

DOVER BOROUGH & DOVER TOWNSHIP JOINT COMPREHENSIVE RECREATION, PARKS & OPEN SPACE PLAN

York County, Pennsylvania

June 2023



Dover Borough & Dover Township

Joint Comprehensive Recreation, Parks, & Open Space Plan

Acknowledgements

The Study Committee for the Joint Comprehensive Recreation, Parks, and Open Space Plan consisted of nine members who provided guidance on overall Plan direction.

Thank you to the Study Committee for its dedicated leadership.

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Dover Borough and Dover Township

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June 2023

Preparation of this Plan was partially funded by a grant from the York County Planning Commission

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CHAPTER 1: Introduction

Introduction

Plan Purpose

Dover Borough and Dover Township decided to prepare a Joint Comprehensive Recreation, Parks, and Open Space Plan to guide decisions the Borough and Township will make concerning parks, trails and greenways, recreation facilities, financing, recreation programming, management, open space preservation, and related planning efforts over the next 10 years. The Plan builds upon the existing framework of parks and recreation services with recommendations that target enhancements that are needed in the Borough and Township and desired by residents. The Plan sets direction for decisions but supports flexibility as trends, resources, and opportunities change. Master plans for Lehr Unity Park and Terra Vista Park were developed in conjunction with the Plan and included in Chapter 9.

Implementation of this Plan will support the health and well-being of residents, ensure universal access to parks, recreation facilities, and recreation programs; preserve natural resources and protect the environment, and improve the parks and recreation system in order to meet resident's desires today and provide a legacy for future generations.

This Joint Comprehensive Recreation, Parks, and Open Space Plan is a powerful tool in the Borough and Township's efforts to continually build and support a quality parks and recreation system. This Plan serves as a valuable resource in the following ways:

- A Guideline for the Future The vision and recommendations presented in this document offer a clear direction for planning of future parks and recreation initiatives. The wide scope and range of strategies assist in realistic planning for implementation of the Plan and assist in setting financial goals and the appropriate allocation of municipal financial support. The Plan should be reviewed annually, prior to budget season, with Borough and Township funding for parks and recreation based on its recommendations. As the Plan is implemented, residents can look forward to a future in which recreation facilities are added and renewed, community recreation programs are offered, connections with the natural environment are strengthened, and parks are safe for everyone.
- A Public Relations Tool This Plan offers accessible and understandable information for the public and urges involvement of park users, community groups, neighbors, and other stakeholders in the Borough and Township parks and recreation system. Ongoing communication of the benefits of parks and recreation is a critical piece of success for this Plan. Public support of and advocacy for the parks and recreation system will allow for continued investment of financial resources.
- A Living Document The Plan provides a solid foundation to base local planning and management decisions regarding parks and recreation. Key components can be used by the municipalities to garner support for proposed projects or future funding assistance from the Commonwealth of Pennsylvania, federal grant programs, local businesses, and foundations.

Planning Process

The planning process began in February 2022 and had six major components:

 A resident outreach and public engagement process to determine community needs, interests, and values, including Study Committee meetings, public meetings, stakeholder interviews, on-line opinion questionnaire, and focus group meetings with youth sports providers.

- Inventory and assessment of existing park areas, trails, recreation facilities, recreation programs, governance, financing, personnel, and maintenance operations.
- Analysis to identify strengths, challenges, and opportunities for improvement of the parks and recreation system.
- Mission and vision statements to provide strategic direction for the parks and recreation system.
- Recommendations which reflect community values captured from the public engagement process, evaluation of current conditions, analysis of existing facilities and programs, and consideration of trends.
- Action plan with time frames over the short-, medium-, and long-term through 2032 to address the Plan's recommendations.



Benefits of Parks and Recreation

When people think of parks and recreation, they envision playgrounds, swimming pools, sports leagues, and summer camps, but parks and recreation is so much more. Parks are a home base, a refuge, as well as a place to gather with friends and family.

Local parks and recreation services are at the core of what defines a healthy, prosperous, and connected community. Demographic, societal, and technological changes have heightened the need for parks and recreation; namely, being an important contributor to health and wellness, providing communal places where people of all ages and social strata can interact with each other, and providing places that protect and preserve high-priority conservation areas. Local parks deliver affordable opportunities for play and physical activities, promote mental and spiritual well-being, provide a sense of place and a gathering space, and are the heart of a community. Public parks and recreation amenities have a distinct value in the way they build community identity, cohesion, and pride.

Top Issues for the Plan to Address

After careful listening and evaluation, issues concerning parks and recreation were identified. It is essential that the Borough and Township, along with community partners, address these issues over the next 10 years in order to develop a parks and recreation system that meets the needs of residents.

The following is a summary of the top issues (not in order of importance):

• Township–owned parks need investment in older facilities.

- Newly acquired Township parkland is undeveloped.
- Access to school recreation facilities is limited.
- Recreation programs are lacking for all ages.
- Indoor community programming space is limited.
- Lack of resident awareness regarding existing park areas and recreation opportunities.
- The amount of parkland is insufficient for the current and projected population.
- Lack of trails and public access to streams.
- Need for establishment of strategic partnerships for parks and recreation.
- Better coordination and recruitment of volunteers.
- Development of revenue sources to support hiring additional staff.
- Bringing the Borough and Township formally together to provide joint parks and recreation services.
- Merging youth sports groups into a combined Dover Area youth sports organization.

Mission, Vision, Tagline, and Core Values for the Future of Dover Area Parks and Recreation

The Dover Area parks and recreation mission statement, vision statement, tagline, and core values have been prepared to guide development, operation, and programming of the community's parks and recreation system over the next 10 years.

Mission Statement – The mission statement defines the purpose of Dover Area parks and recreation services.

We promote health and well-being, build community pride, and provide enjoyment for all Dover residents through memorable parks and recreation experiences.

Vision Statement – The vision statement presents where parks and recreation services will go in the future and what impact they will make on the community. The success of this vision is tied to the commitment of the municipalities and to the value the community places on developing and improving the parks and recreation system.

Dover's exceptional parks and recreation system connects people to each other, to enriching experiences, and to the outdoors.

Tagline – The tagline is to be used with the parks and recreation department logo.

Play – Connect – Explore

Core Values – Core values are internal beliefs and qualities treasured by the community. These shared beliefs form a philosophy to guide Dover Area parks and recreation services.

• Health and wellness (mental and physical health, activity, stress reduction)

- Conservation and stewardship (sustainability, natural resource protection, asset management, green infrastructure, resource conservation)
- Inclusiveness, diversity, and equity (social justice, fairness in resource allocation, variety in recreation opportunities to respond to diverse community needs, opportunities for people of different ages, cultures, interests, languages, and abilities)
- Economic vitality (prosperity, economic vibrancy and health, accountability, fiscal responsibility, community development)
- Accessibility and connectivity (interconnected trails and pathways, close-to-home parks, walkable/bikeable neighborhoods, removing barriers to participation, accessible facilities for people of different abilities)
- Community engagement (informed and engaged residents, involved residents and neighbors, volunteerism)
- Renewal and investment (upgrades to parks and trails, new park areas and recreation facilities, maintenance for safe and enjoyable use)
- Social cohesion (socially interconnected through community events, neighborhood programs, and public gathering spaces)
- Innovation (new technology, promoting creativity, recognizing trends, embracing change)
- Awareness and identity (branding, public awareness, understanding of value of parks and recreation)
- Community vibrancy and livability (sense of place/community identity, integration of arts/culture/history, attractive parks, civic pride)
- Adventure and fun (excitement, enjoyment, fun recreation programs and special events)

Plan Goals

The Plan sets out six goals for the future of the Dover Area parks and recreation system. Recommendations for addressing improvements to parks and recreation services in Dover Borough and Dover Township are based on these six Plan goals.

Goal 1 - Renewal and Investment

We will safeguard the park areas and recreation facilities of the Borough and Township and maintain them in top shape for safe, clean, and enjoyable use by removing outdated or underutilized facilities and developing new recreation facilities. Public financial support to maintain, repair, and invest in the parks and recreation system will help to attain the Dover Area's economic goals and provide the quality of parks and recreation services resident's desire.

Goal 2 – Recreation for All

Borough and Township parks and recreation facilities will be welcoming and accessible to all through recreation programs that provide everyone with the opportunity to play, learn, and explore by removing barriers to participation. Residents will be served equitably, regardless of location, age, ability, or socioeconomics with parks and programs that are inclusively designed. Overcoming real and perceived barriers through enhanced access, amenities, and programs will help all people feel invited and engaged in the Dover Area's parks and recreation spaces.

Goal 3 – Recreation Program Expansion

We will provide a diverse range of recreation opportunities, safe and welcoming recreation spaces and programs that promote physical, mental, and social activity to keep our residents healthy and fit. Offering the best in affordable programs, special events, and recreation activities will enrich the lives of individuals and families.

Goal 4 – Relationship and Capacity Building

We will develop a formal partnership between Dover Borough and Dover Township to jointly provide parks and recreation services and adopt a memorandum of understanding with the Dover Area School District for use of facilities. We will build a network of partners to enhance and expand recreation opportunities, engage residents in volunteer activities, and promote private sector involvement in funding. Collaborating with residents and community groups will help to keep parks well maintained, clean, and safe community gathering places. Obtaining key strategic partners is vital for the growth and viability of the Dover Area parks and recreation system.

Goal 5 – Identity and Awareness

We will inform the public about and expand participation in parks and recreation opportunities by doing everything possible to make our parks, recreation facilities, and recreation programs better known and used more tomorrow than they are today. Effective marketing strategies will build awareness among residents and community leaders about the value and quality of the Dover Area parks and recreation system.

Goal 6 – Connected Community

Trails will connect the community and provide safe connections between parks, schools, neighborhoods, and community destinations. Greenways will protect open space and natural resources along stream corridors.

Making the Vision a Reality

The Plan recommendations provide the Dover Area with the necessary tools to do the best job possible to sustain it's parks and recreation system, to provide memorable special events and programs that bring the community together and to celebrate the region's natural and cultural heritage.

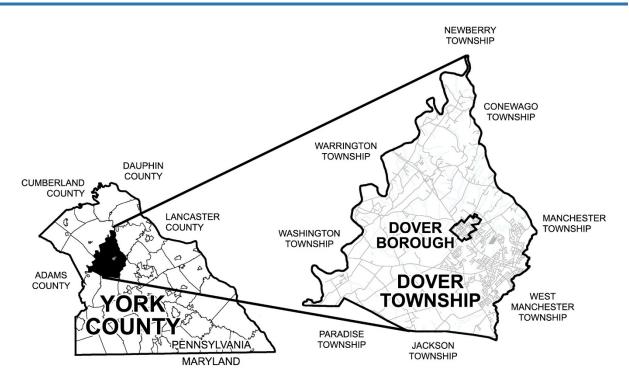
Implementation will require focused energy, commitment, support, and resources of Borough and Township elected and appointed officials, staff, community organizations, Dover Area School District, and residents. Implementing the Plan recommendations will require:

- A commitment to the municipal funding necessary to improve and enhance Dover Borough and Dover Township Park areas, recreation facilities, recreation programs, and trails.
- The willingness of Dover Borough and Dover Township to join together to provide community parks and recreation services.
- The willingness of the Dover Area School District to share its facilities with the community in an affordable way for parks and recreation and youth sports activities.
- Expanded community involvement, through volunteering, fundraising, partnerships, and support for new initiatives.



CHAPTER 2: Public Engagement

The Dover Area



The Dover area is comprised of Dover Borough and Dover Township, municipalities in central York County, Pennsylvania located north and west of York City. Dover Township surrounds Dover Borough. Warrington and Washington Township border Dover Township to the north, Paradise and Jackson to the west, West Manchester Township to the south, and Conewago to the east. The area is bisected by State Route 74, a north-south connector between York City and Dillsburg.

History

The original settlers of the Dover area were from the Palatine country along the Rhine in Germany. Dover served as a destination for travelers to rest and spend the night along the main route between York and Carlisle. The York and Dover Electric Railway line was completed to Dover on November 25, 1901 which led to increased trade, economic development, and further facilitated travel to and from the Dover area. Over the years Dover has been host to various successful businesses and trades including hotels, taverns, cigar shops, blacksmiths, hosiery and sewing factories, with crops of corn, wheat, potatoes, berries, and orchards.

During the Civil War, there was a Confederate invasion of Pennsylvania leading up to the Battle of Gettysburg. On July 1, 1863 General J.E.B. Stuart's cavalry of 6,000 men occupied Dover for one night. They came from a battle in Hanover where communications were cut off from General Robert E. Lee's Army and they did not know that the Battle of Gettysburg had begun. Stuart's cavalry had intercepted wagons crossing the Potomac River and raided Pennsylvania towns along their journey gathering supplies and ammunition used by Confederates in the final day of the battle of Gettysburg.¹

Dover Borough & Dover Township Joint Comprehensive Recreation, Parks & Open Space Plan

¹ Dover Borough, <u>www.gdhspa.ore/Dover/borough%20history.htm</u> and Dover Township,

www.gdhspa.org/Dover/history%20of20dover.htm, History of York County, Pennsylvania, Prowell Volume I 1907

Dover Borough

Dover Borough was organized in 1747 and deeded to Jacob Joner in 1764. Jacob Joner laid out the town in 1764 which was called "Joner's town", until 1815, when a post office was established. The town of Dover was incorporated in 1864.

Dover Township

Dover Township was organized in 1747. It was formed out of old Manchester Township. Originally Dover Township included parts of present-day Washington Township and Conewago Township. The original settlers were primarily from Germany. The Borough of Dover was part of the Township until 1864, when it was established as an independent community.

Municipal Government

Dover Borough is governed by a seven member Council and mayor. In the past the Borough has had a Recreation Board, appointed by the Council, but the Board is currently suspended.

Dover Township is a Township of the Second Class. It is governed by a five member Board of Supervisors. The Board of Supervisors appoints a Planning Commission and other committees. Dover Township has a Parks & Recreation Department.

Demographics

Dover Borough and Dover Township are small rural communities with a combined 2020 population of 24,320 residents. While Pennsylvania grew by 2.4 percent from 2010 to 2020, York County had a larger increase of 4.9 percent. Dover Township experienced significant growth of 6.1 percent. In contrast, Dover Borough lost population by -2.6 percent.

Table 2-1 Pennsylvania, York County, Dover Borough & Dover Township Population Change 2010-2020							
2010 2020 Numeric Change % Population Population 2010 - 2020 Change							
Pennsylvania	12,702,379	13,002,700	300,321	+ 2.4%			
York County	434,972	456,438	21,466	+ 4.9%			
Dover Borough	2,007	1,954	53	- 2.6%			
Dover Township	21,078	22,366	1,288	+ 6.1%			
Dover Borough & Dover Townships Combined	23,085	24,320	1,235	+ 5.4%			

Source: U.S. Bureau of the Census, P1: RACE 2010 and 2020 DEC Redistricting Data

Population Projections

The York County Planning Commission has developed population projections for the municipalities. Table 2-2 presents population projections for York County as well as Dover Borough and Dover Township through 2030. The County, Dover Borough and Dover Township are all projected to increase by over 14 percent. Dover Township's projected growth has a larger projected increase of 24.2 percent. This suggests the need to maintain existing parkland and recreation amenities in good working order to continue to meet resident needs, while investing in undeveloped park and acquiring additional parkland.

Table 2-2 Dover Borough & Dover Township Population Projections 2020-2030								
201020202030Numeric Change% ChangePopulationPopulationPopulation2010 - 20302010 - 2030								
York County	434,972	456,438	504,958	69,986	+ 16.1%			
Dover Borough	2,007	1,954	2,296	289	+ 14.4%			
Dover Township	21,078	22,366	26,172	5,094	+ 24.2%			
Dover Borough & Dover Township Combined	23,085	24,320	28,468	5,383	+23.3%			

Source: U.S. Bureau of the Census, P1: RACE 2010 and 2020 DEC Redistricting Data, York County Planning Commission

Race and Ethnicity

Dover Borough and Dover Township are nearly homogenous communities with Caucasian residents making up about 87 percent of the population. In Dover Borough, the population includes just over 3 percent African Americans and below 6 percent Hispanic ethnicity residents. Dover Township's population includes just below 4 percent African Americans and below 6 percent Hispanic ethnicity residents.

Age

According to the 2020 U.S. Census, the median age for York County is 41.0. The median age in Dover Borough is 36.6, and Dover Township is 45.3. Dover Borough saw an increase in younger age groups (5-24 years old) as a percentage of the municipal population, while Dover Township saw a decrease. The age cohort of 25-54 years old decreased in each municipality while the 65-74 years old age group grew. This indicates a need to enhance the quality of life in the community, including access to parks, to retain young families and to provide recreation opportunities that residents can enjoy throughout their lifetime.

