is provided to those who need transportation. The Millersville Lions Club Community Building is available for use by individuals and groups for activities for a small fee. The Millersville Fire Company has a large meeting room that is available for community use for a fee. Several churches are also utilized by various community organizations.

While the Millersville University campus provides regional recreation opportunities, it also offers community recreation benefits, particularly for students who live on campus or in the Borough, who comprise 40% of all Borough residents. In fact, resident student's recreational needs are largely met by on-campus recreational opportunities.

#### b. Proposed Facilities

The following is a list of proposed facilities that have been recommended in Key Study Meetings, Key Person Interviews, and Public Meetings and that will be included in the final Master Plan Site Design Drawing for Freedom Memorial Park.

The list is in order of Priority as designated by the Freedom Memorial Park Key Study Committee.

1. Removing existing restroom and replacing with a pre-fabricated, ADA-compliant and four-season restroom
2. Additional ADA-compliant bench pads and benches
3. Freestanding playground equipment for various range of age groups
4. ADA-compliant playground surfacing
5. Fencing around playground equipment
6. Outdoor fitness equipment
7. Expanding/adding parking
8. Stormwater BMPs including rain gardens, bio-swales, pervious pavements
9. Installing community garden, raised garden beds, and deer fencing
10. ADA-compliant path from Shertzer Lane to the second baseball field. Can serve as a future connection point to Eshleman Elementary School.
11. ADA-compliant pathways to the existing skate park and basketball courts.
12. Transforming existing basketball courts to mixed-use court
13. Resurfacing skate park with a cement-based coating
14. Educational signs for passive stormwater areas, specifically garden areas, and for green initiatives

## 2. Facility Analysis and Action Plan

#### a. Active Recreational Facilities to be Added, Maintained, or Removed

All existing facilities in the park are available to community residents and guests of the park at any time with the expectation of the baseball fields. The rules posted at the park provide guidelines for the amount of time any one group is allowed to use a facility.

- Active facilities to be added at Freedom Memorial Park include:

2 - Pickle Ball Courts; lines to be painted in conjunction with the existing basketball courts to create a mixed-use court

Outdoor Fitness Equipment



Pickle ball is gaining in popularity where it has been installed because it is easy to learn, fun to play, and less stressful on the body than other court sports. It is played by 2-4 persons, with paddle type rackets and a whiffle-like ball the size of a baseball. Pickle ball can be introduced to children and to families through the Millersville Borough web site. The closest available pickle ball courts are in Manor Township at Manor Township Community Park.



Outdoor fitness equipment for residents over the age of thirteen allows for the enhancement of physical and mental health while being outdoors. The outdoor fitness equipment is comprehensive, so the residents can do different exercises like strength training, improving flexibility and cardio.

- Active facilities to be maintained at Freedom Memorial Park include:

Skate Park

2 - Basketball Courts

2 – Baseball/softball fields

The skate park has a concrete foundation that is cracked from poor site drainage, tree roots and moisture absorbed by the concrete. The skate park is currently used by different age ranges throughout most of the year. In order for the skate park to continue to be utilized, a cement-based coating is proposed to resurface the existing area to create a smooth, level surface. The skate park should then be regularly inspected for any cracks or chips in the concrete, and filled as needed.

The basketball courts have been well used for years following their construction. The sub base of the athletic courts have been experiencing constant degradation due primarily to poor site drainage conditions. The asphalt surface is cracked and would require to be milled and resurfaced. The courts would then be utilized as a mixed-use court to encourage more use. The two existing basketball courts would be kept in the north south orientation with the addition

of two pickle ball courts being placed in the same orientation. To reduce the potential of degradation, storm water best management practices such as rain gardens and bioswales can be created around the basketball courts and skate park.

The two baseball fields are located across Shertzer Lane in the north east portion of the park. Currently, the baseball field that is closest to Shertzer Lane is well used and the pavilions nearby can be reserved. The second baseball/softball field is in the process of being maintained in order to be utilized as a practice field or for pick up baseball games.

#### b. Passive Recreational Facilities to be Added, Renovated, Maintained, or Removed

The most popular passive uses at Freedom Memorial Park are the Playground and the Pavilions. Reservations are required when using the pavilions during events.

- Passive facilities to be developed at Freedom Memorial Park include:

Pre-fabricated restroom facility  
Resting Stations for Handicapped Visitors and the elderly  
Secondary Pathways for linking interior facilities  
1- Pathway to connect to the second baseball/softball field  
Community Garden

Updating the existing restrooms at Freedom Memorial Park is a strong desire of the members of the Key Study Committee. To be feasible, the committee agrees to remove the existing restroom and replacing with a pre-fabricated restroom structure. This structure would be built with materials to keep vandalism to a minimum and to keep the facility opened all year long. Furthermore, the new structure would then be ADA compliant with new amenities.

Rest or observation areas with benches would be provided along the northern path for visitors who want to sit, relax and watch wildlife or activities going on at the park. Two universal bench pads with ADA compliant six-foot benches are proposed.

There is a need at the park for ADA compliant secondary pathways linking facilities internally. The facilities accessible from the existing bituminous path are the pavilions, playground, veteran's memorial and gazebo. The proposed network of secondary paths would be 6' wide, and would connect those facilities not accessible by the perimeter trails. The skate park and the basketball courts would be connected by two pathways, creating ADA accessibility to the existing active recreation.

To continue to provide accessibility around Freedom Memorial Park, a proposed pathway along the northeast property line will connect the second baseball/softball field to the rest of the park. This pathway could then be used as a future connection point to the Eshleman Elementary School.

A potential passive recreation in the form of garden plots, which could be leased out to the public on a 'demand basis' system. Citizens could pay a minor annual fee to sign up, select a raised garden plot and enjoy multiple seasons of social interaction and fresh produce. Rules would be implemented to encourage citizens to keep their garden plot maintained and to discourage stealing or vandalism.



- Passive facilities to be Renovated at Freedom Memorial Park include:

#### Playground Equipment

The playground makes up 4,600 square feet of Freedom Memorial Park. Currently, the playground equipment is not fenced in and has wood carpeting surrounding the existing equipment. The existing playground equipment at Freedom Memorial Park does not provide an inclusive play experience. The available land surrounding the playground will enable both inclusive and nature play areas to be incorporated side by side. Other amenities desired within the playground area are picnic tables and 4' fencing around equipment for children under the age of five. Proposed elements will be part illustrated on the Master Site Development Plan.



- Passive facilities to be Maintained at Freedom Memorial Park include:

3 - Pavilions  
 Rutter Gazebo  
 Maintenance Barn  
 Memorial Gardens

According to annual rental records, the most well utilized building in the park is the large rental pavilion attached to the restrooms. Located in the rear center of the park and in good condition, Pavilion A can be used as a gathering space for 100 people. Basic food preparation areas and charcoal grills serve the main gathering space with free access and view shed to the remainder of the park landscape. The restroom facility is attached physically and serves as the park's only restroom facility. Pavilion B, located on the opposite end of the playground, is the middle pavilion and serves up to 70 people. This pavilion is in good condition and offers a kitchen area with a sink and an outside water fountain. Pavilion C, otherwise known as the small pavilion, is located to the west of the Veterans Memorial. This pavilion offers many picnic tables and can hold up to 50 individuals. The Rutter Gazebo that can be found on the western end of the park can be reserved with any of the pavilions for an extra fee.



The last remaining of several original agricultural buildings, the stone and timber barn serves a maintenance garage, storage shed, and staging area for all of the park's maintenance activities.



The Memorial Garden area was originally setup at the time of the dedication of the property and the concept of the park as "Freedom Memorial Park". The Garden was established as a memorial to Veterans of Foreign Wars at the time the name was given to the privately donated land. In keeping with the original intent and remaining sensitive to the honorarium of the original founding parties, the memorial gardens were enhanced to include a flagpole with lighting, benches and over 2000 memorial bricks built into a courtyard. Citizens can have bricks engraved to honor their friends or family members by buying and filling out a form on the boroughs website.

#### c. Conservation and Educational Facilities to be Developed

The park is currently covered by 3.03 acres of impervious surface (14%), including three parking lots, three pavilions, basketball courts, a skate park, gazebo, and a pathway. The Master Plan will propose to add 0.28 additional acres of paved surface to create a park that is accessible for all. All proposed new surfaces that are ADA compliant, do not however have to be covered with an impervious surface. Paving alternatives will be discussed as development plans are made.

The proposed Master Plan will add secondary paths, ADA solid surfacing in the playground area, and a community garden. Any trees in decline that may be unsafe will be removed. The course of new paths will weave around existing groves of trees, providing the framework for native shade gardens.

d. Basic Standards and Requirements of Facilities to be Developed

- Pathways – An 8' wide bituminous trail will be recommended to connect to the second softball/ baseball field. This pathway can be utilized by pedestrians and bicycles. The secondary paths, designed for foot traffic only, would be designed to accommodate two wheelchairs with ample passing room at a 6' width. The 9' x 3' observations/resting pads would allow for one wheelchair to rest next to a bench. All ADA surfaces will be graded for a 2% maximum cross slope and a 5% maximum centerline grade. This site poses no difficulties in meeting ADA compliance standards.
- Pickle Ball Courts – The standard pickle ball court is 20' x 44', with a perimeter of 7' to 10' surrounding the court for a recommended overall size of 34' x 64'. Fencing is also recommended for a park setting, but is not required. An adjustable and removable net will allow the courts to be used for badminton as well. Pickle ball paddles and balls are provided by the players. The courts will be oriented in a north south direction, and installed on an existing court that will need improvements for a level playing court.
- Community Garden – A 6' wide bituminous path will be recommended to connect to the community garden from the perimeter trail. The community garden will be surrounded by 7' deer fencing in order to protect the produce grown by the citizens. The quarter acre garden can provide enough space for thirty raised garden plots. Across from the community garden, a small shed is recommended for storage of gardening tools for the residents. This shed can be locked and protected so tools are not stolen.
- Playground Redesign and Renovation – Replacing the wood carpet mulch with poured in place rubber surfacing to make the playground and outdoor fitness spaces inclusive. Poured-in-place rubber surfacing has several layers: a base layer and a wear layer. The layers thickness depends on the fall height of the play equipment to ensure safety for children.



### 3. Basic Standards and Requirements of Support Facilities

#### a. Pavilions and Restroom

Updating the existing restrooms at Freedom Memorial Park is a strong desire of the members of the Key Study Committee. To save money, it was recommended to demolish the existing bathroom and replace with a pre-fabricated rest room structure. This structure would be built with materials to keep vandalism to a minimum by using stainless steel toilets and textured walls. Furthermore, the new structure would then be ADA compliant with new amenities.

#### b. Parking

The parking lots at Freedom Memorial Park do not provide a large enough number of parking spaces for the majority of activities, programs and functions of the park. Additional angled parking located on Shertzer Lane will measure a minimum of nine feet in width by twenty feet in length. Expanding the middle existing parking lot, the spaces should measure a minimum of eight feet in width by twenty feet in length.



#### c. Storm water management improvements

There are no storm water best management practices in effect at Freedom Memorial Park. New pathways add to the impervious area at the park. Storm water infiltration areas will be installed in conjunction with the new pathways. Pervious paving can reduce run off and is proposed for the new parking areas. Development plans will further refine the storm water management concepts illustrated in the master plan. It is anticipated that an E&S permit will be required for the construction of the pathway to the second baseball field, secondary pathways and any parking lot improvements.

#### d. Educational Signs

Educational Signage will be installed to explain the function, construction and plants to help with storm water infiltration. Educational signs can also be used to explain plants growing in wildlife buffers and types of wildlife that might be observed. Signs that explain park rules and playground rules shall be posted. Funding Recognition Signs will be installed to show appreciation for all contributors.



e. Fencing

Another top priority of the Key Study Committee is to put fence around the play equipment for children under the age of 5. Although the playground is in a good location, it is right next to one of the three parking lots. This gives children easy access to leave the playground, if left unsupervised, and enter into one of the three parking lots. It is recommended to have a 4' high fence surrounding the equipment for children under the ages of five, with two gates to access the area.



f. Site Furnishings

There are multiple benches and picnic tables at Freedom Memorial Park scattered throughout the 20 acres. ADA resting and observation pads will be located at facilities and along the perimeter path, furnished with benches for non-wheel chair visitors to rest. New bench pads will be a solid, cement surface.



## F. DESIGN CONSIDERATIONS

## 1. Design Standards

The Freedom Memorial Park is ideal for use as a neighborhood park. The land is gently sloping, with established mature trees. The active facilities at the park are located with enough distance between them so that even when nearly all facilities are being used the park does not feel overcrowded. The playground area is spacious, gently sloped and well suited for its current use. The passive facilities are well segregated from the active facilities. The courts and the fields are oriented correctly the meet correct guidelines for safety and inclusion. Support facilities need to incorporate greener technologies. The park is large enough to accommodate additional facilities, increasing available activities and without changing the quiet neighborhood feel of the park that residents love.

PROPOSED ACTIVE FACILITY STANDARDS				
FACILITY	SIZE	SURFACE	EQUIPMENT	GUIDELINES & REGULATIONS
Mixed-Use Court: (2) Basketball Courts (2) Pickle Ball Courts	30' x 50' 68' x 60' (double)	Hard Surface Flex Surface	Netting Ball & Paddles - Participants	DCNR USA Pickleball Association
Resurfacing Skate Park	14,100 S.F.	Firm & Smooth	None	DCNR
PROPOSED PASSIVE FACILITY STANDARDS				
Pathway to second baseball / softball field	8' wide 662' length	Firm & Smooth	None	ADA DCNR
Secondary Connecting Pathways	6' wide Facility Access	Firm & Smooth	None	ADA DCNR
Playground - Freestanding	11,000 S.F. (available)	Firm, Smooth & Flexible	Permanent, All ages	ADA CPSC, ASTM
Playground - Outdoor Fitness	1,800 S.F. (available)	Firm, Smooth & Flexible	Permanent, Fitness Stations	ADA CPSC, ASTM
Community Garden	10,890 S.F. (available)	Gravel	Raised garden beds Tools for gardening participants	DCNR
Parking	5,980 S.F. (available)	Asphalt	None	ADA DCNR

PROPOSED SUPPORT FACILITY STANDARDS		
FACILITY	DESCRIPTION	STANDARDS
Storm water Management	Infiltration Areas	PA DEP
Educational Sign	Storm water Infiltration Processes	DCNR
Restrooms	Replace to accommodate the handicapped and turn into a four-seasoned rest room	ADA
Parking	Add infiltration areas	County Conservation District PA DEP

## 2. Americans with Disabilities Act

The Americans with Disabilities Act prohibits discrimination based on disability. Disability is define as a physical or mental impairment that substantially limits a major life activity.

The Department of Justice (DOJ) publishes ADA regulations. The DOJ's titles II and III regulations addresses state and local government facilities, including additional design requirements. Title II also provides that those facilities that are constructed or altered by, on behalf of, or for the use of a public entity shall be designed, constructed, or altered to be readily accessible to and usable by individuals with disabilities. Modifications and updates made to facilities at Freedom Memorial Park shall comply with the 2010 Standards. The existing slopes at the site do not present any difficulty in designing or building paths, walkways and facilities which will allow and promote access by members of the community who suffer from physical, mental and/or sensory disabilities.

In choosing which accessible elements to provide, priority should be given to elements that will provide the greatest access for the largest number of users. The following list is a priority guideline as to which facilities at Freedom Memorial Park should receive modification to meet ADA 2010 Standards:

- Accessible routes to all existing and proposed facilities
- Renovate the restrooms to be readily accessible to usable by the disabled
- Accessible Playground Facilities

Section 240 of the 2010 ADA Standards discusses modifications to existing play components and playgrounds, and provides information on the minimum number and types of play components required.



### 3. Topography

The topography at Freedom Memorial Park is generally under 5% in slope, so that most facilities proposed to be built or modified to meet ADA regulations will require only minimal earth disturbance.

### 4. ASTM and the Consumer Product Safety Commission

The U.S. Consumer Product Safety Commission (CPSC) protects the public from unreasonable risks of injury or death associated with the use of the consumer products that fall under the agency's jurisdiction. Playground equipment falls under the jurisdiction of the CPSC. The CPSC and the National Safety Council have developed the following guidelines for safety and age segregation at public playgrounds. These guidelines have been used to review the existing playground at Freedom Memorial Park

ASTM International, formerly known as the American Society for Testing and Materials (ASTM), is a globally recognized leader in the development and delivery of the international voluntary consensus standards. Today, some 12,000 ASTM standards are used around the world to improve product quality, enhance safety, facilitate market access and trade, and build consumer confidence. Some of the materials proposed for use at Freedom Memorial Park that shall meet ASTM standards would include plastic used in playground equipment, play area surfacing, all epoxy and coated metals used in fencing and site furnishings like benches and picnic tables.

A new playground at Freedom Memorial Park will provide play equipment that meets the safety criteria and age-segregation criteria of the Consumer Product Safety Commission (CPSC) Guidelines for Public Playground Safety. All equipment that does not meet the CPSC Guidelines must be removed. Adequate safety zones will be provided around each piece or area of play equipment with safety surfacing material that meets the test requirements of the CPSC and the latest American Society of Testing and Materials (ASTM) criteria.



### 5. Sustainable Design and Green Infrastructure

#### a. Sustainable Community Park and Landscape Design Principles

These principles have been referenced in all phases of this project and include:

- Protect the existing mature trees
- Minimizing earth disturbance
- Implement best storm water management practices to infiltrate storm water on the site
- Minimize chemicals used in lawn maintenance
- Maximize the use of porous paved surfaces

## b. Sustainable Sites Initiative

The central message of this initiative is that any landscape holds the potential both to improve and to regenerate the natural benefits and services provided by ecosystems in their undeveloped state. By recommending the installation and maintenance of native vegetation and soils we provide the following benefits:

- Reduction of greenhouse gases and Conserving Energy
- Cooling urban land uses
- Minimizing water use
- Protection of Water Sheds
- Reduction of Lawn Maintenance Waste
- Promoting the health and wellbeing of People

## c. DCNR Green Principles

DCNR's green principles have been referenced throughout this master plan report, including:

- Control and Protect Water Resources
- Protect and Promote Natural Landscaping and Trees
- Implement Green Design and Construction Practices
- Connect People to Nature



## d. Green Materials and Designs

### 1. The Cost Benefit of Green Design and Materials

Green design concepts can add between 2 and 5% to the initial cost of a project but those costs are typically recovered within 10 to 15 years, with the expense of maintenance and repair being lower. The concept is to utilize materials and methods that utilize less energy and less waste to create a final product that will require less upkeep and repair over a longer life.

### 2. The Cost Benefit of Low Impact Design and Maintenance

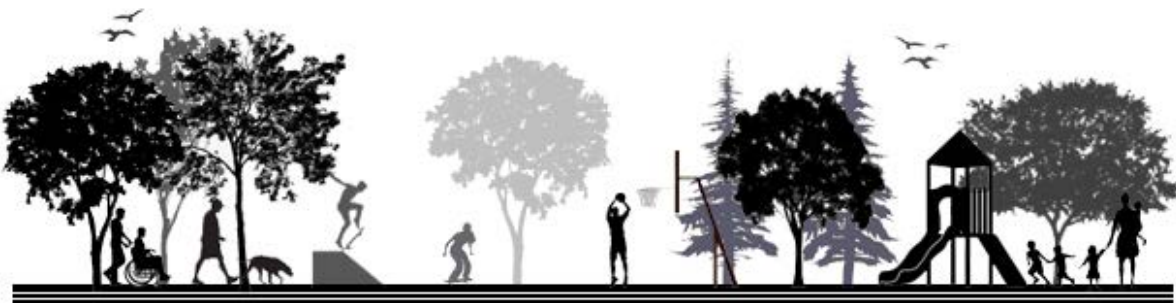
Native plants require less water, fertilizer, pruning, and if sited correctly will be more likely to survive. Allowing dead trees to stand for use by wildlife, while adding brush piles and rocks to wildlife buffer plantings will save man-hours and reduce maintenance costs. Turf grass costs, on average, 1000 dollars per acre per year to maintain. Freedom Memorial Park, at 21 acres in overall size, could cost the Borough 21,000 dollars per year. Much of the turf grass at the park, outside of the active recreational field areas can be replaced with natives.