Table 2-3 Dover Borough & Dover Township Age of Population 2010-2020							
	Dover E	Borough	Dover Township				
Age Group	2010	2020	2010	2020			
Under 5 yrs.	6.5 %	6.1 %	4.8 %	5.4 %			
5 - 24 yrs.	21.7 %	29.0 %	24.1 %	19.9 %			
25 - 44 yrs.	29.7 %	23.6 %	26.5 %	24.4 %			
45 - 54 yrs.	18.4 %	18.1 %	13.6 %	11.5 %			
55 - 64 yrs.	12.6 %	9.3 %	15.3 %	15.7 %			
65 - 74 yrs.	5.6 %	10.6 %	9.2 %	15.0 %			
75 - 84 yrs.	5.2 %	2.6 %	5.4 %	5.3 %			
85 yrs. +	0.3 %	0.8 %	1.2 %	2.8 %			
Median Age	40.3	36.6	41.6	45.3			

Source: U.S. Bureau of the Census, S0101: AGE AND SEX 2010 and 2020 ACS 5-year Estimates

Education

Roughly 16 percent of the residents, 25 years and older, in York County have a bachelor's degree. Another seven percent has a graduate or professional degree.

Income

The median household income in 2020 for Dover Borough was \$51,073 and Dover Township was \$64,460. Both municipalities have median household incomes lower than York County at \$68,940.

Housing

The median value of a house in York County in 2020 was \$183,300 and rent was \$972 per month. Over 94 percent of the housing stock is occupied.

Public Engagement

Public engagement was the foundation of the planning process. Input from residents was sought throughout the planning process to understand the park and recreation opportunities and challenges in the Dover area. Five engagement strategies were used to gain insights into local needs and preferences.

Study Committee

A Study Committee was established to guide the planning process, review materials and designs presented, and provide feedback. The Study Committee was comprised of representatives of the two municipalities, current and former teachers in the Dover Area School District, and members of community organizations. The Study Committee met several times throughout the Plan development to discuss project findings and planning considerations and to review the draft report.

Key Person Interviews

The consultant team conducted interviews with key stakeholders to gain additional insights about recreation needs and opportunities, current practices, and community background. Interviewees were provided a brief background on the project and asked questions relevant to their interests in parks and recreation. Interviewees included maintenance personnel, Township and Borough staff, Dover Historical Society, and others.



Sports Forum

A Sports Forum was held with youth sports organizations that serve the Dover area. Attendees shared participation trends including the effects of the pandemic on their rosters, facility needs, issues and opportunities associated with their organizations mission, and the opportunity to cooperate through the formation of an umbrella youth sports organization.

Open House/Public Meetings

Two public meetings were held to obtain input from citizens regarding their recreation interests, park and recreation opportunities, and existing park use. The first public meeting was held early in the planning process. A brief presentation introduced the planning process and benefits of parks and recreation. Following the presentation attendees were asked to participate in several preference exercises.

- Visit consultant stations to provide input on parks and recreation, trails, and the master plans for Lehr Unity Park and Terra Vista Park.
- Complete a facility preference exercise by voting on facilities that should be developed at Lehr Unity Park and Terra Vista Park.
- Answer four questions about parks and recreation in the Dover area on index cards.

The second public meeting was held to share the mission, vision, goals, and recommendations of the Plan and present the Pre-Final Master Plans for Lehr Unity Park and Terra Vista Park.



Vote on Priorities for Potential New or Additional Recreation Facilities at Lehr Unity Park and Terra Vista Park



Online Public Comment Questionnaire

An online questionnaire was developed to explore residents' opinions regarding parks, recreation facilities, recreation programs, and how they would like to spend their leisure time in the Dover area. The online questionnaire was available for 127 days and 411 people logged onto the survey and answered the questionnaire. The questionnaire included 18 questions including four demographic questions and four open-ended questions. The results of the online questionnaire provided a sense of resident preferences for recreation but cannot be considered statistically valid. A summary of the online questionnaire results is provided in Appendix A.

Public Engagement Findings

Each method of obtaining public input found a consistent message from the residents of the Dover area. The following summarizes the input from key stakeholders, online questionnaire respondents, and attendees of the sprots forum and public meetings.

Parks – While the municipal parks are developed to provide facilities for youth and youth athletic programs, there is interest in providing recreation opportunities for other ages and interests. Playgrounds are out of date and need to be replaced. Residents are anxious for Eagle View Park to be developed and open for public use. There is interest in developing a dog park and pickleball courts in the Dover area. Residents are concerned about flooding which negatively affects several parks.

Community Sports – Although the pandemic negatively affected the number of youth playing sports, participation trends are growing again. There is interest among the youth sports organizations to develop an umbrella organization to manage and schedule youth sports. The development of Eagle View Park and Terra Vista Park will meet the sports field needs of youth sports programs.

Experience and Enjoy Nature – Residents want opportunities to enjoy nature and spend time outdoors with family and friends. The online questionnaire found interest in conserving open space and natural resources and developing trails.

Trails – Residents voiced their desire for trail development to provide safe areas for walking and biking. The online questionnaire found that walking on trails was the most popular experience respondents were looking for when visiting parks. Attendees at public meetings voiced their desire for more walking opportunities. Trails should be provided in parks and along natural and man-made corridors to provide close-to-home locations for fitness and wellness activities.

Programs and Services – Residents want expanded programming across all age groups, with the highest priorities for additional recreation programs for youth under 18, persons with disabilities, and adults ages 18-54. Improved promotion of recreation program opportunities and expanded volunteer involvement is needed. Residents show strong interest in nature education opportunities, bus trips, concerts and music events, family seasonal events, and festivals. Residents are also overwhelmingly in favor of a joint recreation organization between Dover Township, Dover Borough, and Dover Area School District.

Maintenance – Residents are satisfied with the overall maintenance of park areas and recreation facilities including the cleanliness of the grounds. The condition of playground equipment is a concern. Safety issues at the parks and vandalism were frequently mentioned with the need for security cameras.



Parks & Recreation Facilities

Parks and Recreation System Inventory

Table 3-1 inventories municipal parks, open space, and schools in Dover Borough and Dover Township.

Dover Borou	igh and Dover I	Table 3-1 ownship - Park and Recreation Land Inventory	
Parks	Acreage	Characteristics/Facilities	Municipality
Mini Parks			
Edgewood Park	3	Playground, youth baseball field	Dover Township
Neighborhood Parks	5		Dover rownsing
Dover Community Park		Gazebo, basketball court, playground, pavilion,	
	8	restroom, historic structures,	Dover Township
Hadley Park	6	Undeveloped open space, 1 picnic table	Dover Township
Ketterman Park	12	Playground (2 areas), trail, pavilion, basketball court, youth baseball fields (2), multipurpose field	Dover Borough
Mayfield Park	8	Football field, practice field, concession stand/pavilion, storage building, playground, basketball court	Dover Townshi
Community Parks			
Brookside Park	25	Playground, restrooms, youth baseball field, basketball court, sand volleyball courts (2), earthen trail, 4 rental buildings	Dover Townshi
Eagle View Park	55	Restored floodplain, undeveloped open space	Dover Townshi
Lehr Unity Park	19.62	Adult baseball field, 3 multipurpose fields, trail, playground, pavilions (2), restroom, Community Building	Dover Townshi
Terra Vista	21.58	Undeveloped open space	Dover Townshi
Total	158.2		
Schools	Rec. Acreage	Characteristics/Facilities	
Dover Area High School	26% / 8 ac.	Multipurpose field, baseball field	Dover Townshi
Dover Area Middle School	38% / 10 ac.	Tennis courts (6), football field	Dover Borough
Dover Elementary School	20% / 2 ac.	Playground, ballfield, basketball hoops	Dover Borough
Leib Elementary School	35% / 7.25 ac.	Playground, ballfields (2), multipurpose field, basketball hoops	Dover Townshi
North Salem Elementary School	37% / 8 ac.	Playground, ballfield, basketball hoops	Dover Townshi
Weigelstown Elementary School	31% / 5 ac.	Playground, ballfields (2), basketball hoops	Dover Townshi
Total	40.25		
Other Public, Quasi-Public,	Acreage	Characteristics/Facilities	Municipality
Protected Lands/Parks Dover Township Sewer Authority	29.2	Undeveloped parcel – agricultural fields and	Dover Townshi
Land		Conewago Creek frontage	
Edgewood (Devonshire Dr.) Edgewood (Greenfield Dr.)	1.7		Dover Townshi
	1.9		Dover Townshi
Edgewood (Marborough Rd.)	0.8	Open gently cloning street frontage	Dover Townshi Dover Townshi
Tower Village (Wyngate Dr.) Solar Drive		Open, gently sloping, street frontage	
	1.78	Part of stormwater project Open, gently sloping, behind residences	Dover Townshi Dover Townshi
	2 21		
Sunrise Acres (Chickadee Dr.)	3.31	open, gentry sloping, benniti residences	
	3.31 1.7 0.22	Canoe launch	Dover Townshi Dover Townshi

The Dover region has nine parks owned primarily by Dover Township, with Ketterman Park as the exception, which is owned by the Dover Area School District. The nine parks encompass 158.2 acres. Parks are located on the Existing Facilities Maps on page 3-29 and 3-30. Table 3-1 also contains information about school sites which contain recreation facilities and Dover Township open space parcels which are listed under Other Protected Lands.

The school site recreation acreage is estimated based on aerial mapping. The smaller open space parcels are primarily associated with stormwater management facilities and dedicated open space of residential subdivisions. The largest open space parcel is a 29.2 acre tract owned by the Dover Township Sewer Authority. The tract was obtained as a site for a sewer treatment facility that was never developed and is available for municipal use.

Different types of parks provide different opportunities for visitors. Table 3-2 presents a typical Park Classification System. It shows the range of park types, their benefits, typical facilities, and the maintenance levels appropriate for the park type.

	Table 3-2 Dover Borough and Dover Township Park and Recreation Classification System								
Type/Size/ Service Radius	Definition	Benefits	Appropriate Amenities	Maintenance Level					
Mini Park 0-5 acres ¼-mile service radius	Smallest park type, addresses limited recreation need	 Provides close to home recreation 	 Playground Benches, seating area 	High level of maintenance associated with well- developed park and playground, reasonably high visitation.					
Neighborhood Park 5-10 acres minimum ½-mile service radius	Focus of neighborhood; in walking/biking distance of visitors	 Provides access to basic recreation opportunities Contributes to neighborhood identity Establishes sense of community 	 Play areas Ballfields Game Courts Picnic/Seating Pathways Community gardens 	High level of maintenance associated with well- developed park and reasonably high visitation.					
Community Park 10-50 acres, preferably 50- 80 acres 2-mile service radius	Large park for active & passive recreation; serves residents municipality- wide. Accommodates large groups.	 Variety of recreation opportunities for all ages and interests Space for organized, large scale, high participation events Family destination Fitness and wellness opportunities 	 Play areas Organized sports facilities Pavilions Permanent restrooms Lighting Amphitheaters Pools, Rinks Parking 	Moderate level of maintenance associated with moderate level of development, budget restrictions, inability to perform higher levels of maintenance. Potential for park "friends" or adopt-a- park partners.					
School/ Community Park Variable	Parkland adjoining a school used for both recreation and education.	 Combines two public entities for expanded year round recreation. Maximizes public resources Expands recreation opportunities 	 Youth-oriented game courts and ball fields Play areas Pathways Lighting Parking 	Moderate level of maintenance associated with moderate level of development, budget restrictions. Potential for cooperative agreement with school.					

Type/Size/ Service Radius	Definition	Benefits	Appropriate Amenities	Maintenance Level
Sports Complex 30+ acres; preferably 50- 80 acres	Consolidates sports fields and related facilities in a centralized location.	 Economy of scale Improved management Municipal showcase Attracts visitors who stimulate local economy 	 Ball fields Lighting Spectator areas Restrooms, Concessions Landscaping Parking 	State of the art maintenance applied to high quality facilities. Associated with high visitation; revenue generating facilities, tourism.
Special Use Facility Variable	Facility for a single purpose use.	 Provides special focus recreation opportunities Contributes to community identity 	 Depends on purpose 	High level of maintenance associated with well- developed park and reasonably high visitation.
Greenways and Trails Variable	Tie park areas and community together to form a contiguous park environment.	 Connects community Reduces auto dependency Improves air quality Contributes most desired recreation facility for people throughout their lifetime Attracts visitors 	 Pathways – multipurpose Trailheads Support facilities Signage 	Lowest level of maintenance. Focus on trailheads and trail safety.
Natural Resource Area/ Preserve	Natural areas for protection and management of natural environment	 Protects resources Provides wildlife habitat Offers opportunities for environmental education 	TrailsSignageSupport facilities	Lower level of maintenance.

When the Dover Borough and Dover Township Park and Recreation Classification System is applied to the municipal parks one park is classified as a Mini Park and four parks are classified as Neighborhood Parks based on their function in the region and their size. Four parks are classified as community parks based on their size, including Terra Vista Park which is undeveloped. There are no Greenways and Trails or Natural Resource Areas/Preserves in the region.

Level of Service Analysis

How much parkland does the Dover area need to meet the recreation needs of residents? Together, the Borough and Township have 158.2 acres of parkland in nine park sites plus numerous open space parcels and approximately 40 acres of school recreation lands. A population-based analysis is typically used to evaluate active public parkland. The population of a community drives the number of active park facilities, such as ballfields and basketball courts that a community needs to meet the recreation demands of residents. As a community's population grows, so does the need for parkland. A population calculation that correlates to parkland acreage can readily be updated as a community's population increases or decreases.

Passive parks, greenways, trails, nature preserves, and open space parcels are not evaluated using a population based acreage standard because the size of these park areas should be based on the site resources and the area necessary to protect and conserve the resources to make them available for public enjoyment. For this analysis, Hadley Park is excluded as it offers passive recreation opportunities and does not include active recreation activities. Subtracting Hadley Park reduces the parkland acreage by 6 acres to 152.2 acres.

The prevailing standard for active parkland acreage has been 10-acres per thousand population. This standard was first referenced in the 1969 National Park, Recreation and Open Space Standards, published by the NRPA (National Recreation and Park Association). Communities have continued to work with the 10-acre per thousand-population standard over the past 50 years as an easy default to evaluate if their

community has sufficient parkland. But much has changed in sports, recreation, and the way we spend our leisure time since 1969. Consider the following factors that influence the amount of parkland needed to serve a community:

- There are new popular youth sports: soccer and lacrosse.
 - Youth soccer did not emerge as a major youth sport until the 1980's and 1990's. US Youth Soccer, the largest youth soccer organization in the U.S., has 3,000,000 members ages 5 19.¹
 - Lacrosse did not emerge as a popular youth sport until the 2000's with "just over 250,000 players in 2001 to the current total of 826,023, an increase of over 225 percent over a 15-year timeframe."²
- Girl's participation in youth sports has grown significantly since 1969. In 1972, Title IX provided equal access to programs and activities that receive Federal financial assistance, including sports. In the 45+ years since Title IX went into effect, girls' participation in sports has grown exponentially. During the 1971-1972 school year, immediately before the legislation passed, fewer than 300,000 girls participated in high school athletics. To put that number in perspective, just 7% of all high school athletes were girls. In 2010-2011, the number of female athletes had climbed by more than tenfold to nearly 3.2 million, or 41% of all high school athletes.³ Before Title IX, one in 27 girls played sports. Today that number is two in five.⁴ This growth is also reflected in youth sports programs.
- Youth sports programs have expanded beyond their traditional seasons. Baseball is no longer just
 a spring sport with most youth programs offering both spring and fall seasons. Soccer and
 lacrosse also are played in multiple seasons.
- The COVID—19 pandemic affected recreation habits. Organized recreation activities were suspended, and many youth sports organizations saw subsequent reduction in participation in 2021 and 2022 as a rebuilding year. Self-directed recreation saw gains in participation as people sought opportunities to get outside where they could be active while social distancing. Here in York County the Heritage Rail Trail saw a 240 percent increase in use between May 2019 and 2020 during the initial stage of the pandemic. Research led by faculty in Penn State's Department of Recreation, Park, and Tourism Management in collaboration with the Leave No Trace Center for Outdoor Ethics explored the pandemic's effects on outdoor recreation. "Results indicated that nearly half of adults from across the United States now participate in outdoor recreation on at least a monthly basis, and approximately 20% may be new to outdoor recreation during the pandemic. Meanwhile, more than 13% of Americans ceased participation in outdoor recreation during the same time period."⁵

These statistics show that the 10-acre parkland standard is outdated. In 1995, in the NRPA *Park, Recreation, Open Space and Greenway Guidelines,* the NRPA promoted a shift away from reliance on an absolute national standard, i.e., the long-standing notion of 10 acres/1,000 persons, to increasing community self-direction where the number of acres for park and recreation land is based on what the citizens determine is best for themselves.

⁵ Aaron Wagner, <u>https://www.psu.edu/news/health-and-human-development/story/how-has-covid-19-pandemic-affected-outdoor-recreation-</u>

¹ <u>http://www.usyouthsoccer.org/media_kit/ataglance/</u>, n.d., Web. 14 Dec. 2017.

² Logue, Brian. www.uslacrosse.org/blog/national-lacrosse-participation-tops-825000-players, 9 June 2017, Web. 14 Dec. 2017.