### 3. Life Cycle Costs of Specific Alternative Green Materials

The Master Site Development Plan for Freedom Memorial Park will include options for each phase of development. As development proceeds, options will be explored and analyzed for initial costs, lifetime cost benefit, sustainability, projected maintenance costs, and environmental benefits.

#### e. Historic Areas and Structures

The trees are one of the most historic resources at Freedom Memorial Park. The only building or remnants of the previous agricultural land is the Maintenance Building.



## G. DESIGN PROCESS AND RECOMMENDATIONS

## 1. Preliminary Alternative Sketch Drawings

The facilities survey the committee responded to early in the master plan process determined which facilities at Freedom Memorial Park would be retained, removed, renovated or added. The responses to the survey formed the basis for each one of two concept plans that were presented to the committee for review and comment. Both concepts included:

### a. Renovations and Enhancements

1. Renovating the Playground to make the equipment ADA accessible
2. Protecting and preserving the existing trees found around Freedom Memorial Park
3. Creating a Community Garden area in the park. The concepts will show different feasible locations of a community garden.

### b. Concept A

Concept A included all of the above committee recommendations in addition to the following:

- Improvements to the existing skate park. These would include resurfacing with a cement based coating and adding new equipment to the park.
- Converting lawn into meadow by the Rutter Gazebo.
- Creating a quarter of an acre community garden space with 7 foot deer fencing. This would also include a storage shed that equipment for gardening can be stored in.
- Installing a two single user fully accessible bathroom by Pavilion B.

### c. Concept B

Concept B included all of the above committee recommendations in addition to the following:

- Creating a separate area for outdoor fitness equipment for children over the ages of 13. This space would also have ADA compliant surfacing.
- Resurfacing the existing basketball courts to create a multi-use court. The multi-use court would include (2) basketball courts and (2) pickle ball courts.
- Creating a quarter of an acre community garden space with 7 foot deer fencing. This would also include a storage shed that equipment for gardening can be stored in.
- Introducing a water feature near the playground by installing misting poles.
- Installing an 8' wide bituminous ADA compliant pathway to the second baseball / softball field. This path could then be a future connection point to the Eshleman Elementary School.
- Installing 24 new parking spots. Sixteen of these spots would be off-street parking from Shertzer Lane. Eight of the newly proposed spots would be expanding the existing parking lot.
- Creating a larger space for playground equipment to propose equipment for a wider age range.
- Add environmental and educational signage.

## 2. Evaluation of Preliminary Concepts

The committee focused on the proposed facilities and the placement of those facilities in their comments. The committee approved of the following facility changes:

- a. The expansion of the parking lot and off-street parking are high priorities.
- b. Creating the 8' pathway to the second baseball field and using this as a future connection point to the neighboring Elementary School bring opportunities to the park.
- c. Instead of installing a new rest room facility, the committee wants to focus on demolishing and replacing the existing facility in the current location.
- d. Keep existing playground equipment in place. The large stainless steel slide has concerns due to age and wear so can be replaced. The rest of the space can be utilized for free standing equipment that still offers opportunities for a wider range of children. The placement of the outdoor fitness equipment is approved.
- e. Add fencing around the play equipment for children under the ages of 5.
- f. Remove the misting poles from the playground area. Maintenance becomes a concern for the upkeep.
- g. The committee likes the placement of the community garden in Concept A. A few members of the committee worry that this area can become swampy from poor drainage. This presents a good opportunity to put rain gardens around the garden area to infiltrate storm water. The plots that were originally proposed to be in the ground can be placed in raised planting beds, which would aid in making the space ADA compliant. Pervious pavement can be used as pathways through the community garden to focus on draining any storm water runoff.
- h. There are still concerns of the logistics of the community garden such as how water would be accessed for the residents that have a plot, possible vandalism of the gardening beds, and other up-keeping issues.
- i. The committee supports adding picnic tables, benches, and water fountains/ water bottle refill stations.
- j. Skate park improvements are not a high priority at the park but it is important to consider future improvements. It was agreed that resurfacing the skate park would be a good start and would keep the users satisfied.
- k. Considerations for additional lighting at the parking lots.

## 3. Public Comment

The first public meeting took place May 6, 2024 at the Borough Municipal Building. The purpose of this meeting was to introduce the public to the Master Plan and to get the public's feedback on how important different features are at Freedom Memorial Park.

Public Comment Included:

- a. Freedom Memorial Park is a well utilized park, being used weekly by the public.
- b. The majority of residents get to the park by driving; however, some walk, bike or take public transportation.
- c. The residents that attended the meeting enjoy the skate park, using the playground, walking around the trails, and picnicking at the pavilions.

- d. A few members of the public expressed concerns of the facilities not being well maintained and felt a lack of security at the park.
- e. Recreational facilities that the public would wish to see developed at Freedom Memorial Park would be the following: skate park improvements, community garden, community gathering space, and tennis courts/pickleball courts.
- f. Support facilities that were recommended to be added were trash receptacles, benches, water fountains, restroom facility upgrades, and lighting
- g. Activities and events at Freedom Memorial Park are mainly learned about through word of mouth

#### 4. Final Draft Plan Presentation

The draft Master Plan for Freedom Memorial Park was revised as per public meeting comments and reviewed at a committee meeting. The primary revision to the plan was removing the existing restroom and replacing it with a prefabricated restroom structure, and adding ADA paths to the existing recreation. The Revised Draft Site Design Drawing was reviewed. The following plan elements were reviewed:

a. Connections

- 1. Installation of 6' paths to the skate park and basketball courts to make the recreation areas accessible to all.
- 2. The path that leads to the second baseball/softball field can be used as a future connection point to Eshleman Elementary School.

b. New Facilities

- 1. Pickleball is a good addition to the park to create more recreational opportunities for older adults as well as families.

c. Stormwater

- 1. Pervious pavement is preferred to asphalt. Although bituminous surfaces meet ADA guidelines, are the most affordable and easy to maintain, they contribute to storm water run-off and the heat island effect.
- 2. Pervious paving options will be explored as development progresses

d. Maintenance

- 1. The existing maintenance of the pavilions and rest rooms, and routine maintenance like trash pickup is sufficient at the park.
- 2. The borough has the equipment to perform the necessary tasks that will be required to maintain this park at a higher level.
- 3. Manpower should be evaluated to see if training or additional man hours can be directed towards landscape maintenance at the park.

e. Renovations

1. The restroom demolition and replacement should be a priority.

f. Security

1. Park closing and opening times should remain the same.
2. Lighting in the parking lots should be added. Enough light to feel safe at dusk, but not enough to encourage people to enter after the park is closed.

## **5. Public Comment on the Final Master Site Design Plan for Freedom Memorial Park**

The second public meeting was held August 5, 2024 to review the Draft Site Design Drawing. Unfortunately, the meeting was not well attended. Materials were provided to the borough to still encourage feedback from the residents. These materials included the plan, anticipated costs and phasing, and public surveys to gain feedback.

The concept plan presented at the second public meeting was a combination of the most preferred ideas from the two original concepts. The decisions made by the committee were explained, including the rationale behind those decisions. The Draft Site Design Drawing was then presented.

The public offered comments on the following items:

- The public mostly agreed that the plan shows enough additional parking spots.
- There were several comments to provide more playground equipment for children ages 5-12
- When asked to prioritize the elements shown on the plan, the two most common highly prioritized answers were the multi-purpose court and expanding the playground.
- The two most common lowest priority answers were the outdoor fitness equipment and the misting poles. The misting poles have been removed from the final site drawing plan as there was a large concern for the maintenance and a lack of interest from the public.
- There was concern about funding for the project, but it was explained that the project will go through funding resources.
- A comment was made about involving the police department more when it comes to the safety of the park, especially if new recreation is being added.
- The public wants to know how often the skate park is utilized and if there is a need to be resurfaced. Or, could the money be placed elsewhere.

The Proof of Advertisement can be found in the appendix.

## H. COST ESTIMATE AND PHASED CAPITAL DEVELOPMENT PROGRAM

PHASE 1A - RESTROOM / PLAYGROUND 2-5		UNITS	QTY	UNIT PRICE	TOTAL PRICE	SUBTOTALS
<b>MOBILIZATION / DEMOBILIZATION / GENERAL CONDITIONS</b>						<b>\$35,500.00</b>
	1. Mobilization/ Demobilization	LS	1	\$30,000	\$30,000	
	2. E&S controls (Install, maintenance & removal)	LS	1	\$5,500	\$5,500	
<b>SITE PREPARATION</b>						<b>\$26,500.00</b>
	1. Demolition of existing restroom & concrete slab / foundation 20 x 25. cap ex. utilities	LS	1	\$20,000	\$20,000	
	2. Removal of existing mulch playground surface	SY	200	\$9	\$1,800	
	3. Removal of existing play equipment	LS	1	\$1,200	\$1,200	
	4. Rough grade site to within 6 inches of finish grade	LS	1	\$3,500	\$3,500	
<b>CONSTRUCTION</b>						<b>\$616,420.00</b>
<b>RESTROOM</b>						
	1. Pre-Fabricated Restroom (Two unit/Single Occupancy, 4 season)Installation 9'-6" x 20'-2" - Provide all required certified and insured professional labor and equipment to install and utility hook up pre-fab ADA accessible restroom building. Includes engineer sealed drawings and permits for the building and foundation.	LS	1	\$410,000	\$410,000	
	2. Asphalt Walkway 6 feet wide around building connecting to existing pathway (Assumes ex. path is ADA Complaint)	SY	134	\$80	\$10,720	
	3. Topsoil grade and seed around new building	LS	1	\$3,500	\$3,500	
<b>PLAYGROUND</b>						
	1. Concrete Curb Around 2-5 Play Area 65 feet dia	LF	205	\$100	\$20,500	
	2. Asphalt Walkway 6 ft wide to existing asphalt path (Assumes existing path is ADA compliant)	SY	135	\$80	\$10,800	
	3. 2-5 Playground Equipment	LS	1	\$15,000	\$15,000	
	4. Certified Install	LS	1	\$5,000	\$5,000	
	5. Pour In Place 2-5 Area	SF	3,400	\$27	\$91,800	
	6. 2-5 play area Underdrain / Stone. Pipe to daylight	SF	3400	\$6	\$20,400	
	7. Topsoil Grade and Seed	LF	1	\$3,500	\$3,500	
	8. Funding Sign	EA	1	\$600	\$600	
<b>Optional</b>						
	1. Fencing 42" commercial grade aluminum	LF	205	\$120	\$24,600	
<b>CONSTRUCTION COST</b>					<b>SUBTOTAL:</b>	<b>\$678,420.00</b>
<b>CONTINGENCY 10%</b>						<b>\$67,842.00</b>
<b>Soft Cost* - survey/design/bidding</b>						<b>\$96,000.00</b>
<b>TOTAL COST OPINION</b>						<b>\$842,262.00</b>

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PHASE 1B - PLAYGROUND 5-12		UNITS	QTY	UNIT PRICE	TOTAL PRICE	SUBTOTALS
<b>MOBILIZATION / DEMOBILIZATION / GENERAL CONDITIONS</b>						<b>\$37,500.00</b>
1. Mobilization/ Demobilization	LS	1	\$30,000	\$30,000		
2. E&S controls (Install, maintenance & removal)	LS	1	\$7,500	\$7,500		
<b>SITE PREPARATION</b>						<b>\$17,670.00</b>
1. Removal of existing mulch playground surface	SY	667	\$10	\$6,670		
2. Removal of existing play equipment	LS	1	\$7,500	\$7,500		
3. Rough grade site to within 6 inches of finish grade	LS	1	\$3,500	\$3,500		
<b>CONSTRUCTION</b>						<b>\$454,800.00</b>
<b>PLAYGROUND 5- 12 yr</b>						
1. Concrete Curb Around 5-12 Play Area	LF	300	\$100	\$30,000		
3. 5-12 Playground Equipment	LS	1	\$150,000	\$150,000		
4. Certified Install	LS	1	\$75,000	\$75,000		
5. Pour In Place 5-12 Area	SF	5,800	\$27	\$156,600		
6. Underdrain / Stone. Pipe to daylight	SF	5800	\$6	\$34,800		
7. Topsoil Grade and Seed	LF	1	\$7,500	\$7,500		
8. Funding Sign	EA	1	\$900	\$900		
<b>CONSTRUCTION COST</b>					<b>SUBTOTAL:</b>	<b>\$509,970.00</b>
<b>CONTINGENCY 10%</b>						<b>\$50,997.00</b>
<b>Soft Cost* - survey/design/bidding</b>						<b>\$75,000.00</b>
<b>TOTAL COST OPINION</b>						<b>\$635,967.00</b>

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PHASE 2- PARKING LOT IMPROVEMENTS		UNITS	QTY	UNIT PRICE	TOTAL PRICE	SUBTOTALS
<b>MOBILIZATION / DEMOBILIZATION / GENERAL CONDITIONS</b>						<b>\$28,500.00</b>
	1. Mobilization/ Demobilization	LS	1	\$20,000	\$20,000	
	2. E&S controls (Install, maintenance & removal)	LS	1	\$8,500	\$8,500	
<b>CONSTRUCTION</b>						<b>\$251,291.00</b>
<b>NORTH PARKING LOT</b>						
	1. 1 1/2" mill of existing paving	SY	2100	\$4	\$8,400	
	2. Rough Grade Expanded Parking Lot Area	SY	966	\$6	\$5,796	
	3. Install 8" stone base, 4" of 25mm Superpave WMA asphalt and 1.5" 9.5mm Superpave Asphalt	SY	966	\$90	\$86,940	
	4. Install new 9.5 mm asphalt Superpave WMA to existing parking lot area	SY	2100	\$20	\$42,000	
	5. Restripe Parking and Add ADA Symbols - Waterborne	LS	1	\$5,500	\$5,500	
<b>EAST PARKING LOT</b>						
	1. Sawcut and remove excess paved areas.	SY	55	\$25	\$1,375	
	2. 1 1/2" mill of existing paving	SY	1,220	\$4	\$4,880	
	3. Install new 9.5 mm asphalt Superpave WMA to existing parking lot area	SY	1,220	\$20	\$24,400	
	4. Restripe Parking and Add ADA Symbols - Waterborne	LS	1	\$3,500	\$3,500	
<b>SOUTH PARKING LOT</b>						
	1. 1 1/2" mill of existing paving	SY	970	\$4	\$3,880	
	2. Rough Grade Expanded Parking Lot Area	SY	445	\$6	\$2,670	
	3. Install 8" stone base, 4" of 25mm Superpave WMA asphalt and 1.5" 9.5mm Superpave Asphalt	SY	445	\$90	\$40,050	
	4. Install new 9.5 mm asphalt Superpave WMA to existing parking lot area	SY	970	\$20	\$19,400	
	5. Restripe Parking and Add ADA Symbols - Waterborne	LS	1	\$2,500	\$2,500	
<b>CONSTRUCTION COST</b>					<b>SUBTOTAL:</b>	<b>\$279,791.00</b>
<b>CONTINGENCY 10%</b>						<b>\$27,979.10</b>
<b>Soft Cost* - survey/design/bidding</b>						<b>\$45,000.00</b>
<b>TOTAL COST OPINION</b>						<b>\$352,770.10</b>

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PHASE 3- Fitness Area & Upgrade Basketball Courts		UNITS	QTY	UNIT PRICE	TOTAL PRICE	SUBTOTALS
<b>MOBILIZATION / DEMOBILIZATION / GENERAL CONDITIONS</b>						<b>\$40,500.00</b>
	1. Mobilization/ Demobilization	LS	1	\$35,000	\$35,000	
	2. E&S controls (Install, maintenance & removal)	LS	1	\$5,500	\$5,500	
<b>CONSTRUCTION</b>						<b>\$371,778.00</b>
<b>FITNESS AREA</b>						
	1. Rough grade area	LS	1	\$3,500	\$3,500	
	2. Concrete curb	LF	190	\$100	\$19,000	
	3. Underdrain, fabric, stone and pipe to daylight	SF	2000	\$9	\$18,000	
	4. Pour in Place Safety Surface	SF	2,000	\$27	\$54,000	
	5. Fitness Equipment	LS	1	\$45,000	\$45,000	
	6. Certified Install of Fitness Equipment	LS	1	\$12,000	\$12,000	
<b>BASKETBALL COURT AREA</b>						
	1. Demo existing basketball posts	EA	3	\$800	\$2,400	
	2. 1 1/2" Mill Existing asphalt court paving	SY	778	\$6	\$4,668	
	3. 1.5" HMA 9.5mm overlay	SY	778	\$20	\$15,560	
	4. Supply and install new basketball Posts and Goals	EA	4	\$7,500	\$30,000	
	5. Supply and install new 12 ft ht Chain link fence (at ends)	LF	240	\$130	\$31,200	
	6. Court line markings for (2) basketball and (2) pickelball courts	LS	1	\$12,000	\$12,000	
	7. 15' Aluminum Team players bench	EA	4	\$3,500	\$14,000	
	8. Two 5" concrete bench pad 50' x 5'	SY	55	\$180	\$9,900	
	9. Rough grade and pave a 6ft wide ADA asphalt pathway from existing trail to basketball courts	SY	140	\$120	\$16,800	
<b>MEADOW &amp; SIGNAGE</b>						
	1. Scarify and spread deer tolerant meadow species seed mix. Soil should be tested and amended as need to provide suitable growing conditions	Ac	2	\$8,500	\$12,750	
	2. 24" x 36 educational Information signage vinyl on aluminum with powder coat frame and clear plexi cover on 45 deg pedestal in ground mount	EA	3	\$5,000	\$15,000	
<b>ADD OPTION</b>						
	1. Sport Court Colorization	SF	7,000	\$8	\$56,000	
<b>CONSTRUCTION COST</b>					<b>SUBTOTAL:</b>	<b>\$412,278.00</b>
<b>CONTINGENCY 10%</b>						<b>\$41,227.80</b>
<b>Soft Cost* - survey/design/bidding</b>						<b>\$75,000.00</b>
<b>TOTAL COST OPINION</b>						<b>\$528,505.80</b>

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PHASE 4 - COMMUNITY GARDEN & PATH		UNITS	QTY	UNIT	TOTAL	SUBTOTALS
				PRICE	PRICE	
<b>MOBILIZATION / DEMOBILIZATION / GENERAL CONDITIONS</b>						<b>\$30,000.00</b>
	1. Mobilization/ Demobilization	LS	1	\$20,000	\$20,000	
	2. E&S controls (Install, maintenance & removal)	LS	1	\$10,000	\$10,000	
<b>CONSTRUCTION</b>						<b>\$307,825.00</b>
<b>Community Garden</b>						
	1. Rough Grade Garden Area	LS	1	\$12,000	\$12,000	
	2. Install Water supply line to garden 36" depth pvc pipe. Frost proof yard hydrant	LF	400	\$40	\$16,000	
	3. Install compacted stone dust pathways, 4" modified base on fabric	SY	1500	\$65	\$97,500	
	4. Construct 20' x 6' raised timber garden beds 24" ht, rough sawn 2" douglas fir with 6x6 posts	EA	22	\$1,200	\$26,400	
	5. Topsoil	CY	195	\$75	\$14,625	
	6. Construct Timber compost bin area, 2x 12 x 10 rough sawn douglas fir x 5 ft ht with 6x6 posts	LS	1	\$2,500	\$2,500	
	7. Supply and install storage shed 10 ft x 12 ft on 6" compacted modified stone base	LS	1	\$12,000	\$12,000	
	8. Install 8 foot deer fence around garden with gate	LF	500	\$125	\$62,500	
	9. Signage	LS	1	\$2,500	\$2,500	
<b>8' WALKING PATH- North Parking Lot to Baseball Fields</b>						
	1. Rough Grade Trail	LS	1	\$9,000	\$9,000	
	2. Install 5" stone base with 3" of 25mm asphalt and 1.5" of 9.5mm asphalt	LF	900	\$55	\$49,500	
	3. 8 ft Crosswalk striping	LS	1	\$1,500	\$1,500	
	4. Pedestrian Crossing Signs	EA	2	\$900	\$1,800	
<b>CONSTRUCTION COST</b>					<b>SUBTOTAL:</b>	<b>\$337,825.00</b>
<b>CONTINGENCY 10%</b>						<b>\$33,782.50</b>
<b>Soft Cost* - survey/design/bidding</b>						<b>\$75,000.00</b>
<b>TOTAL COST OPINION</b>						<b>\$446,607.50</b>