³ National Federation of State High School Associations, 2010-11 High School Athletics Participation Survey.

⁴ Olmstead, Maegan. <u>www.womenssportsfoundation.org/education/title-ix-and-the-rise-of-female-athletes-in-america/</u>, 2 Sep. 2016, Web 14, Dec. 2017.

america/#:~:text=The%20more%20than%2013%25%20of,than%20existing%20or%20new%20recreationists, Penn State, January 24, 2022,

The current parkland acreage for the Dover region can be calculated to determine the status quo for parkland acreage based on population. The calculation is based on the 2020 population for the region.

2020 Status Quo Calculation – Active Municipal Parks

24,320 (2020 population of region) ÷ 1,000 = 24.32

152 (active parkland acreage) \div 24.32 = 6.25-acres of parkland/1,000 residents.

At 6.25-acres per 1,000 population, the Dover region is well below meeting the minimum standard first recommended in 1969. This acreage includes Eagle View Park and Terra Vista Park which are not developed and available for public use. If the acreage of these two parks is subtracted from the 152 there is 75.62 acres of active parkland, and the status quo parkland standard is 3.11 acres per 1,000 residents.

In 2009 the NRPA launched Park Metrics 2009 to provide critical park-related data to communities. NRPA Park Metrics is the most comprehensive source of data standards and insights for park and recreation agencies. Data is gathered from park and recreation agencies and made available to build customized reports that allow for comparisons with peer agencies. Table 3-3 summarizes the Park Metrics, 2022 NRPA Agency Performance Review data on communities of similar size to the Dover Region.

Table 3-3 2022 NRPA Park Metrics Jurisdiction Population 20,000 – 49,999 Acres of Parks per 1,000 Residents						
Mid-Atlantic Region Nation-wide						
	(10 Responses)	(201 Responses)				
Lower Quartile	7.5	5.4				
Median	15.1	10.5				
Upper Quartile	17.2					

Based on the NRPA data, the Dover region at 6.25 acres of parkland per 1,000 population is comparable to the lower quartile metric for jurisdiction populations of similar size. To reach the median metric for similar sized jurisdictions, the Dover region should strive for a 10 acre or higher standard.

Table 3-4 provides an assessment of active parkland in the Dover region for the U.S. Census year 2010 and population projections for 2030. For assessment purposes, the 10-acre standard is divided between community parks (8-acres) and neighborhood and mini parks (2-acres). Table 3-4 compares the population of the region with the existing active parkland acreage. Passive parkland and non-municipal parkland have been excluded from this analysis.

Table 3-4 Dover Borough and Dover Township Parkland Acreage/NRPA Standards Analysis – Regional Assessment							
Existing ActiveRecommended2020 Deficit (-)Recommended2030 Deficit (-)Parkland AcreagePopulation – 24,320Excess (+) Population – 							
Community Parks @ 8 Acres/1,000 Population	121.76	194.56	-72.8	227.74	-105.98		
Neighborhood/Mini Parks @ 2 Acres/1,000 Population	30.44	48.64	-18.2	56.94	-26.5		
Total	152.2	243.2 Center / York County P	-91.0	284.68	-132.48		

Source: PA State Data Center / York County Planning Commission

The 2020 U.S. Census indicated a population of 24,320 in the Dover region. Population projections for 2030 provided by the York County Planning Commission shows population growth, with significantly more growth in Dover Township. Table 3-5 provides an assessment of the amount of parkland that should be available for active recreation in each municipality for U.S. Census year 2020 and projected for 2030 using the 10-acre standard.

Table 3-5 Dover Borough and Dover Township Parkland Acreage/NRPA Standards Analysis – Municipal Assessment							
Year	Population	Recommended Parkland Acres/ 10- Acre Standard	Existing Active Parkland Acreage	Deficit (-) Excess (+)			
Dover Borough							
2020	1,954	19.54	12	-7.54			
2030	2,296	22.963	12	-10.96			
Dover Township							
2020	22,366	223.66	141	-83.46			
2030	26,172	261.72	141	-121.52			

The assessment of parkland acreage using a 10 acres per 1,000 population standard shows that the Dover region currently has a deficit of parkland. Based on the 2020 population, the region needs an additional 91 acres of parkland to serve the 2020 population. The population in the region is projected to continue to grow and the corresponding projection for parkland in year 2030 is 132 acres for the region. The most significant need is for additional community parkland. At the 10-acre standard an additional 106 acres of community parkland will be needed to meet the projected 2030 population. At the typical size of 50 acres for a community park, this equates to the need for two additional community parks in the region.

While the assessment above defines a need for parkland in the region based on a minimum standard, the question arises – how will the region meet current needs based on the existing park acreage. Factoring in that Eagle View Park and Terra Vista Park are not currently developed for recreation use. The answer, in part, is the region benefits from recreation facilities provided at schools, churches, and other locations. For example, Dover United Soccer Club has used the Dover Intermediate School grounds for a U-14 field, New Creation Community Church has a playground, Cornerstone Bible Church has a pavilion and a playground, and each elementary school has a playground, ballfield, and basketball hoops.

The conclusions from the level of service analysis include:

- While the 10 acre standard of parkland per 1,000 residents is out of date, it should be used by the region as a benchmark. The 10 acres standard is lower than similar municipalities but reflects that recreation facilities at schools and churches offset the need for municipal parkland.
- The Dover region should use the 10 acre standard as a goal due to the anticipated ongoing growth of the region and expanding youth sport's needs.
- The conclusion that two additional community parks will be needed in the region by 2030 should be reflected in a goal for parkland acquisition. While the current need is not overwhelming and will be significantly offset by the full development of Eagle View Park and Terra Vista Park, land will never be less expensive than it is currently. Purchasing land and land banking it for future parkland is a proactive step toward meeting future parkland needs.

Service Area and Parkland Distribution

The Park and Recreation Classification System for the Dover region identified service areas by park types; service areas are the zone of influence of individual parks and are usually determined by the average distance users are willing to travel to reach a facility. Although expressed in terms of service radius, features such as arterial roads, active railroads, streams, or other disruptions to normal travel may influence the extent of the service area. Service radii differ by park size. Mini parks have a service radius of one-quarter mile, neighborhood parks have a service radius of one-half mile, and community parks serve residents within a two-mile radius. Community parks have the most facilities and may draw visitors from beyond the two-mile radius or even the municipal boundary. Neighborhood and mini parks are smaller with fewer facilities and typically draw visitors from the immediate surrounding neighborhood.

The Service Area Map on page 3-31 illustrates the service radius for each municipal park. Parks in the Dover region are concentrated in the area surrounding the Borough; these areas are more densely populated than the outlying areas to the north and west. A community park service radius has been added to the 29 acre parcel currently owned by the Dover Area Sewer Authority for consideration of its impact on distribution of parkland. This parcel is in the underserved northern portion of the Township and has the size compatible with community park development. Additionally, consider that the park site is located with easy access to Route 74, the main north south traffic corridor, has frontage along the Conewago Creek, exists as open agricultural fields with hedgerows at the property lines, and has topography compatible with park development.

Neighborhood and mini parks are often walk-to sites and are affected by barriers to access such as active rail line and major roadways. Route 74 and the Little Conewago Creek are barriers to access which affect Hadley Park and Mayfield Park. Visitors typically drive to community parks which are not affected by transportation or natural barriers.

The park service areas illustrated on the Service Area Map show that the western portion of the Dover area does not have convenient access to parkland and that the Dover Area Sewer Authority parcel offsets the need for parkland north of Dover Borough.

Research

Recreation does not happen in a vacuum, there are national, regional, and local trends, community initiatives, and a variety of outside influences that affect the way we recreate and spend leisure time. Some of the influences on recreation and parks in the Dover area include:

- The emergence and immense popularity of pickleball continues to increase. Pickleball is one of the fastest-growing sports in the US, with an estimated 4.87 million players in the US, and a growth rate of 39.9 percent over the recent two-year period⁶.
- The continued popularity of dog parks. 38.4 percent of US households own a dog with an average of 1.6 dogs owned in 2018.⁷ From 2009 to 2020 there was a 40 percent increase in the development of public dog parks.⁸
- The NRPA Park Metrics publishes an annual Agency Performance Review which documents key metrics of park and recreation agencies throughout the United States. Outdoor park and

⁶2022 Pickleball Fact and Media Sheet, USA Pickleball, 2.15.22, <u>http://usapickleball.org/wp-content/uploads/2021/08/2022-Pickleball-Fact-Sheet-updated-2.15.22.pdf</u>

⁷ 2017-2018 U.S. Pet Ownership & Demographics Sourcebook, https://www.avma.org/resources-tools/reports-statistics/us-pet-ownershipstatistics

⁸ The State of Public Dog Parks Across the United States, July 11, 2022, David Adams, https://www.sniffspot.com/blog/sniffspot-community/thestate-of-public-dog-parks-across-the-united-states

recreation facilities are listed with the median number of residents per facility based on the population of the jurisdiction. For instance, in communities the size of the Dover area, with a population between 20,000-49,999, dog parks are provided for every 28,000 residents and pickleball courts are provided for every 8,143 residents.

 Recently the Covid pandemic significantly affected how people recreate and spend time outdoors. Local sports organizations noted that participation rates fell during the pandemic as people isolated and avoided close contact with others. Many local sports organizations noted that their participation numbers are not back to the pre-pandemic rates but are growing from their low point.

Recreation Facilities

Park facilities are often assessed based on standards. The National Recreation & Park Association (NRPA) in 1983 published facility standards that have long been used as a benchmark for assessing if a community has sufficient recreation facilities. However, in 1996 the NRPA moved away from standards to a locally based planning process rather than simple application of standards.

The NRPA Park Metrics, compiles a comprehensive collection of park and recreation-related benchmarks about public parks and recreation facilities in the United States. One helpful benchmark is information about the number of outdoor park and recreation facilities based on the population of jurisdictions. The 2022 NRPA Agency Performance Review was referenced, along with the 1983 NRPA facility standards to consider the appropriate number of recreation facilities like basketball courts and youth baseball fields that should be available in the Dover region.

Table 3-6 documents the evaluation of recreation facilities. The Dover area facility standards were used to project the number of recreation facilities that should be available in Dover area parks. The standard was compared to the number of existing and proposed facilities and the facility deficit or surplus was calculated. Proposed facilities include the fields, courts, and playgrounds illustrated on the Eagle View Park, Lehr Unity Park, and Terra Vista Park master plans. Facilities at Mayfield Park are not included in this analysis due to deteriorated conditions and the recommendation to not rehabilitate.

	Table 3-6									
	Recreation Facility Development Standards and Analysis									
Activity/ Facility	1983 NRPA Facility Standard (# Units/ Population)	2022 NRPA Median # Residents/ Facility	2020 # Dover Area Residents / Facility (24,320 Population)	Dover Area Facility Standard	# Facilities Required / Dover Area Standard	Existing # Units Dover Area	Dover Area Unit Deficit/ Surplus	Dover Area Proposed Unit Deficit/ Surplus	Comments	
Basketball Court	1 court/ 5,000	1/6,839	1/6,080	1/5,000	5	3	-2	+1.5	3 at Terra Vista, 0.5 at Lehr Unity	
Tennis Court	1 court/ 2,000	1/6,413	-	1/5,000	5	0	-5	-5	6 courts at Dover Area Middle School	
Baseball Field – Youth (60' BL)	1 field/ 5,000	1/4,858	1/4,864	1/5,000	5	4	-1	0	1 @ Terra Vista	
Baseball Field – Adult (90' BL)		1/19,000	1/24,320	1/25,000	1	1	0	0	1 loss at Lehr Unity, 1 added at Eagle View	
Football Field	1 field/ 20,000	1/19,351	1/12,160	1/20,000	2	2	0	0	2 loss at Mayfield, 2 added at Terra Vista	

Activity/ Facility	1983 NRPA Facility Standard (# ^{Units/} Population)	2022 NRPA Median # Residents/ Facility	2020 # Dover Area Residents / Facility (24,320 Population)	Dover Area Facility Standard	# Facilities Required / Dover Area Standard	Existing # Units Dover Area	Dover Area Unit Deficit/ Surplus	Dover Area Proposed Unit Deficit/ Surplus	Comments
Soccer Field	1 field/ 10,000	1/5,011	1/6,080	1/6,000	4	3	-1	+1	Field sizes vary. Soccer/ multipurpose fields interchangeable
Multi- purpose Field		1/13,151	1/24,320	1/8,000	3	1	-2	-2	
Softball Field – Youth	1 field/ 5,000	1/8,509	-	1/10,000	3	0	-3	-2	
Softball Field - Adult		1/11,232	-	1/25,000	1	0	-1	-1	
Pickleball Court		1/8,143	-	1/6,000	4	0	-4	+2	
Playground		1/3,111	1/4,953	1/Active Park	7	6	-1	+1	
Dog Parks		1/28,000	-	1/Community	1	0	-1	-1	
Skate Park		1/32,335		1/Community	1	0	-1	-1	

Recreation Facility Assessment

Basketball – There are four courts in municipal parks, however the court at Mayfield park is in disrepair and not recommended for rehabilitation. The court in Community park is not striped as a court and is impacted by seasonal flooding. The court at Brookside Park needs to be rebuilt. The courts are developed with the appropriate north-south orientation.

• Adding basketball courts was Very Important or Somewhat Important by 75.08 percent of the respondents to the online survey.

Basketball courts should be included in new neighborhood and community parks and rehabilitated in Community Park and Brookside Park.

Tennis Courts – There are no tennis courts in municipal parks in the Dover area, however 6 courts are available at the Dover Area Middle School.

Tennis is a lifetime recreation activity that can be enjoyed by people of all ages. Although the popularity of the sport has waned over the last decade and eclipsed by the popularity of pickleball, it is important to provide tennis courts that are available for public use for the lifetime recreation benefits. Tennis courts should be developed in banks of two or more and should be in visually accessible areas, preferably near parking areas and park entrances. Court lighting is recommended where adjacent land use is compatible.

• Tennis courts were determined to be Not Important or Not Needed by 38.99 percent of respondents to the online survey.

Tennis courts at Dover Area Middle School are available for public use offsetting the need for courts in parks.

Baseball Fields – There are six baseball fields in the Dover area, five youth fields with 60-foot baselines and one adult field with 90-foot baseline. One of the youth fields at Edgewood Park is abandoned due to wetness and was not counted. Dover Diamond Sports uses Ketterman fields, one field at Edgewood, Brookside, and Lehr fields. The master plan for Lehr Unity Park eliminates the 90-foot baseline field, however the field is slated to be replaced in the second phase of development of Eagle View Park. A youth baseball field is proposed in Terra Vista Park.

- Adult baseball fields were determined to be Not Important or Not Needed by 47.6 percent of respondents to the online survey.
- Youth baseball fields were determined to be Very Important or Somewhat Important to expand by 72.24 percent of online survey respondents.

Football Fields – There is a game field and a practice football field in Mayfield Park. Dover Area Youth Football uses the fields for league practice and games. The fields are negatively impacted by seasonal flooding and floodplain restoration is planned for Mayfield Park. The two football fields are planned to be replaced in Terra Vista Park.

 Football fields were determined to be Not Important or Not Needed by 50.15 percent of respondents to the online survey. This high number is probably due to the current fields meeting youth league needs.

Soccer Fields – There are multiple flat areas at Lehr Unity Park that are configured for soccer fields. The flat field areas can accommodate three full size soccer fields with the correct solar orientation. Dover United Soccer, a youth soccer league used these fields. The league prior to the COVID-19 pandemic needed additional field space to accommodate the program, however post-pandemic the league is rebuilding with fewer participants and the fields at Lehr Unity Park currently meet league needs.

Multipurpose fields that serve soccer, field hockey, and lacrosse should be developed in neighborhood and community parks in anticipation of growing programs.

 Soccer fields was considered Very Important or Somewhat Important by 62.87 percent of respondents to the online survey.

Lacrosse Fields – Dover Youth Lacrosse league plays at the one multipurpose field in Ketterman Park. Lacrosse is a growing sport in the area, but like other youth sports, had lower participation rates due to the pandemic. Currently the field in Ketterman Park accommodates the youth program. Multipurpose fields should be provided in community parks for lacrosse and soccer in anticipation of future growth.

• The amount of lacrosse fields was adequate with 56.72 percent of respondent to the online survey indicating that additional lacrosse fields are Not Important or Not Needed.

Softball – Currently there are no dedicated softball fields in the Dover area. The Dover Diamond Sports league had approximately 60 softball players in the Spring and 50 in the Fall season. The league did not cite the need for additional softball fields.

Softball is enjoyed by active adults and often played in business or church leagues. There is a softball field at St, David's Evangelical Congregation Church. Softball fields are not proposed for parks until the need is identified through league growth.

 Softball fields were determined to be Not Important or Not Needed by 38.03 percent of respondents to the online survey.

Pickleball Courts – Pickleball is the fastest growing sport in the nation, with an estimated 4.87 million players in the US, and a growth rate of 39.9% over the recent two-year period.⁹ There is significant

⁹ 2022Pickleball Fact and Media Sheet, USA Pickleball, 2.15.22, <u>http://usapickleball.org/wp-content/uploads/2021/08/2022-Pickleball-Fact-Sheet-updated-2.15.22.pdf</u>

interest in the Dover region for pickleball courts expressed to the Dover Township Recreation Department and mentioned at public meetings for this Plan. Currently there are no pickleball courts in Dover Township. Pickleball is a lifetime sport, primarily enjoyed by active adults, and growing in popularity with diverse age groups.

The online survey found that 38.28 percent of respondents consider pickleball courts Very Important or Somewhat Important. This percentage is low compared to other recreation facilities explored in the survey, however the low interest can be attributed to a general lack of knowledge about the sport beyond current enthusiasts.

Swimming Pools / Splash Pads – There are no public swimming pools or splash pads in the Dover area. Swimming is a lifetime recreation activity and convenient access to swimming pools would be an asset for the area. Splash pads, an increasingly popular alternative to tank swimming pools, offer spray features, slides, and misters. The Green Valley Swimming Pool and Sports Club is located on the east side of the Little Conewago Creek in West Manchester Township. Green Valley is a private member club which offers three swimming pools, a spray pad, and various game courts.

 The interest in developing a swimming pool in the Dover area was rated by 62.1 percent of respondents to the online survey as Very Important and Somewhat Important. Similarly, 63.9 percent rated spray ground/splash pad as Very Important and Somewhat Important.

Playgrounds – Playgrounds are currently located in four parks: Edgewood, Lehr Unity, Brookside, Mayfield and Ketterman Parks. A playground had been formerly located in Community Park, however seasonal flooding has negatively impacted the play areas and the equipment has been removed. The playground equipment in Lehr Unity, Edgewood, Mayfield, and Brookside Parks is outdated and should be replaced. Playgrounds should be provided in neighborhood parks and community parks. When developing and renovating playground areas, the following general guidelines should be incorporated into the design:

- The playground layout, equipment, and safety zone with safety surface materials should comply with the Consumer Product Safety Commission (CPSC) Guidelines for Public Playground Safety.
- Playgrounds must meet the requirements of the Americans with Disabilities Act (ADA), which requires that an accessible route be provided from walkways/parking areas to the playground equipment and that a portion of the equipment offer activities that can be utilized by physically challenged children.
- Playgrounds should be age-segregated to accommodate children of different ages and abilities and meet the CPSC safety guidelines. The play equipment should be separated into a tot area for children 2-5 years old and a youth area of children 5-12 years old. The two age group areas should be physically separated with a plaza area or landscaping. Playgrounds should have signs identifying the age appropriate areas of play.
- American Society for Testing and Materials references for public playground safety:
 - F1478 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.
 - F2373 Standard Consumer Safety Performance specifications for Public Use Play Equipment for Children 6 Months through 23 Months.
 - F1292 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment.

- Improving and adding playgrounds was rated as Very Important or Somewhat Important by 85.21 percent of the online survey respondents.
- A fully accessible (all abilities) playground was rated as Very Important or Somewhat Important by 94.77 percent of online survey respondents.

Playgrounds should be renovated or upgraded on a cyclic basis to conform to the latest safety and accessibility standards as well as to address use and wear issues. A playground safety and accessibility audit should be completed and all playground equipment should be removed that cannot be rehabilitated to fully comply with the latest standards. Playground renovation and replacement should continue to be identified in municipal capital improvement budgets starting with the playground that is in most urgent need of replacement.

Playgrounds should be designed as lively spaces in parks, where play equipment and surrounding areas stimulate imaginative play and physical activity. Playgrounds should be bright dynamic environments that engage children. Shaded sitting areas should be provided for caregivers and pavilions for birthday parties and summer playground program activities should be located nearby. Playgrounds should be located for safety with adequate separation from parking areas, drives and roadways, and ballfield foul ball and homerun territory.

Picnic Areas – Picnic pavilions are provided in Lehr Unity, Ketterman, Community, and Mayfield Parks. The pavilions in Mayfield and Lehr Unity include concession stands and Lehr Unity also includes restrooms. Pavilions should be located near playgrounds to support summer playground programs and to host birthday parties. In community parks, pavilions should be provided in a variety of sizes to accommodate small family gatherings and larger groups. Pavilions are important amenities in new parks where there are limited mature trees to provide shade. Picnic areas can also be established as an informal area of picnic tables and grills within a shaded grove of trees. Consider adding complementary facilities near picnic areas such as cornhole toss or horseshoe pits.

Trails / Pathways – Trails and paths should be developed in every park for recreation purposes and to meet the requirements of the ADA. ADA requires an accessible route from accessible parking spaces and drop-off areas to recreation facilities. Accessible routes must extend to player and spectator areas at sports courts and fields. In neighborhood and community parks where space allows, develop eight-foot wide trails to accommodate multiple users. Five-foot wide trails should be the minimum width in parks. Trails in urban and developed setting should be paved to provide multiple recreation opportunities such as bike riding, inline skating, jogging, and walking. Stone dust trails may be preferred in natural settings where slopes are gentle. Trails should link to nearby multi-use trails and sidewalks to promote non-motorized access to parks.

Walking is an activity that is widely enjoyed by all segments of the population. Lehr Unity, Ketterman, and Brookside Parks currently have trails that are popular walking destinations. Extensive trails are planned for Eagle View Park.

- The online survey found significant support for trail development in Dover area parks with 95.94 percent of respondents indicating that trails are Very Important or Somewhat Important.
- Walking on trails/pathways was ranked highest at 77.3 percent with online survey respondents indicated as the most popular experience they were looking for when visiting parks and recreation areas.
- When asked in the online survey what is one thing that should be done to improve parks and recreation in the Dover area, 50 respondents mentioned trails, safe walking and biking, the highest number for an improvement.

• The online survey asked how satisfied respondents were with specific park features. The highest Dissatisfied responses were for Availability of trails/walkways at 36.5 percent.

Indoor Recreation – The Dover area has buildings at Brookside Park and Lehr Unity Park which can host classes, special events, party rentals, and a variety of recreational programs. However, the buildings are not compatible with sports activities and there are no indoor gymnasiums available in the area.

- The online survey found moderate support for an indoor community center with gymnasium and fitness area with 78.59 percent of respondents rating a center as Very Important and Somewhat Important.
- The online survey found less support for an indoor field house with game fields and courts with 63.5 percent of respondents rating a field house as Very Important and Somewhat Important.

Park Data Sheets

Park data sheets have been prepared for each municipal park in the Dover area plus Eagle View Park and Terra Vista Park. The data sheets provide park acreage, list existing facilities, and note public comments about the park provided through the public engagement process. A vision for the future improved park is described based on recreation, social, and ecological attributes. Park data sheets are provided on pages 3-14 to 3-22.

Community Park

Brookside Park

ACREAGE: 25

EXISTING FACILITIES

- Playground
- Youth baseball field
- Basketball court
- Sand volleyball courts (3)
- Rental buildings (4)
- Restroom
- Earthen trail

WHAT WE HEARD

It is dangerous to walk to Brookside Park with no sidewalks.

Park has so much potential.

ADA accessibility should be a priority.

Needs picnic areas and better parking.

VISION

Create a "mid-way" for special events and circulation between the buildings in the park hub.

RECREATION

- Develop a new age-segregated playground with gathering area for caregivers.
- Pave the trail and extend to Fox Run Road, ballfield, bridge, and facilities on east side of the bridge. Develop a loop trail north of the bridge.
- Extend trails to all facilities to meet ADA.
- Investigate fill material in open field along Fox Run Road and mitigate to create usable green space.

SOCIAL

- Add benches at basketball court and playground.
- Install movie screen with lawn seating at open lawn along Fox Run Road.

ECOLOGICAL

Enhance riparian corridor with native plantings.

FUNCTIONAL

- Organize and minimize pavement in park hub between buildings.
- Monitor site for invasive species and remove if present.
- Define parking area.





Dover Community Park

ACREAGE: 8

EXISTING FACILITIES

- Basketball court
- Pavilion
- Gazebo
- Historic structures
- Restroom
- Playground equipment slide

WHAT WE HEARD

The log house was moved to park and has deteriorated beyond repair.

Playground equipment removed due to flooding.

VISION

Neighborhood park for passive recreation and trail connections.

RECREATION

- Develop trails that encircle the site and connect to pavilion.
- Develop trails that connect to Eagle View Park, Dover High School, and North Salem Elementary School.
- Add cornhole toss near pavilion.

SOCIAL

Add benches along trail.

ECOLOGICAL

- Enhance riparian buffer. Plant native meadows, trees, and shrubs in floodplain along creek.
- Monitor site for invasive species and remove if present.

FUNCTIONAL

- Remove deteriorating log house.
- Provide accessible connection to gazebo.







Community Park

Eagle View Park

ACREAGE: 55

EXISTING FACILITIES

Restored floodplain

VISION

Community park and special events area.

RECREATION

• Develop trails and recreation facilities as illustrated on the Eagle View Park Master Plan.

SOCIAL

- Create gathering areas at playground.
- Add benches along trails.

ECOLOGICAL

- Monitor site for invasive species and remove if present.
- Plant native shade trees in parking areas and along trails.

WHAT WE HEARD

Finish Eagle View Park.





Mini Park

Edgewood Park

ACREAGE: 3

EXISTING FACILITIES

- Playground
- Youth baseball fields (2)

VISION

Neighborhood park.

RECREATION

- Develop a new, age-segregated playground with plaza for caregivers.
- Improve southern youth baseball field and remove northern field.
- Develop a trail that encircles the park site and connects to facilities to meet ADA.

SOCIAL

Add benches at playground and along trail.

ECOLOGICAL

• Plant street trees along Nittany Drive and parking area.

FUNCTIONAL

- Relocate parking to be parallel to Nittany Drive and eliminate parking in ballfield outfield.
- Consider gas line that traverses the site and do not develop within easement area.







WHAT WE HEARD

Northern ballfield is often wet.

Neighborhood Park

Hadley Park

ACREAGE: 6

EXISTING FACILITIES

Picnic table (1)

VISION

Natural passive park.

RECREATION

- Develop a trail that encircles the park site and links to future nearby trails.
- Provide trail spur to Little Conewago Creek for fishing access.

SOCIAL

- Install benches along the trail.
- Add picnic tables in shaded locations.

ECOLOGICAL

- Plant street trees along Hadley Drive.
- Plant native trees and shrubs to enhance the riparian buffer.
- Eliminate lawn except along edge of trails and at bench / picnic tables and create native wildflower and grass meadows that promote pollination.





Nature Preserve

Mayfield Park

ACREAGE: 8

EXISTING FACILITIES

- Football field
- Practice football field
- Playground
- Basketball court
- Concession stand / pavilion
- Movie screen

WHAT WE HEARD

Playground is un-useable.

VISION

Complete a park master plan to create a passive, naturebased park that is compatible with floodplain restoration and seasonal flooding.

RECREATION

- Develop nature trails that explore the site, create loops, and link east and west along the Little Conewago Creek.
- Develop a small open pavilion for traditional picnic activities.

SOCIAL

Install benches along the nature trails.

ECOLOGICAL

- Follow floodplain restoration recommendations.
- Plant native meadows trees, and shrubs to enhance habitat for wildlife and pollinators.
- Install environmental education interpretive signs along trails.
- Monitor site for invasive species and remove if present.



Neighborhood Park

Ketterman Park

ACREAGE: 12

EXISTING FACILITIES

- Playground (2)
- Basketball court
- Youth baseball fields (2)
- Multi-purpose field
- Pavilion
- Trail
- Blacksmith shop

WHAT WE HEARD

Add better playground equipment.

Restrooms are needed.

VISION

RECREATION

- Relocate playground equipment at parking to wooded area and create an age-segregated playground with plaza gathering area with benches for caregivers.
- Add trail mile markers.
- Add exercise equipment area.

SOCIAL

Add benches at facilities and along trail.

ECOLOGICAL

• Plant street trees along parking areas and trail.

FUNCTIONAL

- Develop a restroom between the two parking areas.
- Add park kiosk with park information and park map.
- Connect trail to facilities to meet ADA.
- Expand parking.



Community Park

Lehr Unity Park

ACREAGE: 19.62

EXISTING FACILITIES

- Baseball field
- Multi-purpose field
- Playground
- Pavilion (1)
- Pavilion / concession / restroom building
- Trail

WHAT WE HEARD

Needs basketball courts.

Would be nice to have shade along the walking path.

VISION

Maximize multi-purpose field and improve park to host summer playground program. Refer to Lehr Unity Park Master Plan.

RECREATION

- Extend trail to encircle park, create loops, provide ADA access to fields, and connect to Terra Vista Park.
- Create a playground hub with an age-segregated playground, trike track, pavement games, and half-court basketball.
- Add a 300' x 195' multi-purpose field.

SOCIAL

- Add plaza with picnic tables near pavilion / concession/ restroom building.
- Add benches along trail.

ECOLOGICAL

- Add shade trees at parking areas and along trail.
- Develop a tree bosque to separate the playground from the sports fields.

FUNCTIONAL

- Expand parking.
- Improve parking configuration with drop-off areas and islands at end of rows.



Community Park

Terra Vista Park

ACREAGE: 21.58

EXISTING FACILITIES

Undeveloped tract

VISION

Create a sports complex to complement Lehr Unity Park. Refer to Terra Vista Park Master Plan.

RECREATION

• Develop sports fields and courts as illustrated on master plan.

SOCIAL

• Developed gathering areas at facilities as illustrated on master plan.

ECOLOGICAL

 Incorporate BMP's to control stormwater runoff. Plant native trees, shrubs, and meadow as illustrated on master plan.





WHAT WE HEARD

Develop youth football fields that don't flood.

Mandatory Dedication

A typical means of acquiring land for recreation purposes, including trails is the mandatory dedication process. In 1989, the Pennsylvania Municipalities Planning Code (MPC), Act. No. 170 of 1988 went into effect. This legislation provides municipalities with the authority to require the dedication of public land for recreation purposes. To comply with this legislation, municipalities must meet the following requirements:

- 1. Adopt a recreation plan that establishes parkland standards and park service areas, identifies areas in need of parkland, and includes a capital improvement program.
- 2. Have a municipal subdivision and land development ordinance (SALDO).
- 3. Develop a mandatory dedication ordinance within the SALDO that contains standards for determining the portion of a development to be dedicated and the amount, if any, of fee to be paid in lieu of land.
- 4. Create a separate interest bearing account for the placement of any collected fees.

The dedication of parkland is a mechanism that many municipalities use to ensure that future residents have adequate park and recreation opportunities by requiring developers to dedicate public open space within proposed developments. Both Dover Borough and Dover Township have mandatory dedication ordinances that requires the developer of subdivisions to dedicate parkland for recreation purposes. The ordinances provide for fees-in-lieu of land as an alternative to land dedication, when approved by the elected officials.

2014 Changes to the Law

In 2014, the Pennsylvania General Assembly clarified and modified the public dedication rules, addressing three major matters:

- Use of land and fees
- Accounting
- Removal of time limits.

Use of Land and Fees – The legislation originally required the dedicated land or fees "to be used only for the purpose of providing park or recreational facilities accessible to the development."

This changed in 2014 to state that:

The land or fees, or combination thereof, are to be used only for the purpose of providing, acquiring, operating, or maintaining park or recreational facilities reasonably accessible to the development.

Under the new rules, municipalities are clearly authorized to use fees not only for acquisition and development of facilities but also for operations and maintenance.

Accounting – The original rules required municipalities to deposit the fees in an interest bearing account:

"clearly identifying the specific recreation facilities for which the fee was received.... Funds from such accounts shall be expended only in properly allocable portions of the cost incurred to construct the specific recreation facilities for which the funds were collected." The 2014 rules only require that the fees be placed in an interest bearing account:

"clearly identified as reserved for providing, acquiring, operating or maintaining park or recreational facilities."

This change provides municipalities flexibility in banking and accounting for fees while still requiring that any fee be used to support the development that generated it.

Removing Time Limit – The rules previously required municipalities to refund any fees that that they failed to use for an allowed purpose within three years of receipt. The 2014 revision require that:

Upon request of any person who paid any fee under this subsection, the municipality shall refund such fee, plus interest accumulated thereon from the date of payment, if the municipality had used the fee paid, for a purpose other than the purposes set forth in this section.

There is no time limit for expending collected fees.

Land Dedication Formula

Current Land Dedication Formula – The SALDO's require dedication of parkland for each residential lot created for a single family dwelling in a subdivision or land development. The SALDO defines the required parkland acreage to be dedicated as follows:

Dover Borough: 0.02 acres of parkland

Dover Township: 0.025 acres of parkland

Alternative Land Dedication Formula #1 – One popular method to determine how much open space should be required in a subdivision is through a dwelling unit calculation using the standard of providing 10-acres of parkland per 1,000 residents. To derive a per unit calculation using this methodology, the 1,000 population figure is divided by the municipality's 2020 U.S. Census average household size. The following calculation results:

Dover Borough 2020 Average Household Size: 2.65

1,000/2.65 persons per dwelling unit = 378 dwellings

Divide the desired 10-acres per 1,000 residents by the 378 dwellings to yield the amount of land per dwelling:

10-acres/378 dwellings = 0.0265 acres/dwelling

Example: For a subdivision of 50 homes, the 0.0265 acre requirement would net 1.33 acres of parkland:

0.0265acres/dwelling x 50 dwellings = 1.33 acres

Table 3-7 illustrates the calculation for the two municipalities.