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PHASE 5 - SKATE PARK REHAB & 6 FT PATH		UNITS	QTY	UNIT PRICE	TOTAL PRICE	SUBTOTALS
<b>MOBILIZATION / DEMOBILIZATION / GENERAL CONDITIONS</b>						<b>\$23,500.00</b>
1.	Mobilization/ Demobilization	LS	1	\$15,000	\$15,000	
2.	E&S controls (Install, maintenance & removal)	LS	1	\$8,500	\$8,500	
<b>CONSTRUCTION</b>						<b>\$545,560.00</b>
<b>Skate Park Renovation</b>						
1.	Demo and construct a skatepark	LS	1	\$500,000	\$500,000	
<b>6' WALKING PATH- Connect Playground to Skate Park</b>						
1.	Rough Grade Path	LS	1	\$3,500	\$3,500	
2.	Supply and install 5" stone base, 3" of 25mm WMA asphalt and 1.5" of 9.5 mm WMA asphalt	SY	334	\$90	\$30,060	
3.	Topsoil & seed	LS	1	\$12,000	\$12,000	
<b>CONSTRUCTION COST</b>					<b>SUBTOTAL:</b>	<b>\$569,060.00</b>
<b>CONTINGENCY 10%</b>						<b>\$56,906.00</b>
<b>Soft Cost* - survey/design/bidding</b>						<b>\$100,000.00</b>
<b>TOTAL COST OPINION</b>						<b>\$725,966.00</b>

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# I. MAINTENANCE AND OPERATING COSTS; REVENUE

The maintenance of a public park is crucial to creating a place the community wants to use and visit often. A steady revenue stream is necessary to provide the maintenance and programming for an attractive and safe public park. This does not happen without solid planning and community support. An ongoing commitment by all municipal departments and the residents of the community will be critical in upgrading and maintaining this beautiful neighborhood park.

## 1. Existing Maintenance and Operations

### a. Facilities and Vegetation

The Street Superintendent is in charge of maintaining the park's facilities. Trash is collected weekly and dragging the ballfield diamond is a weekly task as well. The pavilions and the restrooms are cleaned and serviced daily. Playground facilities are reviewed for obvious safety concerns every two weeks in the summer and once a month in the winter. These facilities are re-mulched as needed during these times. Vegetation control is practiced in the spring and in the fall, and the lawn is cut as needed. Trees have been removed where there has been significant damage and if any large limbs appear to pose a threat to the public they are pruned. Other tasks that come up throughout the year include repairing sinkholes, repainting parking lot lines, repairing benches or tables, and pressure washing pavilions.

The Borough's annual general fund budget provides money for the necessary upkeep of facilities at Freedom Memorial Park. The available money has not kept pace with upgrades and renovations found in newer parks, such as those necessary to provide safe and inclusive play spaces or ADA accessibility to facilities in the borough park.

Maintaining park facilities in a first rate condition will encourage visitors to respect and properly use the facilities. Additional grounds maintenance and personnel should be trained and scheduled to work in the parks during the peak use season to ensure proper care in the future.

### b. Administration

The Street Superintendent coordinates the management of Freedom Memorial Park. The Public Works staff perform yearly maintenance tasks as required at the park. The staff maintains the trees, skate park repairs, and oversees closing the restrooms at the end of the season.

The Board of Council reviews the yearly budget and approves any proposed capital expenditures. The annual budget for Millersville Borough does not break out expenditures for Parks and Recreation.

## 2. Sustainable Design Recommendations to Improve Maintenance and Operating Costs

### a. Facilities

- Pavilions

The borough currently does not budget for materials unless significant repairs are noticed. The pavilions then are inspected and repaired as needed. Next year the roof for Pavilion C is scheduled to be replaced.

The recommendation for updating structurally sound wooden elements in the pavilions would include the addition of maintenance-free, sustainable sealant. Low volatile organic compounds (VOCs) sealants can protect from moisture, pests, and sun damage.

- Playground

The 2-5 year old playground equipment was installed in June of 2016. The 5-12 year old playground pieces were installed between 2006 and 2007. The base material in the fall zone around the playground equipment is Wood Carpet mulch. The depth of this base is replenished when needed. The borough spends roughly \$600 dollars per year for mulching the playground pieces and budgets \$15,000 dollars for labor to provide general playground clean-up and repairs during the year.

To add accessibility and create an inclusive play space, a solid impact resistant safety surface within the playground area should be installed. This would eliminate the need for yearly mulching. Solid play surfaces, wide walkways and gathering spaces will significantly reduce the need for lawn mowing in this 0.25 acre area.

Providing a wood based renewable resource fence, in a style like split rail, is low maintenance and will improve safety at Freedom Memorial Park. Newer pieces of play equipment will be constructed from safe, recycles, and sustainable materials, requiring less maintenance.

The most recent technologies to improve sustainability and reduce the environmental footprint of this high-use environment will be explore as the playground area design and funding options become finalized.

Leaf drop maintenance, plant, and tree maintenance will still be required. Connections will need to be established with local schools and community residents to create volunteer groups that will help to make this playground a success.

- Paved Surfaces

The new pathway to the baseball field, the secondary pathways, and the renovated parking areas will incorporate sustainable elements. Areas of pervious parking can be incorporated, along with rain gardens and vegetated swales.

Pervious paving has a higher maintenance cost than standard bituminous paving. The cost will have to be explore in relation to environmental advantages to determine how much pervious pavement is practical. The borough does not budget for parking lot materials, as the Street Team plows and re-stripes the lots if needed.

Pathway shoulders can be seeded with low-mow grass varieties, such as hard fescues, so that mowing is minimized.

b. Administration and Personnel

Millersville Borough’s administrative staff is adequate to provide the guidance and support needed to implement and maintain programs and facilities at Freedom Memorial Park.

Stronger relationships with area businesses, community organizations and residents need to be developed. Businesses can provide essential funding to make development possible. Volunteer groups can provide important ideas and insights, complement the labor force and contribute to funding of improvements. Groups that are involved from the concept and design phases will take ownership in the park and will be excited about providing future assistance as needed.

The Public Works department should hire a staff of summertime employees who are trained in park maintenance. The current crop of college students and recent graduates should be well-educated in sustainable issues and solutions.

c. Equipment and Supplies

Millersville Borough’s public works department is well equipped with maintenance equipment and supplies are available to perform the necessary maintenance at Freedom Memorial Park. The only request of new equipment the Borough is in need of is a new ballfield drag. There is a limited amount of funds available each year for the purchase of equipment, minor equipment and small tools.

d. Programming

The Park Commission, Council and Borough Administration collectively determine programming for Freedom Memorial Park. Current programs that the Park has include the Veteran’s Day and Saturday in the Park event. As the master plan moves onward to the development phase, the committee and its members will take an active role in getting the community involved in the support of the park and its programs. This may require some creative use of the Borough’s website but should not require much additional funding or staffing.



### 3. Revenues and Funding

a. Current Revenues

Revenues are collected from Freedom Memorial Park for the use of the pavilions and ballfield rentals. At least one, if not all three, of the pavilions are rented every weekend during the summer and occasionally weekdays.

Millersville Boroughs general fund budget incorporates the Public Works Department Budget, within which lies expenses related to Recreation and Parks. Future development efforts planned for Freedom



Memorial Park will be difficult if additional money is not solicited from the community, local businesses or public health initiative grants.

## b. Funding Sources

- Tax revenues are the principal source of recreation and park funding for the majority of Pennsylvania's municipalities. Some municipalities inform the public as to what percentage of their taxes are being used for Recreation and Parks. Clean, well-maintained parks enhance quality of life and increase property values for the communities where they are located.

Referendums can be a way to increase the funding stream towards an objective that the public has expressed an interest in, such as updating park facilities. The borough must then be sure that each park received updates so that residents across the borough feel their dollars are being well spent.

- Increase revenue from parks. In Millersville Borough, additional income from parks and recreational programs should be evaluated to see if the public would be amenable to provide support to update and enhance facilities they already use. Charging fees can leave some residents un-served if they can afford the fee. The Freedom Memorial Park neighborhood is an upper-middle to upper-class neighborhood, where a modest competitively prices fee structure should not feel like an imposition to residents. Waivers or reduced fees could be provided for low-income participants.\
- Grants are another source of revenue. Recreation and Parks funding can be obtained through Pennsylvania's DCNR, and new casinos in the surrounding counties offer recreation and park grant funding for municipalities. Most grants have program requirements and require some matching funds, either monetary or in-kind services.
- National associations serving special interest groups provide funding for projects that benefit special populations. Playground companies and organizations that support inclusive play are good funding sources for playground upgrades and renovations.
- Local groups that benefit from the park facilities can raise money to support improvements and development. Baseball groups can organize fund-raising drives to provide better equipment, bleachers, or fencing. Other partners can include private and public schools including local colleges, churches, conservation groups or clubs, civic groups, service organizations, special needs groups, ethnic organizations, or any special interest group that might benefit from improved facilities at the park. Establishing connections with park users enables the park to be a sustainable community resource well into the future.



- Local businesses' will contribute resources for a spotlighted recognition piece on the boroughs website, a recognition sign or plaque well placed at a facility, or a large photo spot in the local paper. Residents of the community work in many different businesses that can provide various forms of support for park development, from printing flyers to providing materials to installing landscaping.
- The Top Four Playground Fund Raising Strategies from a national community-build playground advocacy group are:
  1. Allow groups or individuals to buy a piece of the future playground. This involves mapping out the future playground and offering donation pieces. Large highly visible items sell best. Donor names are published or can be inscribed on a permanent plaque.
  2. Challenges. This involves finding a donor, like a local business or group, which will provide a match for other money raised by another group or committee. For example, if the baseball team can raise 10,000 dollars towards the purchase of the batting cages and equipment shed, a local sporting goods supplier will contribute a match, for a total of 20,000.
  3. Fund Raising Parities at the Park. Provide special activities and charge admission. Costs for food, personnel, and activities will need to be evaluated to determine the admission to be charged. Vendors could be hired to provide food or to stage the entire event. Another idea would be to host a local artisan show, charging for space, with exhibitors responsible for setting up their own tents and displays. A weekend flea market, produce market, and concerts by local musicians are other ideas.
  4. Spaghetti Dinners or Breakfasts. These would be held somewhere other than the park, but the money raised would be added to the development of a specific feature at the park. The borough website should be used to keep the public updated on the progress towards the goal.