Table 3-7 Land Dedication Formula – 10-Acres/1,000 Population					
Municipality	Dover Borough	Dover Borough Existing Ordinance	Dover Township	Dover Township Existing Ordinance	
2020 Average Household Size	2.65	-	2.4	-	
Dwellings Per 1,000 Residents	378		417		
10-Acre Standard / Dwelling Per 1,000 Residents	0.0265	0.02	0.024	0.025	
50 Unit Subdivision Example:	50 x 0.0265= 1.33 acres	50 x 0.02 = 1.0 acres	50 x 0.024 = 1.2 acres	50 x 0.025 = 1.25 acres	

The Dover Borough land dedication ordinance per dwelling unit provision is slightly lower than per dwelling unit provision resulting from the household size calculation. However, Dover Township's provision of 0.025 acres per lot or dwelling unit is slightly higher than the household size calculation. The household size calculation provides the rationale for the land dedication provision and ties it to the demand as identified by data from the U.S. Census.

Fee-in-Lieu

Current Fee-in-Lieu Requirements – Both Dover Borough and Dover Township have a fee-in-lieu requirement. Dover Borough's fee is set by ordinance and is currently \$300 per dwelling unit. Dover Township's fee-in-lieu provision is tied to the average developed lot price per acre. Linking the fee-in-lieu provision to the fair market value of land in the municipality provides defensible rationale for the amount stipulated.

Example of Fee-in-Lieu Calculation – When fee-in-lieu is preferred over land dedication, the municipalities should require that the fee relates to the average fair market value of the land to be dedicated.

Using the Dover Borough's current 1.33 acres of land dedication for a 50-unit subdivision, the developer should provide the Township with an appraisal for an undeveloped oneacre parcel within a similar contextual setting as the proposed development. Therefore, for example, if the land were appraised at \$100,000 per acre, the Borough would accept a \$133,000 fee-in-lieu of the land dedication.

If the Borough prefers a dwelling unit calculation to assess fee-in-lieu, the calculation should relate to the current fair market value and should be review and adjusted on an annual basis. The following calculation is based on \$100,000 per acre land appraisals and the current land dedication calculation:

0.025 acres x \$100,000/acre = \$2,500/dwelling unit fee-in-lieu amount.

By tying the mandatory dedication fee-in-lieu to the fair market value of an acre of land and the average household size, the dedication of lands or fee will align with the changing municipal household characteristics and real estate market.

Land Type and Characteristic for Dedication Requirements

The characteristics of land suitable for dedication for recreation purposes should be defined by the municipal ordinances. Dover Borough's ordinance provision simply dictates that "The land to be dedicated must be of suitable size, dimensions, topography, access, and general character for the proposed use." This general statement leaves the initial determination of suitability up to the developer and while the land offered will be reviewed as part of the subdivision process, defined criteria will streamline the review process. Dover Township has identified eleven criteria for lands to be dedicated for parkland.

Mandatory Dedication ordinances should provide concise criteria for land to be dedicated for parkland or open space. The following criteria is suggested for land to be dedicated for parkland and trails.

- The land is a minimum of five acres in size, contiguous in shape and has soil conditions suitable for developing recreational facilities. The five acres relates to the size of a neighborhood park as defined by the Dover Borough and Dover Township Park and Recreation Classification System. The municipality should require a fee-in-lieu for land areas less than five acres unless the land to be dedicated is contiguous to an existing park site or protected open space.
- The land is configured to include natural features worthy of preservation and protection.
- The land is easily and safely accessible from all areas of the subdivision with direct access to a public street and the minimum required lot width at the public street frontage. Sidewalk connections are provided where feasible. No roadways traverse the site.
- A maximum of 15% (or 10%) of the total site to be dedicated can consist of floodplain, wetlands, steep slopes (more than 8%), utility easements or rights-of-way, or other limiting features that render the lot un-developable.
- The land should be accessible to utilities such as sewer, water, and power. The municipality should require that the developer extend utilities to the tract.
- The land should not contain stormwater facilities designed to detain, retain, or infiltrate stormwater.
- The land to be dedicated shall be in a suitable place on the periphery of the subdivision or land development so a more usable tract will result when additional land is obtained upon development of the adjacent land. The location shall be subject to review by elected officials.
- When the dedicated land exists adjacent to a tract to be subdivided or developed, the land to be dedicated shall be located to adjoin the presently existing dedicated land to create a single, larger tract. The configuration of such land shall be subject to review and approval by municipal elected officials.
- Trails and linear parks may be developed and dedicated for public use and incorporated into the trail system of the municipality, by means of land dedication or grant of right-of-way or easement to the municipality. Trails and linear parks shall be consistent in location, design, dimension, topography, and route with the approved *Trail System Map* and recommended by the municipal elected officials.
 - Lands to be dedicated for trails should be suitable for the development of a trail without extensive engineering and structures.
 - Grants of rights-of-way or easements, intended to be incorporated in the trail system shall be not less than twenty feet (20') wide and not more than thirty feet (30') wide at any point along the length of said trail and shall include an additional twenty-foot (20') wide parallel construction easement along the length of said trail which shall automatically terminate upon the completion of construction of the same.
 - Dedication of lands shall be a minimum width of fifty feet (50').
 - The width of the trail surface shall be eight feet (8') wide, unless approved at other width by the Township Board of Supervisors/Borough Council. In no case shall the trail surface width be less than 5-foot (5') wide.

- Trail surface material shall be approved by the municipal elected officials.

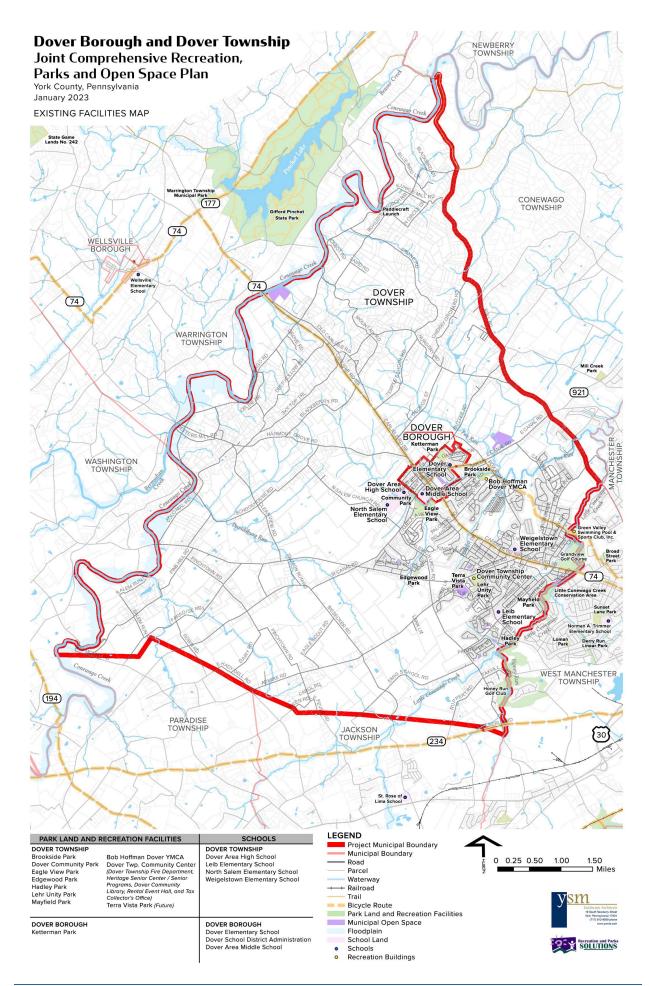
Parks and Recreation Facilities Strengths

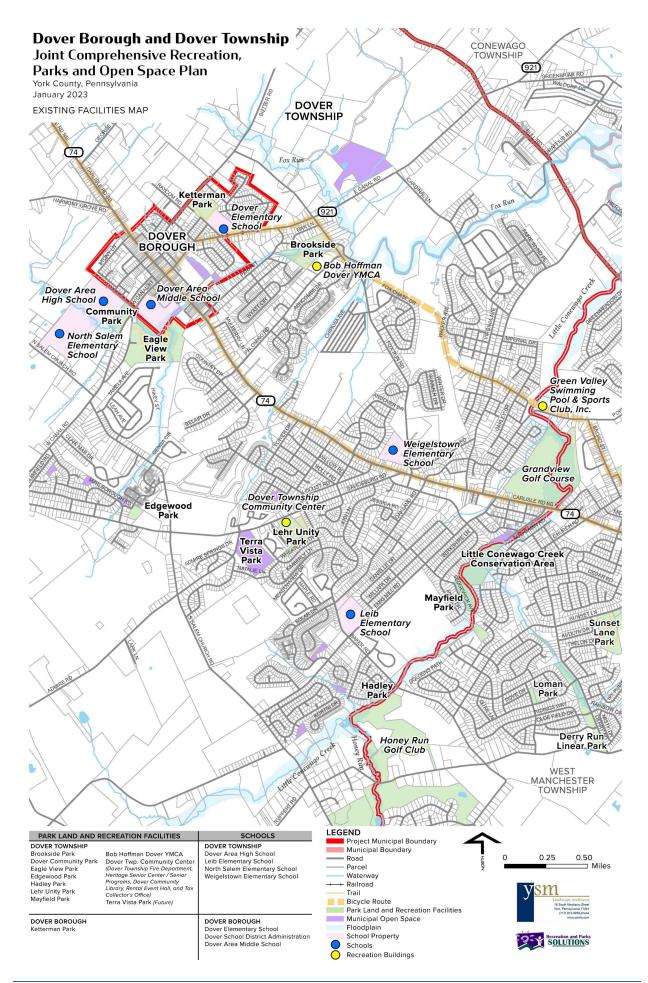
- The Dover area has anticipated the need for additional parks and recreation facilities with the acquisition and pending development of Eagle View Park and the acquisition of Terra Vista Park.
- The Dover Township Community Center and pavilions at Brookside Park provide venues for indoor recreation programs.
- Existing parks are in areas of significant residential population.
- The affects of flooding on park sites have been recognized and planning and development initiatives are addressing floodplain restoration in parklands.
- Lehr Unity Park and Ketterman Park provide walking trails that encircle the park sites.
- Mayfield, Brookside, Community, and Hadley Parks include natural areas.
- Community and Ketterman Parks include historic elements.
- Eagle View Park and Community Park are located contiguous to lands of the Dover Area High School, Middle School, and North Salem Elementary School, creating a hub of recreation lands in the Dover Area.

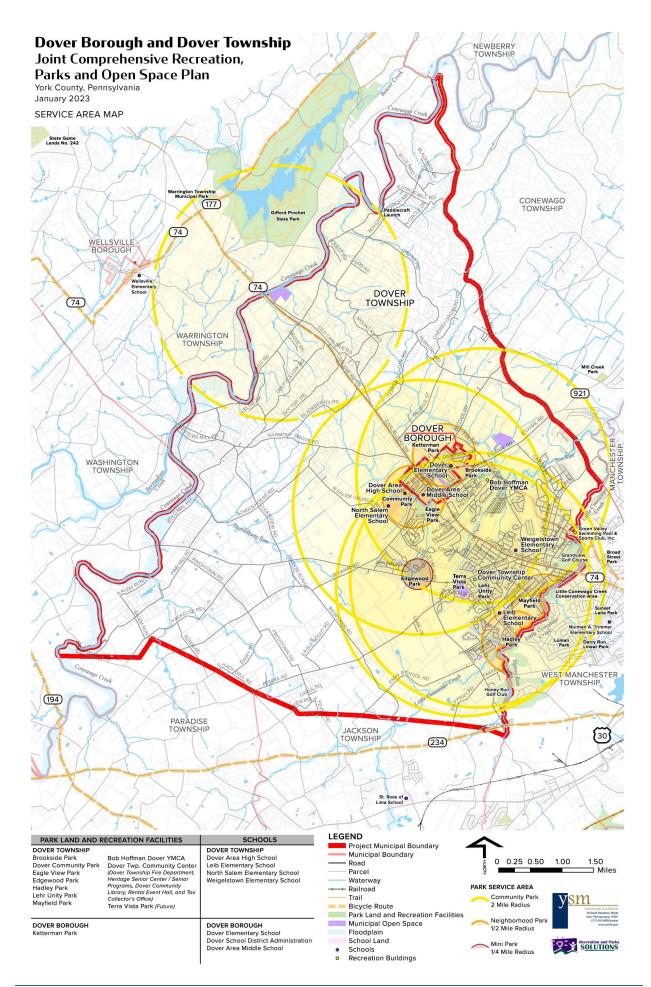
Parks and Recreation Facilities Challenges

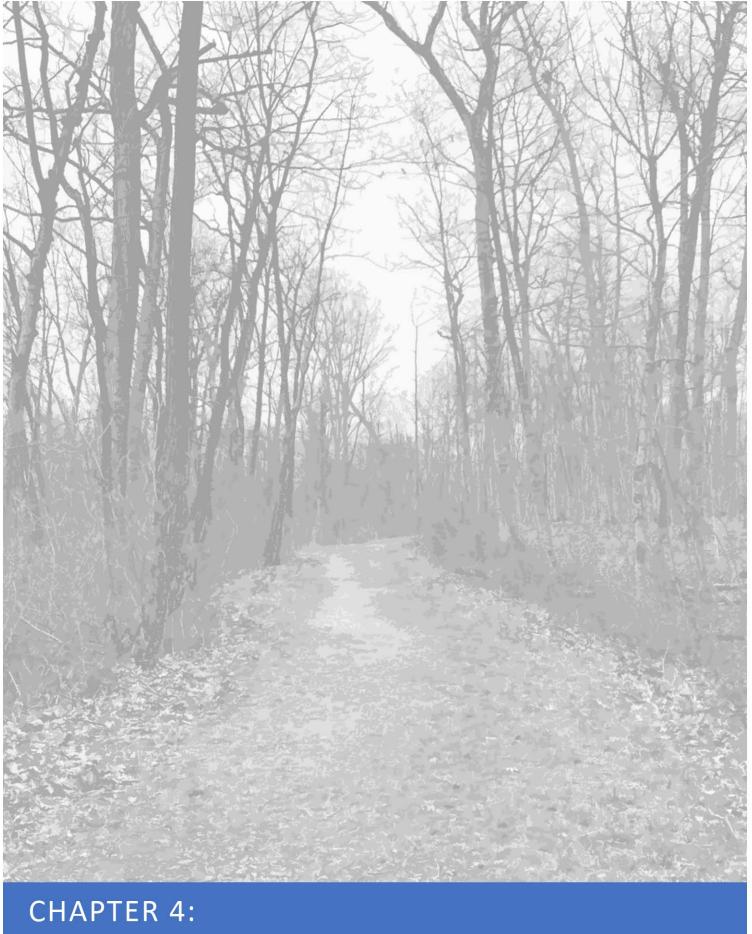
- The parks generally target the recreation needs of youth and lack facilities typically enjoyed by teens, active adults, and older adults.
- Seasonal flooding of park areas necessitates consideration of facility modifications or relocations.
- Older parks need rehabilitation.
- Parks are not designed to create a "Sense of Place".
- The parks generally lack color.
- Playgrounds are not designed as activity spaces with pavement play, programming, and socializing opportunities.
- There are significant streams in the Dover area but the parks with stream frontage do not provide access to the streams.
- Americans with Disabilities Act (ADA) accommodations are missing from most of the parks.
- Trails for walking, exercise, and as accessible routes to facilities are missing in several parks.
- Many parks lack gathering areas and convenience facilities such as benches in conversation nodes.
- Shade is missing or minimally provided in many parks.

- The parks are not designed to minimize maintenance with features such as playground edging, mow desire lines, meadow areas to reduce mowing, etc.
- The following special use facilities and amenities are missing: pickleball courts, dog park, skate park, inclusive boundless playground for children with disabilities, splash pad/spray park, bicycle pump track, creek access, and long-distance walking trails.









Open Space, Greenways, & Trails

Open Space, Greenways, & Trails

Natural Resources of the Dover Area

The setting of the Dover area is diverse with traditional neighborhoods, agricultural lands, woodlands, and stream corridors. The following briefly describes the land and water resources of Dover Borough and Dover Township. Reference the Existing Resources Maps on page 4-15 and 4-16 to identify locations of the resources discussed below.