With any strategy that is implemented, it will be important to keep the public informed as to the time frame involved from fund-raising to construction as the borough makes progress towards each development goal. Each different phase of development might be better suited to a particular fund-raising strategy. The Park and Recreation Committee should first evaluate all strategies with input from the community and other municipal departments to determine the best course of action at each phase of development.



# J. SECURITY



## 1. Existing Security Issues

Security at Freedom Memorial Park is not a major issue as reported by the Park and Recreation Committee, the Borough manager, and the head of the Street Team. However, there are areas that could use security improvements to encourage safety.

Areas of concern are the restrooms. The rest rooms are old, dark and become a hub for vandalism to occur. There have been several instances of bathroom stall doors needing to be replaced as they were broken and/or vandalized. A way to counteract the vandalism is by replacing the restroom with materials that can withstand the damage. This can be done by using stainless-steel toilets, textured walls, and creating more light to deter vandals.

A second area of concern is playground safety. The playground is not currently fenced in to keep children within the bounds of the playground area for parents who might be watching a ball game or at the pavilion. The age of the freestanding slide, insufficient depth of mulch and inadequate fall zones are an issue. The master plan recommends solid safety surfacing in areas of the playground with current fall zones around all play pieces. The plan would also recommend placing fence around the play equipment for children under the ages of 5.

A third area of concern will be safety of pedestrians and cyclists who cross Shertzer Lane to get to the baseball/softball fields. There is no cross-walk or means of slowing down vehicular traffic to warn residents of residents crossing the street.

## 2. Security Recommendations

Security was discussed with the key study committee. They are concerned with increased vandalism to the restrooms. While the existing restroom structure is proposed to be removed in the master plan, and a new facility being placed in the same location, the committee would like to stay on top of deterring vandalism. There are several ways this can happen while choosing the materials in the facility. Using anti-graffiti film on restroom mirrors provides a barrier to help control vandalism. If graffiti gets removed with the first two days of happening, law enforcement claims that this is one of the best deterrents. Lighting can be installed in areas that may otherwise be dark does well to help prevent acts of vandalism from occurring. Properly placed vandalism deterrent cameras near problem areas combined with signs informing the public of their use has been proven to prevent acts of vandalism.

## 3. Posted Rules and Policies

The posted rules for Freedom Memorial Park state: "Park Hours" all parks shall be opened daily to the public at such hours as the Park Commission may from time to time designate, but in no event shall any persons or vehicles be permitted in any park after sunset or before 7:00 a.m., without special permission from the Park Commission.

# APPENDIX



## A. Key Person Interviews

# FREEDOM MEMORIAL PARK

## MASTER SITE DEVELOPMENT PLAN

### Key Person Interview Questions

January 30, 2024

1. Name \_\_\_\_\_ **Karen DeLong**

2. Organization and Title \_\_\_\_\_ **Parks & Rec Commission- Assistant Chair**

### Tell us about Your Current Use of Freedom Memorial Park

3. Do you use Freedom Memorial Park?

Yes       No       Unsure

4. How often do you use Freedom Memorial Park (*check one*)?

Daily     **Weekly**     Monthly     Occasionally     Rarely     Never

5. How happy are you with the existing Freedom Memorial Park (*check one*)?

Extremely Satisfied     Very Satisfied     Neutral     **Somewhat Satisfied**     Not Satisfied

6. How do you currently use Freedom Memorial Park (*check all that apply*)?

**Walking**       Jogging     **Bicycling**     Skate Park  
 Dog walking     Basketball Courts     **Playgrounds**     Softball Fields  
 **Pavilions**     Other: \_\_\_\_\_

7. Do you feel safe at Freedom Memorial Park (*check one*)?

**Always**     Sometimes     Only during the day     Never

If not, why not? \_\_\_\_\_

## Share your Vision for the future of Freedom Memorial Park

8. What would you like to see done at Freedom Memorial Park?

The playground needs to be updated, more age ranges and handicap accessible. I would love to see outdoor workout equipment near the walking trails. Many people run at the park and I've seen groups working out together. Would appeal to young adults, college and adults. An all seasons bathroom would also be a huge benefit to the park in addition to more parking. When there aren't events, we are ok, but as soon as there is an event, parking is an issue. If parking were addressed, the 2nd ballfield could be fixed up with a pathway made to it, and possibly another play structure.

9. Which of these amenities do you feel Freedom Memorial Park needs (check all that apply)?

- Tennis/Pickleball Courts     Improving Skate Park     Soccer/Football/Lacrosse Field
- Woods and nature study areas     River/Creek Access     Benches
- Improvements to existing structures, such as the Restroom Building     ADA access
- Educational Signs and Kiosks     Passive Recreation     Lighting
- Other Outdoor workout equipment/obstacle course?

10. Would you like to see connections from the existing pathway at Freedom Memorial Park to nearby trails / resources (such as the Elementary school or shopping centers)?

This would be a nice addition-but I don't see it as the highest priority.

## Share a Few Closing Thoughts

12. What do you think would help make Freedom Memorial Park exciting and successful?

If we have better play equipment with more age range, more families would come. I've had numerous play dates outside of the borough, but no one ever wants to come in. All season bathrooms would help much in year round usage. Our park is small, so there's only so much to do, but focusing on fixing up much of what we already have would be a big draw to the community.

13. What do you think would help bring new users and a more diverse and inclusive trail user group to Freedom Memorial Park?

I think the workout equipment or obstacle course would be something active for many of the middle/highschool kids that come and just sit on the kids equipment. Families could use it on their walks, and it could draw more workout groups/clubs. ADA playground equipment would open up possibilities for other families. Many people have expressed interest in pickleball-this could open up opportunities for leagues to come.

14. Do you have any additional comments, ideas, concerns or thoughts regarding Freedom Memorial Park?

Fixing up the second ball field and making it accessible could help us to utilize more of our space. I'd love to see a second, smaller play structure there- more of a Grieder park feel. If there is a place to play, families will go! We have a lovely space and it's surrounded by community. I would love to see these things addressed to make our park more appealing!

**B. Public Meetings:**

First Public Meeting – Proof of Advertising

**JOSEPH T. LANE**  
*Council President*

**REBECCA A.  
DESANTIS-RANDALL**  
*Borough Manager*



**DAVID T. AICHELE**  
*Mayor*

100 Municipal Drive  
Millersville, PA 17551  
[www.millersvilleborough.org](http://www.millersvilleborough.org)



**MILLERSVILLE BOROUGH  
PARKS COMMISSION MEETING  
MAY 6, 2024 at 6:00PM**

**Borough Office  
100 Municipal Drive  
Millersville, PA 17551**

The members of the Millersville Borough Parks Commission invite members of the public to attend their regularly scheduled meeting on May 6, 2024 to provide input on the Freedom Memorial Park Master Plan Project. Residents in attendance will have the opportunity to participate in a feedback exercise about their ideas for the park, facilitated by the Borough's consultant on the master plan project.

Voice: 717-872-4645 Fax: 717-872-1895 Email: [millersville@millersvilleborough.org](mailto:millersville@millersvilleborough.org)  
*The Home of Millersville University of Pennsylvania*

First Public Meeting – Survey #1 Results

**Public Survey for the Freedom Memorial Park Master Site Development Plan**

The Borough of Millersville is interested in receiving public input on the preparation of a master plan for the future preservation and development of Freedom Memorial Park. Please take a moment to answer the questions below. Only one survey per mailing address is allowed. The completed survey must be mailed or delivered to: **Millersville Borough, 100 Municipal Drive, Millersville, PA 17551, no later than May 24, 2024.** (Borough Hall is open Monday through Friday from 8 AM to 5 PM.)

Optional: In the columns to the right, please \_\_\_\_\_  
 provide your contact information (full mailing or \_\_\_\_\_  
 email address) if you wish to receive future \_\_\_\_\_  
 information about Freedom Memorial Park. \_\_\_\_\_

1. How many times have you visited Freedom Memorial Park in the last year?

Answers	0-25 times	26-50 times	51-75 times	76-100 times	100+ times
Votes	3		3	1	6

2. How often do you visit Freedom Memorial Park?

Answers	Daily	Weekly	Monthly	Seasonally	Never
Votes		14		2	

3. How do you get to Freedom Memorial Park?

Answers	Walking	Driving	Bicycle	Public Transportation
Votes	3	14	3	2

4. I find it easy to...

- Walk to Freedom Memorial Park (3) Yes (4) No
- Ride a bicycle to Freedom Memorial Park (8) Yes (4) No
- Park my car at Freedom Memorial Park (12) Yes  No
- Walk within Freedom Memorial Park (10) Yes  No

5. Over the past 12 months, which of the following recreational activities do you or members of your household enjoy when you visit Freedom Memorial Park?

- (6) Using the Playground (7) Walking
- (1) Basketball (1) Baseball / Softball
- (3) Picnicking at Pavilions (13) Skateboarding / BMX Biking
- (2) Utilizing Open Space  Other:



6. Please select all barriers that prevent you / and or members of your household from visiting Freedom Memorial Park.

- Park is closed when I/we have time to visit
- Lack of security
- (3) Facilities not well maintained
- Lack of Transportation
- (1) Poor Access to Facilities
- Lack of universal design choice
- (1) No programs of interest
- (9) We experience no barriers
- Facilities I/we are most interested in aren't available
- (1) Other (please specify):
  - Wish there was a four season restroom

7. Which recreational facilities would you / and or members of your household want to see developed at Freedom Memorial Park? (Check all that apply)

- (1) Winter Activities
- (1) Mini Pitch Soccer
- (3) Community Garden
- (1) Tennis Courts
- (2) Lawn for Pick Up Games
- (3) Community Gathering Space
- (1) Pickleball Courts
- (1) Splash Pad / Spray Park
- (1) Dog Park
- Lawn Volleyball Courts
- (1) Bocce Ball, Horseshoes
- (1) Nature Education
- (2) Gaga Ball Pit
- (1) Outdoor Fitness Equipment
- The Park does not need additional recreation facilities.
- Updated Playground
- All-seasoned Restroom
- (12) Other (please specify):
  - Skate park additions/improvements/expansion

8. If you selected facilities in Question 7 above, which would you / and or members of your household use most often? Please write-in the three top facilities you would most likely use.

- Most Often: (10) Skate Park, (1) Bocce Ball, (1) Outdoor Equipment, (1) Splash pad
- Second Most Often: (1) Community Garden, (1) Gathering Space, (1) Playground, (1) Lawn for pick-up games, (1) Mini pitch soccer, (1) Winter activities
- Third Most Often: (2) Gathering space, (1) Community garden, (1) Path, (1) Tennis/Pickleball

9. What type of improvements or additions to support facilities are needed at Freedom Memorial Park? (Check all that apply)

- (1) Bike Racks
- (3) Grills
- (3) Trash Receptacles
- Wayfinding Signs
- (3) Benches
- Historic Interpretive Signs
- (5) Water Fountains
- (1) Dog Stations
- (2) Picnic Tables
- (6) Lighting
- (1) More Pavilions
- Parking
- (5) More Restrooms
- (7) Other: Skate park improvements

10. How do you learn about activities and events at Freedom Memorial Park? (Check all that apply)

- Borough Newsletter
- Borough Website
- (1) Borough Facebook Page
- (2) Local Newspapers
- (7) Word of Mouth
- (4) Other: Instagram / I don't / None / Advisor Paper

11. Which other parks do you visit? (Check all that apply)

- (1) Blue Rock Park
- (6) Manor Township Community Park
- Terrace Drive Dog Park
- Wood's Edge Park
- Windolph Landing Park
- (6) Culliton Park
- (6) Other:
  - (2) Reservoir Park
  - (4) Over look
  - (2) Buchanan Park
  - (1) County Park
- (1) Herr Park
- Comet Field Park
- (4) Greider Park
- (5) Lancaster Community Park
- (5) D.F. Buchmiller County Park
- (8) Musser Park

12. Improvements to Freedom Memorial Park may be funded with the help of grants or non-public funding sources. However, it is possible that these funding sources may not account for the entirety of maintenance costs and staffing costs that will be needed to operate the additional park improvements. In that case, would you support an increase in local tax rates to pay for recreational improvements to Freedom Memorial Park?

- (9) Yes
- (5) No

If you checked yes, how much of an increase to your yearly taxes would you be willing to pay?

- (3) \$50
- (2) \$100
- (1) \$150
- \$200
- (3) \$250
- \$300
- \$350
- \$400
- \$450
- \$500

13. Including yourself, how many people in your household are:

- (4) Under 5 years of age
- (6) 5-9 years
- (5) 10-14 years
- (3) 15-19 years
- (11) 20-34 years
- (8) 35-44 years
- (4) 45-54 years
- \_\_\_ 55-64 years
- (2) 65-74 years
- \_\_\_ 75-84 years
- (1) 85 years and older

14. What is your current age?

- \_\_\_ Under 18
- \_\_\_ 18-29 years
- \_\_\_ 30-39 years
- \_\_\_ 40-49 years
- \_\_\_ 50-59 years
- \_\_\_ 60-69 years
- \_\_\_ 70-79 years
- \_\_\_ 80-89 years
- \_\_\_ 90 or older

15. What is your gender? (10) Male (5) Female  Prefer not to answer



16. Please share any additional thoughts or comments:

- Requesting an all-seasoned restroom
- Improvements to the ground of the skate park. It has been getting used daily
- We would volunteer to help improve the skate park
- Improving the skate park would be beneficial to the youth. The local skate scene has put a lot of effort into self-funded expansions. However, there are issues that need addressed beyond our financial or allowed scope of construction.
- Thank you for giving us a skate park for all to skate safe
- I'm 10 years old and I love the skate park, but it needs improvements
- The skate park is great for the local youth
- We will help any way we can (skate boarders)
- Looking forward to working on improving the skate park
- With our current economy, putting in new park items is not the best use of our tax money, the park is well maintained and useable in its current condition. I've walked on the park path for many years. It's great. We have also used the playground equipment for many years. The park needs regular security as I don't always feel safe while there. Replace the skate board area with another sport.

The completed survey must be either mailed or delivered to:

**Millersville Borough, 100 Municipal Drive, Millersville, PA 17551, no later than May 24, 2024.**

(Borough Hall is open Monday through Friday from 8 AM to 5 PM.)

Second Public Meeting – Proof of Advertising

# Parks Commission Seeking Second Round of Public Input – August 5, 2024

[millersvilleborough.org/parks-commission-seeking-second-round-of-public-input-august-5-2024/](https://millersvilleborough.org/parks-commission-seeking-second-round-of-public-input-august-5-2024/)

## MILLERSVILLE BOROUGH PARKS COMMISSION MEETING

AUGUST 5, 2024 at 6:00PM

The members of the Millersville Borough Parks Commission invite members of the public to attend their regularly scheduled meeting on August 5, 2024 to provide input on the Freedom Memorial Park Master Plan Project. Residents in attendance will have the opportunity to participate in a feedback exercise regarding a proposed concept plan and map, facilitated by the Borough’s consultant on the master plan project.

Second Public Meeting – Survey #2 Results

### Public Survey 2: Completed Survey Results.



1. Are you a current resident of Millersville Borough? (5) Yes (0) No

2. Vehicular Circulation

The conceptual plan presented shows 24 additional parking spots being offered at Freedom Memorial Park. Which of the following statements do you agree with (**check only one box**):

(1) I believe there should be more parking added off Shertzer Lane / to an existing parking lot.

(2) I believe that the conceptual plan shows enough additional parking spots.

- Comment: Too soon to ask

### 3. Playground Improvements

The conceptual plan presented shows playground equipment being added into the existing playground space and a separate area for outdoor fitness equipment. Which of the following statements do you agree with (check all of the boxes that you agree with):

- |  |  |
|--|--|
| <input type="checkbox"/> I prefer <i>more</i> playground equipment for children under the age of 2 | (1) I would like to see a larger space for outdoor fitness equipment |
| (1) I prefer <i>more</i> playground equipment for children ages 2-5                                | (1) I have no preference   |
| (4) I prefer <i>more</i> playground equipment for children ages 5-12                               |  |
| (2) I prefer <i>less</i> playground equipment for children under the age of 2                      |  |
| <input type="checkbox"/> I prefer <i>less</i> playground equipment for children ages 2-5           |  |
| <input type="checkbox"/> I prefer <i>less</i> playground equipment for children ages 5-12          |  |

### 4. Prioritizing New Recreation Facilities

New Recreation facilities are proposed on the concept plan. Please check your highest and lowest priorities from the recreation facilities below. (Check up to but no more than two under high priority and up to but no more than two under low priority)

#### HIGHEST PRIORITY (Check up to but no more than two)

- |  |  |
|--|--|
| <input type="checkbox"/> Outdoor Fitness Equipment | <input type="checkbox"/> Misting poles |
| <input type="checkbox"/> Skate park improvements   | (2) Large playground                   |
| (4) Multi-purpose court                            | (1) Pathway to second baseball field   |

#### LOWEST PRIORITY (Check up to but no more than two)

- |  |   |
|--|---|
| (2) Outdoor Fitness Equipment                    | (3) Misting poles   |
| <input type="checkbox"/> Skate park improvements | <input type="checkbox"/> Large playground                 |
| <input type="checkbox"/> Multi-purpose court     | <input type="checkbox"/> Pathway to second baseball field |

### 5. Concept Preference

The committee is evaluating the concept shown and would like your input. Please provide your feedback and use the space below to answer what you like and / or don't like about the concept.

Like:

- The concept is fine, maybe a bit ambitious and costly. Is there any comparison with any other parks regarding amount of usage or maintenance costs? Police department suggestions?

Don't Like:

- Misting poles – maintenance and long term costs
- Borough budget?

6. Please write any additional thoughts or comments here:

- Survey an actual use of Skate Park.
- Survey actual use of baseball field – frequency, number of users
- Hours for park availability, future lighting, and security
- Dog park?

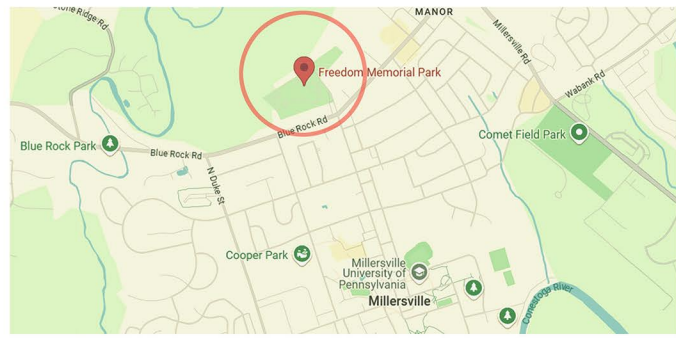
7. What is your current age?