Land Resources

Woodlands – The Conewago Mountains or Conewago Hills are a low range of mountains in northern York County that run northeasterly across the county and Dover Township. The low ridgeline is primarily deciduous woodland and creates the largest contiguous area of wooded cover in the Dover Area. Woodlands stabilize steep slopes; provide habitat for shelter, nesting, and food for wildlife; protect groundwater and headwaters, and improve air quality. Woodlands in Pennsylvania are being threatened by invasive species, fragmentation, and development.

Steep Slopes – The majority of the Dover area contains gentle to moderate slopes in the 3-15% range. The Conewago Mountains contains slopes that are 15% or greater. Slopes over 15 percent are considered steeply sloping areas and are prone to erosion and are difficult to build upon. Wooded cover protects steep slopes.

Agricultural Soils – Pennsylvania's Municipalities Planning Code defines prime agricultural land as "land used for agricultural purposes that contains soils of the first, second, and third class as defined by the US Department of Agriculture natural Resource and Conservation Services County Soil Survey." Seventy-five percent (75%) of Dover Township soils are classified as prime agricultural soils.

Natural Areas Inventory – The Natural Areas Inventory was conducted for York County by the Nature Conservancy in 1996 and updated in 2004. The Natural Areas Inventory provides maps of natural communities of known locations of animals and plant species of special concern to include endangered, threatened, or rare habitats in York County. The Dover area does not contain a top priority natural area.

Water Resources

Rivers / Streams – The primary stream in the Dover area is the Conewago Creek which forms the northern boundary of Dover Township and is a tributary to the Susquehanna River. There are several dams along the Conewago Creek in Dover Township, however the creek from the Detters Mill Dam east in the Dover Township area can be paddled when seasonal water levels are adequate. Conewago Creek is classified by PA Department of Environmental Protection as a Warm Water Fisheries (WWF); WWF streams provide for the sustainment of fish, flora, and fauna that are indigenous to warm water habitats.

Other streams in the Dover area include Davidson Run which is classified as WWF and Little Conewago Creek and Fox Run which are classified as Trout Stocked Fisheries. Trout Stocked Fisheries are defined as maintaining stocked trout from February 15 to July 31 with maintenance and propagation of fish species and additional flora and fauna indigenous to a warm water habitat. The Little Conewago Creek forms the eastern boundary of Dover Township.

Floodplain – Floodplains are lands contiguous to stream corridors that are subject to flooding. The 100year floodplain is the base that the Federal Insurance Administration uses for purposes of floodplain management measurement. The 100-year floodplain is the area of the floodplain that has a 1% chance of flooding every year. Floodplains should be protected due to their important location adjacent to waterways as well as the ecological benefits they provide such as groundwater infiltration and the floodwaters they carry in storm events. Dover Township ordinances protect and regulate floodplains.

Wetlands – Wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are identified by unique soils (hydric soils), by plants adapted to life in wet environments (hydrophytic vegetation), and by the presence of water (hydrology) during the growing season. Wetlands should be protected for their numerous benefits including filtering pollutants from stormwater run-off, ground water recharge, wildlife habitat, flood and sediment control, and stormwater management. They are essential to maintaining a sound ecosystem. Wetlands identified through the National Wetlands Inventory (NWI) are shown on the Existing Resources Map and appear to be primarily associated with stream corridors. The NWI wetland mapping provides generalized locations for wetlands and should only be used for general planning purposes. Wetlands are protected by State and Federal regulations.

Open Space

The Dover area can be characterized as a suburban community surrounded by rural area. Developed areas parallel Route74 and surround Dover Borough and the Weiglestown area. The development pattern mimics the York County Growth Management Map which defines Primary Growth Areas and Future Growth Areas. The area beyond the designated growth areas is designated by York County Planning Commission as rural areas. The rural areas consist of scattered rural housing, farmland, and woodland along the Conewago Mountains.

Greenways & Trails

Greenways and trails are important components of a community's comprehensive park system. Trails provide passive recreation opportunities and green corridors protect natural resources and important habitat areas. Easy access to trails promotes fitness and wellness activities. Connecting parks to community destinations with trails and greenways adds to the livability and quality of life of a community.

Greenways

A greenway is corridor of open space. Greenways may vary greatly in scale from narrow ribbons of green that run through urban, suburban, and rural areas to wider corridors that incorporate diverse natural, cultural, and scenic features. They can incorporate both public and private property and can be land- or water-based. They may follow old railways, canals, or ridge tops, or they may follow stream corridors, shorelines, or wetlands, and include water trails for non-motorized craft. Some greenways are recreational corridors or scenic byways that may accommodate motorized and non-motorized vehicles. Others function almost exclusively for environmental protection and are not designated for human passage.

Greenways differ in their location and function, but overall, a greenway will protect natural, cultural, and scenic resources, provide recreational benefits, enhance natural beauty and quality of life in neighborhoods and communities, and stimulate economic development opportunities.

Benefits of Greenways and Trails

Social Benefits -

- Provide access to historically and culturally significant features.
- Provide opportunities to reconnect with the natural environment.
- Increase quality of life.
- Help to preserve the character and aesthetic appeal of a place or landscape.

- Provide significant new public places which can help connect people and communities.
- Improve health and wellness of greenway and trail users.
- Heighten sensitivity to the natural environment by providing for interaction between people and nature.



Transportation Benefits -

- Promote non-motorized transportation.
- Provide safe alternative transportation routes for pedestrians and bicyclists which will lessen dependency on automobiles.

Ecological Benefits -

- Connect fragmented landscapes.
- Promote plant and animal species diversity.
- Provide corridors for wildlife migration and movement.
- Preserve and protect vital wildlife, plant, and aquatic habitats.
- Improve air quality and reduce noise.
- Protect natural areas.

- Provide emergency access via trails to undeveloped areas.
- Reduce roadway congestion through redistribution of users to alternative transportation routes.
- Reduce stormwater damage and promote flood mitigation within protected floodplains.
- Protect watersheds and groundwater retention areas.
- Store and convey floodwaters.
- Clean up abandoned corridors.
- Serve as a filtering zone; wetlands absorb pollutants and nutrients and slow surface run-off.



Recreation Benefits -

- Provide areas to jog, walk, bike, ride horses, cross-country ski, and canoe.
- Serve as sites for passive pursuits such as picnicking, fishing, and enjoying nature.
- Connect existing and planned trails.

Economic Benefits -

- Increase nearby property values.
- Precipitate new and expanded businesses related to greenway and trail use. New businesses will provide employment opportunities and revenues.

- Encourage ecotourism.
- Provide landscapes for environmental education.
- Provide connections between parks and other protected lands.
- Create tourist destinations which generate expenditures on food, services, and lodging.
- Reduce damage and financial loss from flooding by providing buffer areas along stream and river corridors.

State and Local Greenway and Trail Initiatives

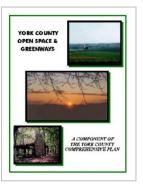
Pennsylvania – In 1991, Pennsylvania Governor Tom Ridge enacted Executive Order 1998-3, charging DCNR, DEP, and PENNDOT, assisted by the Pennsylvania Greenways Partnership Commission, to develop an action plan for advancing a Pennsylvania Greenways Partnership Program. In June 2001, *Pennsylvania Greenways: An Action Plan for Creating Connections* was completed. The plan sets forth a series of goals and action items in a coordinated and strategic approach aimed at developing a statewide system of connected greenways.

Pennsylvania Greenways Vision

Pennsylvania and its many partners will develop an outstanding network of greenways across the Commonwealth, creating an asset highly valued by Pennsylvanians and enhancing the quality of life for all. This network of greenways will connect Pennsylvanian's open space, natural landscape features, scenic, cultural, historic and recreational sites, and urban and rural communities. Greenways will become one of the Commonwealth's most powerful tool to achieve sustainable growth and livable communities. It is envisioned that Pennsylvania's greenways network will consist of individual greenways and regional networks of greenways of all kinds. While every greenway is important and adds value to Pennsylvania's landscapes and communities, a statewide greenways network achieves broad connections that are fundamental to sustainable environments in rural, suburban, and urban settings. The landscape connections that will result throughout Pennsylvania will create a "green infrastructure" of open space vital to the health of Pennsylvania's ecological systems and manmade communities. The statewide greenways network also can provide a new connectivity within and among Pennsylvania's communities and promote healthier lifestyles with more abundant recreational opportunities and transportation alternatives, and stronger connections to cultural and historic places. This connectivity can be represented by the metaphor of the "hubs" and "spokes" of a wheel.

York County – The York County Open Space & Greenways is a component of the York County Comprehensive Plan. The Plan identifies two County designated greenways and one state designated mega greenway in the Dover area.

- PA Highlands State Designated Mega Greenway
- Conewago Creek Greenway
- Little Conewago Creek Greenway



Organizing Elements of the Greenways and Trail Network

The 2001 Pennsylvania Greenways – An Action Plan for Creating Connections proposes that "... the Commonwealth should have a distinguishable greenway network, similar to the Interstate Highway System ...". This greenway network will take the form of "hubs and spokes." The "hubs" of this network are the destinations, and the "spokes" are the greenways and trail corridors connecting these destinations with the places where we live, work, and play.

In the Dover area hubs would include: schools; recreation destinations to include municipal parks, Green Valley Swimming Pool & Sports Club, Gifford Pinchot State Park, etc.; commercial/employment centers; and other community destinations. Spokes consist of linear resources to include trails, stream corridors, utility rights-of-way, sewer easements, and ridgelines.

Physical barriers can fragment greenways and present challenges to trail development. In the Dover area Route 74 is the only significant barrier that will require special accommodations to link trails across.

Greenways in the Dover Area

The Conewago Mountains, Conewago Creek, and other streams provide the spokes for the Dover area greenway system. The greenways are illustrated on the Greenway and Trails Maps on pages 4-17 and 4-18.

Major Greenways

PA Highlands Greenway – The PA Highlands is part of a four-state Highland Region greenway that extends from Connecticut, across New York, New Jersey, and Pennsylvania to the Maryland border. In Pennsylvania the Highland cross through 13 counties including the northern portion of York County. Dover Township and Dover Borough are within the boundary of the PA Highlands. The PA Highlands Coalition is a public-private partnership that promotes the conservation of natural lands and recreation trails within the PA Highland greenway. The Conewago Mountains and Maxon-Dixon Trail are located within the PA Highlands Greenway.

The Conewago Creek Greenway – The Conewago Creek Greenway follows the course of the Conewago Creek along the northwest border of Dover Township. The creek flows northeast to the Susquehanna River. When water levels are seasonally high. Conewago Creek west of Detters Mill could be considered a water trail to permit paddling and tubing. There are dams along the creek in Dover Township at the Gettysburg Farm RV Campground, near Colonial Road, and at Detters Mill which limit water trail activity. The Dover Township Sewer Authority Land and the Kunkle Mill Road canoe launch area have direct access to the Conewago Creek.

Little Conewago Creek Greenway – The Little Conewago Creek extends along a portion of the southern boundary of Dover Township, separating it from West Manchester Township. Hadley Park, Mayfield Park, and Grandview Golf Course are located along the Little Conewago Creek.

Minor Greenways

Davidsburg Run Greenway – Davidsburg Run is tributary to the Conewago Creek Greenway. There are no public parks along Davidsburg Run.

Honey Run Greenway – Honey Run is tributary to the Little Conewago Creek and forms a portion of the boundary between Dover Township and West Manchester Township. Honey Run Golf Club is along Honey Run.

Fox Run Greenway and Unnamed Tributary to Fox Run Greenway – Fox Run and its unnamed tributary flow from the center of Dover Township to the east to join the Little Conewago Creek. The unnamed tributary flows through land of the Dover Area High School, Middle School, and North Salem Elementary School; Community Park, Eagle View Park, and Brookside Park.

Connector Greenways

A third tier of greenways has been identified: Connector Greenways. These greenways connect the major and minor greenways to create an interconnected system of green corridors throughout the Dover area. The connector greenways illustrate the greenways defined in the 2008 Dover Township/Dover Borough Joint Comprehensive Plan.

Existing & Potential Trails in the Dover Area

Existing and potential trails in the Dover area are illustrated on the Greenway & Trail Map on pages 4-17 and 4-18.

Existing Trails

Mason–Dixon Trail – The 193-mile Mason-Dixon Trail traverses parts of Pennsylvania, Maryland, and Delaware. The eastern terminus is in Chadds Ford, Chester County where it meets the Brandywine Trail. The western terminus is in Whiskey Springs, west of Dillsburg, York County where the Mason Dixon Trail meets the Appalachian Trail. The Mason-Dixon Trail is a hiking trail located on public and private lands and along roadways. The Mason-Dixon Trail enters Dover



Township at the Andersontown Road – Bull Road intersection in the northeast corner of the Township. The trail follows Bull Road north to cross the Conewago Creek and Warrington Township just east of Gifford Pinchot State Park.

Potential Trails in the Dover Area

The Dover area has numerous opportunities for trail development due to the presence of several streams and the abandoned York & Dover Electric Railway corridor. While these physical corridors exist, the built fabric of the communities and private land ownership present challenges to trail

development. Typically, when a municipality plans for a trail system the preferred trail type is a multiuse trail that can accommodate pedestrians, cyclists, and other permitted uses.

The evaluation of potential trails in the Dover area began by identifying municipal owned lands, utility corridors, homeowners' association lands, schools, and other potential partners such as churches. Potential trails in the Dover area include:

Dover Trolley Trail – The former York & Dover Electric Railway was built in 1901. The corridor of the railway "began in York's Continental Square, extending westward on W. Market Street to Penn Street. It turned northward one block to the North Penn St./West Philadelphia Street/Roosevelt Avenue intersection, where the line curved onto Roosevelt Ave. It continued on a general westerly course, passing east of Kohler's Hill, Shiloh, and Neiman's Church, crossing Little Conewago Creek and east of the Grandview Golf Club grounds, following Brookside Avenue in Weigelstown. The trolley then crossed Hilton to Brookside Park and a short distance parallel along the south side of Fox Run to the Carlisle Road, where the line curved onto Main Street at the southern end of Dover Borough. It crossed Fox Run and continued northward through the Dover Square to the northern end of Main Street at Stony Lane."¹ A portion of the former rail corridor is evident in Brookside Park on the south side of the stream. The corridor exists as an earthen trail which extends from Palomino Road to the bridge crossing to the central area of Brookside Park. The Dover Trolley Trail could extend along the former railway corridor south to the Little Conewago Creek.

The Little Conewago Creek Trail – Along the Little Conewago Creek, between Route 74 and South Salem Church Road are parcels Dover Township acquired within the floodplain in the area of Pine Road, conservation lands, Mayfield and Hadley Parks, and homeowner association lands. Considered together, these lands begin to form a connected corridor along the creek that could host a recreation trail. To fully realize the trail, willing private landowners and homeowner associations would have to agree to access easements across their properties. The Greenways and Trails Map enlargement on page 4-18 illustrates the trail and shows potential extensions to the north that link to Leib Elementary School and Terra Vista and Lehr Unity Parks via homeowner's association lands and municipal open space parcels.

Community Hub Trail – The community hub created by the Dover Area High School, Middle School, North Salem Elementary School, Community Park, and Eagle View Park is connected by the corridor of the unnamed tributary of Fox Run. Trails are currently planned for Eagle View Park that will extend along the steam and connect to the Middle School. Homeowner association lands provide a potential link to Eagle View Park from the south. A safe crossing of W. Canal Road could link Eagle View Park and Community Park and trails could be developed to link along the steam to connect to the Elementary School and High School.

Walkable Communities

Walking is an easy way to start and maintain a physically active lifestyle that will provide substantial health benefits. Residents of the Dover area indicated through their responses to the online survey that walking opportunities and trails are important community amenities. Consider the following survey findings:

- Walking was ranked first (77.3%) when asked about the most popular experience residents look for when visiting parks and recreation areas.
- A combined total of 88.8% of respondents indicated that developing walking and biking connections between school, parks, and neighborhoods was a high priority or medium priority.

¹ Dover Township, A Century of Reflections – Brookside Park, 1901-2001

- When asked for one thing to improve parks and recreation areas in the Dover area 50
 individual responses mentioned trails, safe walking, and biking. This represents the highest
 topic of responses out of the 269 respondents.
- When asked how important it was to expand or add recreation facilities, walking paths and trails ranked second, following restrooms with a combined very important/somewhat important rate of 95.5%.
- When asked how satisfied residents were with specific park features, availability of trails and walkways achieved the highest dissatisfied score of 36.5%.

Walking can be multipurpose and, where pedestrian and bicycle accommodations are provided, can be transportation to get to school, go shopping, walk the dog, or gather with friends at a nearby park to socialize.

Complete Streets – Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.² Benefits of Complete Streets include:

- Provide travel choices
- Encourage walking and bicycling
- Encourage healthy and active lifestyles
- Enhance safety
- Improve air quality
- Help reduce carbon emissions

- Help create livable communities where walking and bicycling are a viable choice of transportation
- Provide children with opportunities to reach nearby destinations in a safe environment
- Have positive environmental impacts due to reduced pavement widths, use of pervious pavement, and introduction of landscaping

In 2015 the US Department of Health and Human Services released *"Step It Up! The Surgeon General's Call to Action to Promote Walking and Walkable Communities"*. The Call to Action addresses several key principles for improving the nation's health and defines five goals to support walking and walkability in the United States.