___ Under 18	(1) 40-49 years	___ 70-79 years
(1) 18-29 years	(1) 50-59 years	___ 80-89 years
(1) 30-39 years	___ 60-69 years	___ 90 or older

8. What is your gender?    (2) Male                    (1) Female                    (1) Prefer not to answer

# MASTER SITE PLAN

## Concept A



**PARCEL INFORMATION**

OWNER:	BOROUGH OF MILLERSVILLE
TAX PARCEL ID	4405696600000 (PARK DISTRICT) 4406530900000 (PARK DISTRICT) 4409250700000 (PARK DISTRICT) 4401336800000 (NEIGHBORHOOD COMMERCIAL DISTRICT)
ZONING:	PARK DISTRICT NEIGHBORHOOD COMMERCIAL DISTRICT
LOT SIZE	4405696600000 (18.80 ACRES) 4406530900000 (0.40 ACRES) 4409250700000 (1.70 ACRES) 4401336800000 (0.28 ACRES)

**LEGEND**

PROPERTY BOUNDARY	
LOT LINE	
BUILDING	
CONTOUR	
SOILS	

**SOILS**

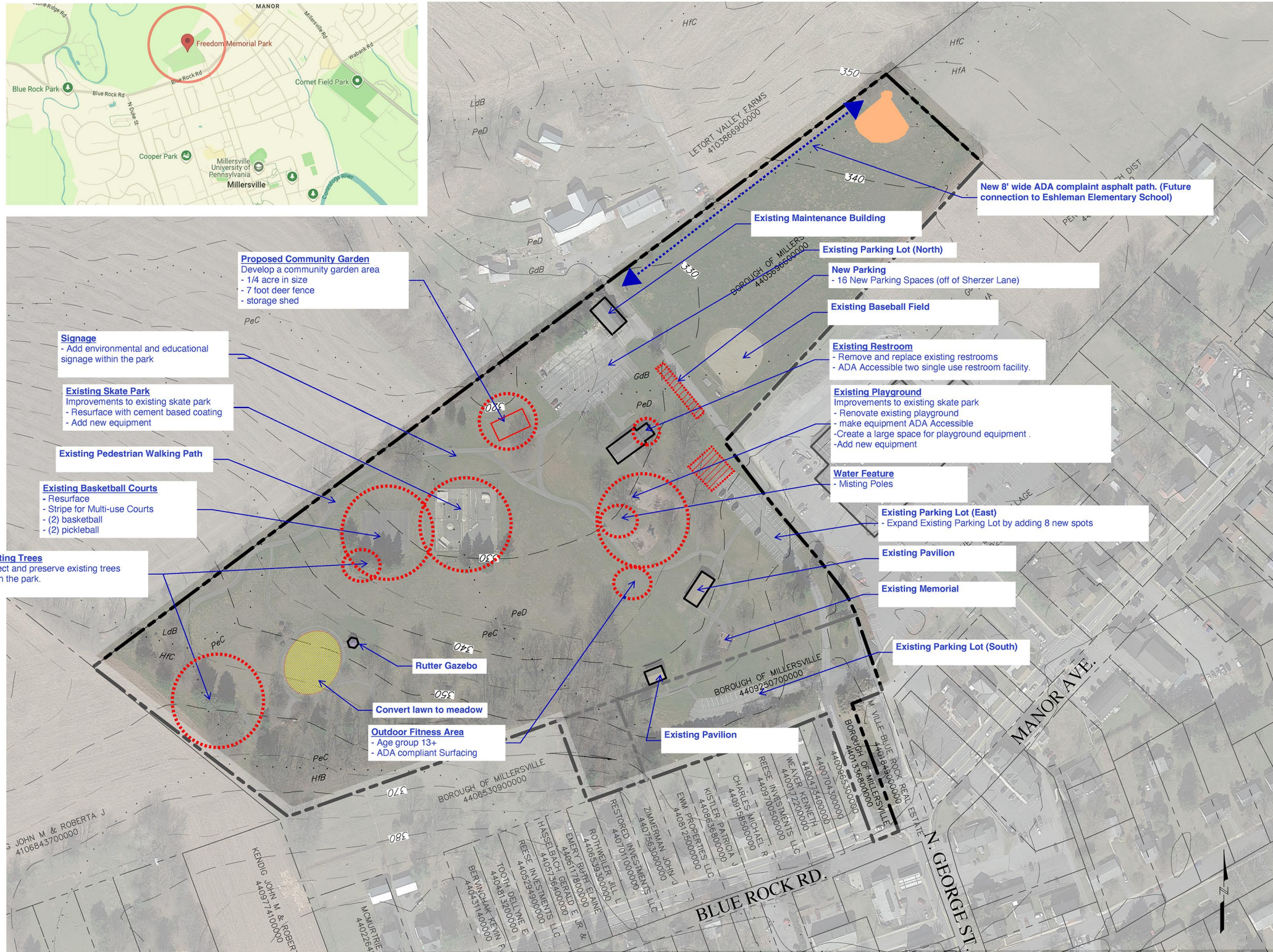
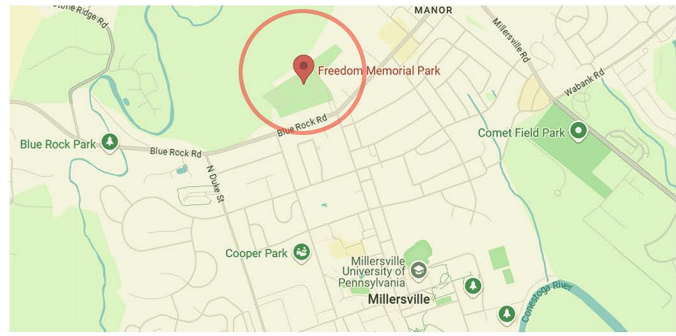
GdB	- GLENVILLE SILT LOAM, 3-8 PERCENT SLOPE
HfA	- HOLLINGER SILT LOAM, 0-3 PERCENT SLOPES
HfB	- HOLLINGER SILT LOAM, 3-8 PERCENT SLOPES
HfC	- HOLLINGER SILT LOAM, 8-15 PERCENT SLOPES
LdB	- LETORT SILT LOAM, 3-8 PERCENT SLOPES
PeC	- PEQUEEA SILT LOAM, 8-15 PERCENT SLOPES
PeD	- PEQUEEA SILT LOAM, 25-50 PERCENT SLOPES

**NOTES:**  
THIS SITE HAS BEEN REVIEWED AND IS NOT IMPACTED BY FLOODING PER FEMA'S NATIONAL FLOOD HAZARD LAYER OR NW WETLANDS.  
CONTOURS PROVIDED BY USGS Q1.2 LIDAR FOR LANCASTER COUNTY - 2018



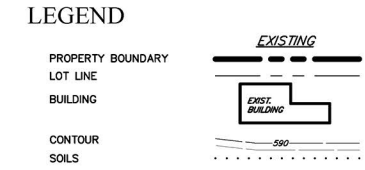
# MASTER SITE PLAN

## Concept B



**PARCEL INFORMATION**

OWNER:	BOROUGH OF MILLERSVILLE
TAX PARCEL ID	4405696600000 (PARK DISTRICT) 4406530900000 (PARK DISTRICT) 4409250700000 (PARK DISTRICT) 4401336800000 (NEIGHBORHOOD COMMERCIAL DISTRICT)
ZONING:	PARK DISTRICT NEIGHBORHOOD COMMERCIAL DISTRICT
LOT SIZE	4405696600000 (18.80 ACRES) 4406530900000 (0.40 ACRES) 4409250700000 (1.70 ACRES) 4401336800000 (0.28 ACRES)



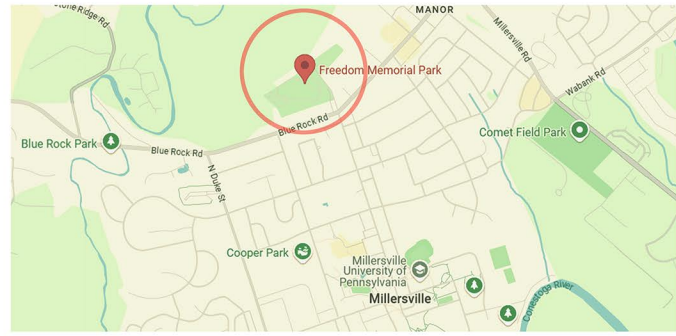
**SOILS**

GdB	- GLENVILLE SILT LOAM, 3-8 PERCENT SLOPE
HfA	- HOLLINGER SILT LOAM, 0-3 PERCENT SLOPES
HfB	- HOLLINGER SILT LOAM, 3-8 PERCENT SLOPES
HfC	- HOLLINGER SILT LOAM, 8-15 PERCENT SLOPES
LdB	- LETORT SILT LOAM, 3-8 PERCENT SLOPES
PeC	- PEQUEA SILT LOAM, 8-15 PERCENT SLOPES
PeD	- PEQUEEA SILT LOAM, 25-50 PERCENT SLOPES

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CONTOURS PROVIDED BY USGS Q12 LIDAR FOR LANCASTER COUNTY - 2018



# MASTER SITE PLAN



## LEGEND

- ① Proposed Community Garden, with 1/4 acre garden area, 7' deer fence, storage shed, compost bin, water source & raised planting beds at 20' x 6'.
- ② Existing Maintenance Building.
- ③ Improved Existing Parking Lot North, pavement will be demolished & expanded with 20 spaces.
- ④ Proposed 8' wide ADA Compliant Asphalt Path, with future connection to Eshleman Elementary School.
- ⑤ Two Existing Baseball Fields with 60' diamonds.
- ⑥ Improved Existing Restroom, to be renovated with two, 20' x 9' dual ADA accessible single use facilities.
- ⑦ Existing Pavilion, with concrete floor, open grill, picnic tables & paths improved with ADA access.
- ⑧ Improved Existing Parking Lot East, repaved and assessed for ADA compliance & removal of unnecessary impervious areas.
- ⑨ Existing Pavilion.
- ⑩ Existing Memorial.
- ⑪ Improved Existing Parking Lot South, pavement will be demolished & expanded with 18 spaces.
- ⑫ Existing Pavilion.
- ⑬ Existing Event Lawn.
- ⑭ Proposed Outdoor Fitness Area Ages 13+, with ADA compliant surfacing in a high visibility area.
- ⑮ Improved Existing Playground 2-5 & 5-12 Years, audited by a certified playground safety inspector (CPSI), & updated with new equipment & a safety surface as advised.
- ⑯ Existing Trees Within the Park will be protected.
- ⑰ Existing Rutter Gazebo.
- ⑱ Existing Pedestrian Walkway.
- ⑲ Improved Existing Basketball Courts, resurfaced and striped for multiple uses including basketball & pickleball.
- ⑳ Improved Existing Skate Park, will be with resurfaced, or repaved & new equipment added.
- ㉑ Proposed Environmental & Educational Signage.
- ㉒ Proposed Raingarden/Wet Pollinator Meadow, emphasizing native pollinator species supporting agriculture, mitigating storm water runoff, reducing maintenance, mowing & carbon emissions.
- ㉓ Proposed Park Rules Signage at Park Access Points.
- ㉔ Existing Drainage Channel.