Goal 1 – Make Walking a National Priority.



- Goal 2 Design Communities that Make It Safe and Easy to Walk for People of All Ages and Abilities.
- Goal 3 Promote Programs and Policies to Support Walking Where People Live, Learn, Work, and Play.
- Goal 4 Provide Information to Encourage Walking and Improve Walkability.
- Goal 5 Fill Surveillance, Research, and Evaluation Gaps Related to Walking and Walkability.

² National Complete Streets Coalition, 10/28/15. http://www.smartgrowthamerica.org/complete-streets/complete-streets-fundamentals/complete-streets-faq

A Park Within A 10-Minute Walk of Home – Easy access to parks promotes an active, healthy lifestyle. Parks provide opportunities and facilities for physical activity for people of all ages and abilities. Convenient access to parks can facilitate incorporating healthy activities into daily routines. The Trust for Public Land, Urban Land Institute, and National Recreation & Park Association have teamed together to create a campaign that promotes easy access to parks: *10 Minute Walk Campaign*. This campaign recognizes that parks are essential to the physical, social, environmental, and economic health of a community and promotes easy access to parks.



environmental, and economic nearth of a community and promotes easy access to parks.

The Dover area parks are near major residential areas, however the infrastructure to walk to the parks is missing. There are no trails and sidewalks are not consistently developed in subdivisions.

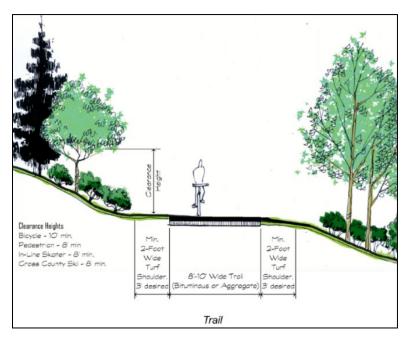
Expanding the Trail System

The land use and housing characteristics of the Dover area are diverse with the traditional town center, suburban residential areas, rural areas dominated by agricultural fields and wood lots, and commercial corridors. To create a connected community with a comprehensive area-wide system of trails a full menu of trail strategies must be explored.

The potential trails identified in this Plan are suggestions based on the natural and man-made infrastructure of the area. However, there are not always physical features to create an area-wide system of trails. To maximize connectivity and link beyond the identified corridors, sidewalks, bike lanes, and shared roadways can extend the system. The following are facilities that should be considered to enhance connectivity and expand the trail system.

Sidewalks – Sidewalks present one level of solution for enhancing mobility, but only accommodate pedestrians. To truly enhance mobility in a community, trails of enough width to accommodate both pedestrians and cyclists are needed. While sidewalks are provided in many areas of the Borough and some of the suburban subdivisions, many residential areas are developed without sidewalks. The municipal subdivision and land development process should require sidewalks in residential developments and limit the consideration of waivers for the requirement.

Trails – Typically, the preferred configuration for a trail is a separate corridor that extends from point A to point B. Safety is enhanced when trails are separated from roadways and road crossings are minimized. Community trails should be multipurpose for both pedestrians and bicycles. Recommended width for a shared use trail with twodirectional traffic is 8-12-feet. Where trails are outside of public rights-ofways, access easement will be required where trails are not on public land.

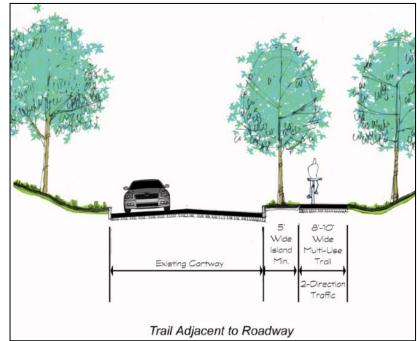


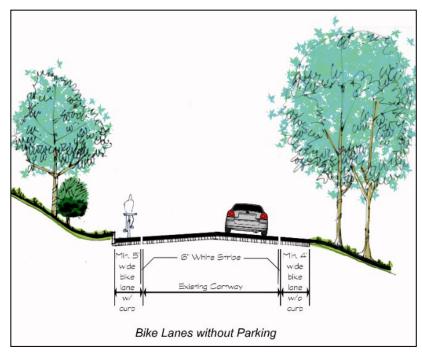
Trails Adjacent to Roadways -

Trails adjacent to roadways are typically located within the road rightof-way. A grass strip of at least 5-feet wide should separate the trail from the roadway where possible. Trails adjacent to roadways are suggested along roads that do not have adjoining sidewalks and the physical area to develop a separate trail is available.

Bike Lanes without Parking -

Where physical space is limited, trail development may not be possible. An alternative may be development of bike lanes on roadways with adequate right-of-way width. Bike lanes should be developed on both sides of a twoway street, separated from the vehicular cartway by a 6" white stripe. Bike lanes carry bike traffic, on the road cartway, in the same direction as the adjacent vehicular traffic. The recommended minimum width of a bike lane is 4' on streets without curb or gutter and 5' from the face of a curb. The American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities should be referenced when designing on-road bicycle facilities. Bike lanes provide a travel route for bicycles, but do not provide accommodations for pedestrians. In areas where sidewalks exist, bike lanes can expand the network by providing a dedicated location for bicyclists. Bike lanes effectively narrow a street width and slow traffic providing traffic calming.





Bike Lanes Variations – There are numerous variations for bike lane configurations. A major consideration is on-street parking. There is an inherent danger associated with bike travel in the "door zone" of parked cars. Various techniques have been used to provide bike lanes where on-street parking is allowed and accommodations should be designed based on the unique circumstances of each street configuration.

Signed Shared Roadways – The roadways throughout the Dover area have not been designed with bicyclists in mind. In Pennsylvania, a bicycle is considered a vehicle and must conform to the rules and regulations that apply to all vehicles as well as specific requirements for bicycles. There are accommodations that can make a roadway more compatible with bicycle travel such as signing or marking a road for shared use. The two signs at the right



are used in Pennsylvania to designate a shared road roadway. The AASHTO guidelines note the following reasons for developing a signed bike route:

- The route provides continuity to other bicycle facilities such as bike lanes and shared use paths.
- The road is a common route for bicyclists through a high demand corridor.
- In rural areas, the route is preferred for bicycling due to low motor vehicle traffic volume or paved shoulder availability.
- The route extends along local neighborhood streets and collectors that lead to an internal neighborhood destination such as a park, school, or commercial district.

Another method of signing a roadway is the installation of "sharrow" markings on roadway pavement. A sharrow is a shared lane marking installed on roadways that are popular with bicyclists but too narrow or inappropriate for bike lanes. Sharrow markings are intended to improve the position of the bicyclists and motorists on roads without bike lanes, alert motorists, deter aggressive motorist behavior, encourage correct bicycle travel, and encourage bicycle use.

Other roadway improvements that enhance shared road bicycle travel include bicycle-safe drainage grates, paved shoulders, flush bridge expansion joints, improved railroad crossings, controlled intersections with lights, and wide curb lanes.





Greenways and Open Space Protection

The Dover area greenways function primarily to protect open space, natural area, and natural resources. The PA Highlands Greenway and other greenways identified in the Dover area are primarily on private lands following stream corridors.

While public ownership is one way to protect the greenways and their underlying resources, few municipalities have the financial resources or the opportunity to acquire all the land along a natural corridor. Sharing information with residents about conservation initiatives such as stream stabilization and riparian buffer plantings protects green corridors. Working with willing landowners to establish conservation easements and purchase of development rights are popular approaches to open space protection while the land remains in private ownership.

Table 4-1 identifies various strategies to protect open space and greenway corridors.

Table 4-1					
	Open Space Protection Strategies				
Open Space Protection Strategy	Strategy Explanation	Advantage/Disadvantage			
Acquisition or Donation					
Acquisition	Acquisition of land for the sole purpose of greenway/trail development	One of the most effective methods of permanently protecting open space. It is also the most costly and contingent upon an agency or organization to manage and maintain the land.			
Donations/Gifts	Donation of land to an agency or non-profit organization	Provides permanent protection without public expenditure. May provide tax benefits to the donor if the donation is for preservation or conservation.			
Bargain Sale	Land is purchased at less than its appraised market value.	Difference in purchase and fair market value is considered a charitable gift for tax purposes.			
Option to Buy	An agreement with a property owner to purchase or have the right of first refusal to purchase land.	Secures the rights for future purchase but does not set price or determine when or if property would be sold.			
Purchase of Development Rights	To provide a landowner the monetary difference between the value of land when fully developed with uses allowed by rights verses the value of the same parcel remaining undeveloped as open space.	For landowner lowers taxes on land. Cost to purchase development rights may be high.			
Purchase of Resource Protection Rights	To purchase the rights from a landowner to protect and manage specific resources.	Cost to purchase resource protection rights may be high.			
Purchase & Resale	Purchase land by party desiring to restrict its future use and resold only under conditions or restrictive deed conditions.	Party that originally purchased the land for the sole purpose of restricting its use is relieved of continuing ownership and maintenance responsibilities. Land remains on tax rolls.			
Condemnation	Condemnation is the act of eminent domain or taking of private property for public purposes.	Tool for acquisition. May be costly and reflect negatively on the greenway initiative. Use as last resort for protection.			
-	Easements				
Conservation Easements	A legally enforceable agreement between a landowner and an agency or non-profit organization which places restriction on the use of or activities on a specific property which aligns with conservation objectives.	Less expensive than acquisition of land. The landowner retains rights not surrendered in the easement agreement and the easement provisions are valid and enforceable in perpetuity. Public access may be restricted. Method for enforcement needed.			
Public Access Easement	An easement that provides the public the right to access to or through a privately- owned land for a defined purpose such as hiking, walking, and biking. Specific activities such as hunting and motorized vehicle use may be prohibited.	Less expensive than acquisition of land. The landowner retains rights not surrendered in the easement agreement and the easement provisions are valid and enforceable in perpetuity.			
	Land Use Regula				
Overlay Zone	A zone that is overlaid on an existing zone which adds regulation governing the use of a property. This technique is typically used to protect floodplains, woodlands, and steep slopes. Overlay zones can be designated for specific resources or areas to provide additional environmental protection. Riparian buffers, wetlands, and unique natural areas are resources that could be protected with an overlay zone.	Enforced by local government. Allows targeted protection of natural resources.			

Table 4-1 Open Space Protection Strategies				
Open Space				
Protection	Strategy Explanation	Advantage/Disadvantage		
Strategy				
	Land Use Regula	ations		
Cluster Zoning	Cluster zoning promotes the clustering of development and maximizing open space on a tract of land. Ordinance provisions should promote the preservation of sensitive natural resources such as stream corridors, wetlands and hedgerows, and contiguous open space.	Can reduce construction and infrastructure costs. Must work with developer to ensure that open space is useful as a greenway and linked to other protected open space.		
Transfer of Development Rights	Property owners can sell development rights to developers for use in targeted areas. Open space is preserved by deed restrictions on properties that no longer carry development rights.	Allows development to be directed to specific areas.		
Mandatory Dedication	Dedication of land from developers for park and recreational purposes. Municipalities must adopt a recreation plan that supports the dedication standards contained in the subdivision and land development ordinance.	Dedicates open space where development is occurring. Fee in lieu of provisions allow fee for land based on fair market value to be used for purchase of land in targeted areas.		
Open Space Subdivisions	Open space subdivisions promote preservation of open space through the identification of natural resources and development designs that preserve these resources and significant open space.	Retain the density of the tract being developed. Must work with developer to ensure that open space is useful as a greenway and linked to other protected open space.		
	Other Metho			
Official Map	A municipality may map existing and proposed features such as parks, greenways, trails, and easements, and through this designation reserve public land. If a plan for subdivision or development of mapped land is presented, the municipality may withhold approval for a period of one year, giving the municipality the option to purchase or condemn the property.	The official map does not protect land for greenways but merely reserves land for purchase by the municipality.		
Deed Restriction	Restrictions as part of the deed that limit in some way the use of a piece of land. Examples include removing vegetation, requiring a portion of a tract to remain undeveloped, buffer, etc.	Features protected in perpetuity.		

It will take the cooperative efforts and long-term commitment of landowners, municipalities, the county, and land conservation organizations to fully protect greenways. The existing parks and municipal open space parcels are the building blocks of a continuous network of protected green corridors. Protecting contiguous lands along the major greenway corridors is recommended as the highest priority for conservation. The rationale for starting with contiguous lands is based on the conservation principles stated by the *International Union for Conservation of Nature – 1980 World Conservation Strategy* which suggests that connected natural systems are ecologically more sustainable and important than unconnected systems. "If all else is equal, large reserves are better than small reserves; a single large reserve is better than several small ones of equivalent total area; reserves close together are better than reserves that are far apart; rounded reserves are better than long, thin ones; reserves clustered compactly are better than reserves in a line; and reserves that are connected by corridors are better than unconnected reserves." 3

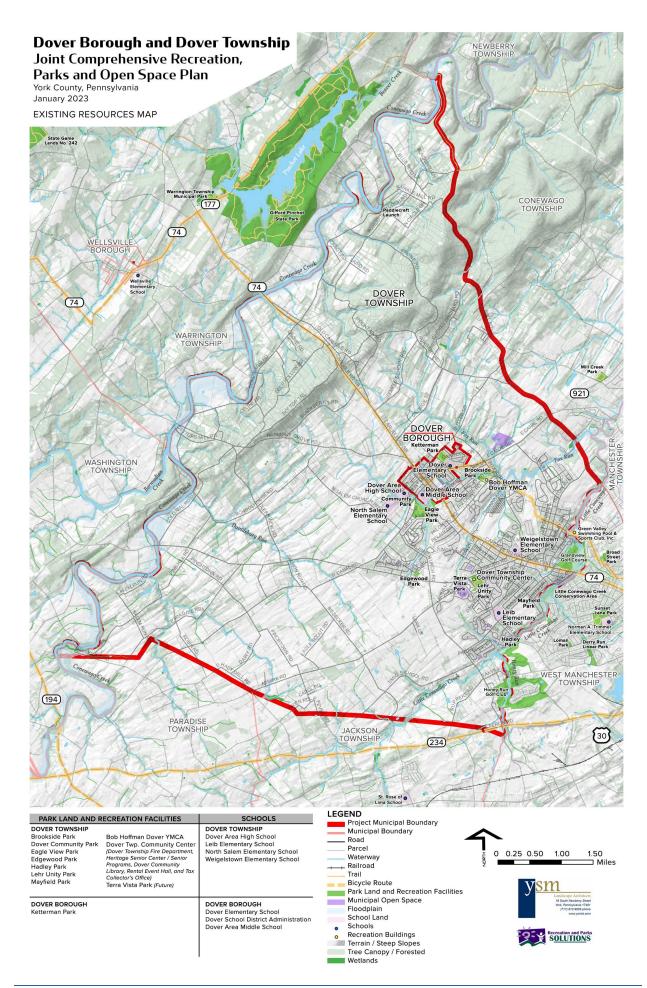
³ Mark A. Benedict and Edward T. McMahon, Green Infrastructure, Linking Landscapes and Communities (Washington: Island Press, 2006), p.110.

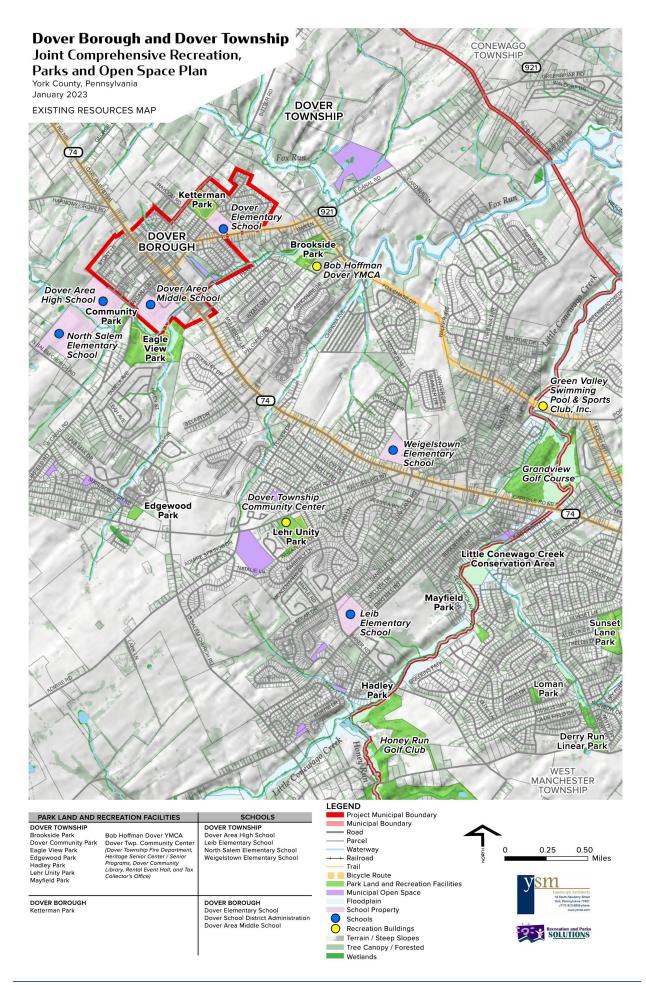
Open Space, Greenways & Trails Strengths

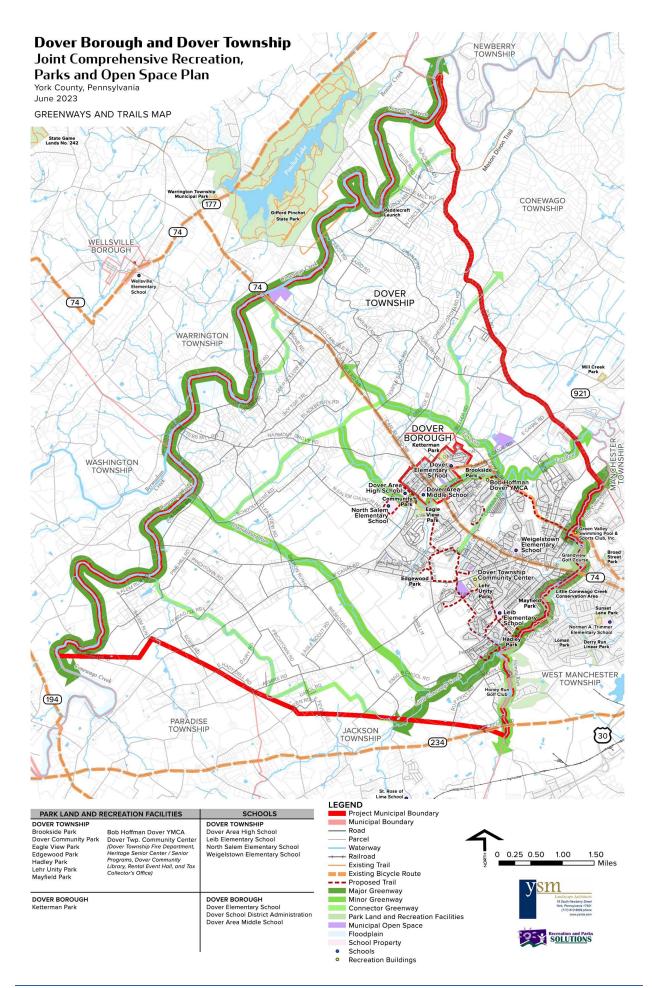
- The Dover area has significant natural resources that provide the natural infrastructure for greenways.
- Residents of the Dover area support developing trails and expanding opportunities for walking and biking should be a priority.
- Dover area residents support conservation of open space and natural resources.
- Dover Township has undertaken floodplain restoration projects along the unnamed tributary of Fox Run and Little Conewago Creek that promote greenway protection and is compatible with trail development.

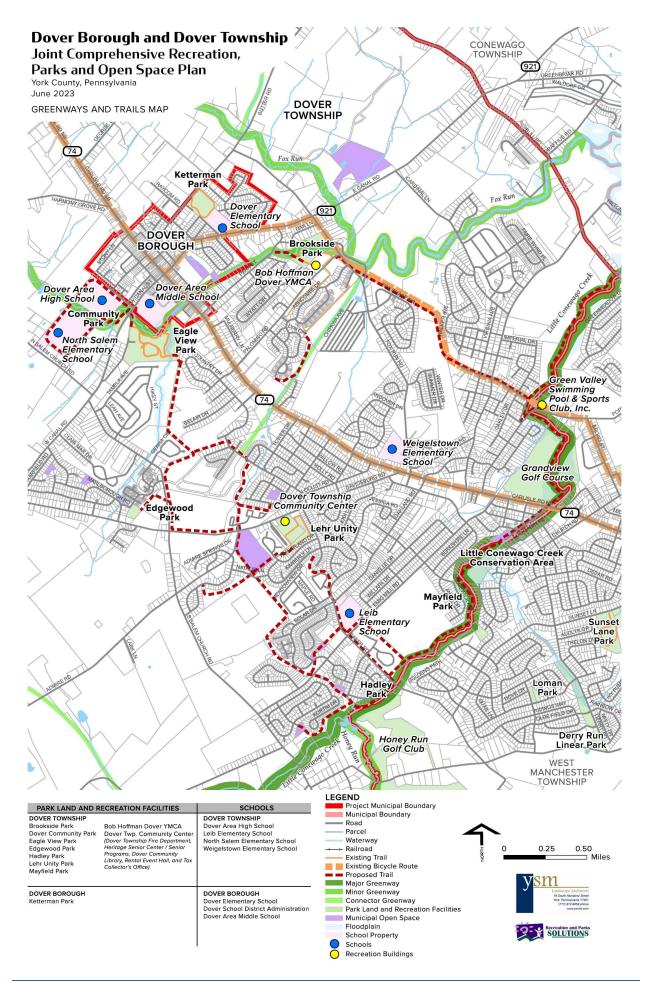
Open Space, Greenways & Trails Challenges

- Minimal public lands exist in the Dover area to protect designated greenways.
- To protect greenways and develop trails the municipalities will have to work with willing landowners and homeowner associations.
- Developing trails and protecting greenways are long-term initiatives that will require the commitment of a "champion" to provide leadership and the cooperation of multiple stakeholders.











CHAPTER 5: Administrative & Personnel

Parks and Recreation Staff

The Dover Township Parks and Recreation Department is responsible for planning and conducting Township-sponsored recreation programs and special events as well as coordinating the rental and use of the Township's indoor and outdoor recreation facilities.

Dover Township employs a full-time Parks and Recreation Director as part of its administrative staff. The Parks and Recreation Director is a Certified Park and Recreation Professional (CPRP) and Certified Playground Safety Inspector (CPSI) and reports directly to the Township Manager. Duties include: developing and directing recreation programs, coordinating the use of Township parks and recreation facilities by the public, obtaining grant funding, preparing and administering the Parks and Recreation Department budget, promoting activities and events, and conducting playground safety inspections.

The Township Public Works Department is responsible for park and facility maintenance. The Parks and Recreation Director works with the Township Public Works Parks, Grounds, and Facilities Superintendent on maintenance, upgrades and repairs to Township indoor and outdoor parks and recreation facilities. and preparation of the capital improvement plan. In addition to administrative office duties, a full-time Administrative Clerk spends approximately 50 percent of her time working with the Parks and Recreation Director handling facility reservations and taking the lead on promotion and marketing tasks. She also prepares the Township newsletter and seeks advertisers to offset its cost. A Township Parks, Grounds, and Facilities Level II Crew employee works closely with the Parks and Recreation Director to conduct the programs and events in the Township parks and facilities. Neither of these full-time employees report to the Parks and Recreation Director.

Annual performance evaluations and quarterly reviews for Township administrative full-time staff are conducted with salary increases based on merit. Salaries are modest.

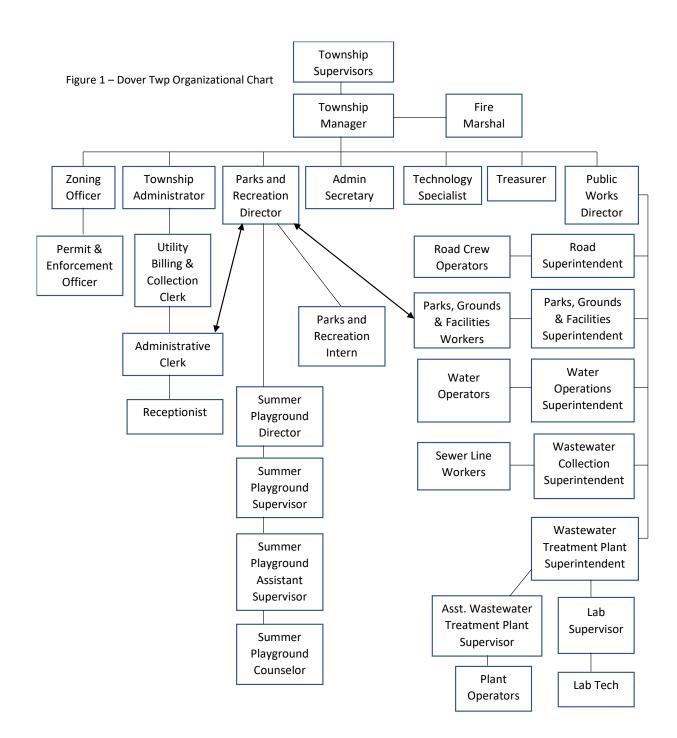
The Parks and Recreation Director is an active member of the York Area Recreation Directors (YARD) organization which supports parks and recreation professionals and promotes parks and recreation services in York County through cooperation, networking, and joint programming efforts. The Parks and Recreation Department is also a member of the statewide professional society for parks and recreation, the Pennsylvania Recreation and Park Society, as well as the National Recreation and Park Association.

A member of the Township Board of Supervisors is assigned as a liaison to the Parks and Recreation Department. The Parks and Recreation Director gives verbal reports at Board of Supervisor meetings. An annual report is not currently prepared.

Approximately 20 seasonal summer part-time staff are hired as Summer Playground Director, Supervisor, Assistant Supervisor, Counselor, and Parks and Recreation Intern. Job descriptions exist for Parks and Recreation Department full-time and part-time staff. Background clearances are conducted for part-time staff; part-time employees pay for their own clearances. The Township pays for employee CPR and First Aid certifications.

Dover Borough does not employ any parks and recreation staff.

Figure 5-1 details the Dover Township organizational chart.



The Dover Borough Recreation Board was suspended in 2020 due to lack of members. Dover Township does not have an advisory parks and recreation board.

The former Dover Area Recreation Board was created by an intergovernmental agreement of cooperation between Dover Borough, Dover Township, and the Dover Area School District in 1977. Funding for its operation was provided by the Borough and Township on a per capita basis. The School District allowed use of its facilities as an in-kind contribution. The Board consisted of seven members: two members representing the Borough, three representing the Township, and two representing the School District. The Dover Area Recreation Board was disbanded in the mid 2000's.

Parks and Recreation Volunteers

Volunteers help at Township special events, but no coordinated volunteer program is in place. Between 50 to 100 people volunteer for different events throughout the year. The Dover Women of Today are actively involved in the Christmas in the Park event. The Shiloh Garden Club maintains the flower beds at the Community Building. The Conewago Garden Club maintains the flower bed at Community Park.

Administration and Personnel Strengths

- The Dover area has a long history of support for and commitment to providing parks and recreation services to its residents.
- Dover Township has a full-time Parks and Recreation Director to plan and conduct recreation programs and special events, write grants, oversee facility rentals, work with community groups, and help to coordinate park facility maintenance.
- The Township Parks and Recreation Director cares about and is connected to the community, and is friendly, dedicated, passionate about her job, hard-working, and professional.
- Residents are willing to volunteer at Township special events.
- A Township Supervisor serves as a liaison to the Parks and Recreation Department.
- The Township is a member of the Pennsylvania Recreation and Park Society which offers training and networking opportunities.
- The Township Parks and Recreation Director is an active member of the York Area Recreation Directors group.

Administration and Personnel Challenges

- The Township Parks and Recreation Director works closely with two full-time staff who do not report to her.
- Advisory parks and recreation boards do not exist for either the Borough or Township.
- Filling summer seasonal part-time positions is becoming increasingly difficult.
- The Township Parks and Recreation Department does not have a logo, tagline, or mission statement.

- A map showing park locations does not exist.
- An annual report to showcase recreation programs, facilities, and parks is not prepared.
- Community organizations are experiencing difficulty finding volunteers.
- Using two different Township websites for parks and recreation means that information must be inputted and updated on both websites separately, thereby doubling the amount of work required.
- Previous efforts of the Borough and Township to work together for parks and recreation fell apart.



CHAPTER 6: Recreation Programs & Special Events

Recreation Programs & Special Events

Prior to Dover Borough's Recreation Board operation being suspended due to lack of members, Dover Borough sponsored an Easter Egg Hunt, Sundaes in the Park (two times each summer), Tree Lighting on Black Friday, and a House Decorating Contest. A food truck event was held in the past as well.

The Dover Township Parks and Recreation Department offers a year-round schedule of recreation activities with a focus on community special events. Events such as Dover Doug Groundhog Day, Summer Concert Series, Old Fashioned Carnival, Family Fall Festival, Halloween in the Park, and Christmas in the Park are all yearly Township traditions. Because of low attendance, the Summer Concert Series has been suspended until the new amphitheater is constructed.

Table 6-1 lists the special events and recreation programs sponsored by the Parks and Recreation Department in 2021 and 2022. In 2021, the number of recreation programs offered was lower than normal because of the pandemic.

Table 6-1 Dover Township Special Events and Recreation Programs – 2021 and 2022				
Special Events/ Recreation Programs	Location	Age	Cost	# of Participants
Dover Doug Groundhog Day*	Lehr Park	All	Donation	75
Adult Egg Hunt*	Brookside Park	18+	\$5/\$7	160
Bunnyfest*	Brookside Park	1-9, special needs, dogs, 10-18	Donation	1,500+
Family Camp Out*	Brookside Park	4-9; 10+	\$10/\$15; \$15/20	14
May in Motion Community Fitness Challenge	Community-wide	All	Free	200+
Take Me Fishing*	Gifford Pinchot State Park	All	Free	150
Summer Concert Series	Dover Community Park	All	Free	May – 10; Aug – 30+
Movies in the Park	Brookside Park	All	Donation	100+
Star Watch	Lehr Park	All	Free	25+
All About Mom*	Community Building	All	Vendors \$10/15 out; \$25/30 in; Free to shop	38 vendors; 300+ shoppers
Community Game Night*	Community Building	All	Free	25+
Red, White, and Boom*	Eagle View Park	All	Free	1,000+
Chicken BBQ	Community Building	All	\$10	N/A
Old Fashioned Carnival	Brookside Park	All	\$.25 tickets	300+
National Night Out	Dover Borough Fire Department	All	Free	500+
Kids Concert	Dover Community Park	10 under and family	Free	20
Fall Festival and Chili Cook- off*	Brookside Park	All	\$.50 tickets	500+
Dover Street Fair*	Dover Borough	All	Not set	Not held yet
Halloween in the Park	Brookside Park	All	Donation	1,000+
Halloween Double Feature	Brookside Park	All	Donation	400+

Table 6-1 Dover Township Special Events and Recreation Programs – 2021 and 2022				
Special Events/ Recreation Programs	Location	Age	Cost	# of Participants
Veterans Breakfast	Community Building	All	Free	50
Positivi-Tree	Lehr Park	All	Free	30 ornaments
Brookside Lights	Brookside Park	All	Free	Not held yet
Christmas in the Park	Brookside Park	All	Donation	400+
Yoga	Dover United Church of Christ	18+	8 classes \$40/\$45	15
Zumba	Community Building	16+	\$6 class	25+
Pound	Community Building	16+	\$7 class	15+
Over-30 Basketball*	North Salem Elementary School	30+	\$2/week	Not held yet
Character Breakfast*	Community Building	3+	\$10/\$20	102
Soccer Shots*	Community Building	3-8	Unsure	15+
Financial Workshops*	Community Building	16+	Free	Less than 5
Door Hanger Workshop*	Community Building	5+	\$40/\$45	7
Parents Night Out	Community Building	5-12	\$5/\$6	29
Princess Tea Party*	Carousel Building	All	Age 3-17 \$25/ \$30; 18+ \$10/ \$15; under 3 free	22; 26; 6
Egg My House	Community-wide	All	\$15	67 delivery; 12 pickup
Summer Playground Program	Lehr Park	5-12	Half day \$20/\$30; Full day \$40/\$50	48-62
Leaders in Training*	Brookside Park	12-16	\$70/\$80	4-8
Character Lunch*	Carousel Building	All	Not set	Not held yet
Murder Mystery*	Community Building	18+	\$55/60	69
Pumpkin Walk	Brookside Park	All	\$2	300+
Gingerbread Houses*	Community Building	All	Not set	Not held yet
Dashing through Dover	Community-wide	All	\$10	202
Storytime with Mrs. Claus*	Community Building	All	Not set	Not held yet
Sensory Santa*	Brookside Park	All	Free	Not held yet
Christmas with the Clauses*	Community Building	All	Not set	Not held yet

* 2022 program (not held in 2021 due to pandemic or new program)

Program Locations

The primary indoor location for Township-sponsored programs is the Dover Community Building. The buildings at Brookside Park are also used for events.

Use of Dover Area School District indoor facilities for Parks and Recreation Department programs is limited and difficult to schedule. Fees are charged for use of indoor school facilities which have become expensive for the Township and community groups to pay. The Parks and Recreation Department is charged more to use school district facilities than youth sports organizations. The Parks and Recreation Department currently uses a gymnasium at one elementary school for its Over-30 Basketball program and the high school football stadium for spectator viewing of the community fireworks display.

Most of the Township's outdoor recreation programs and special events are held at Brookside Park, Dover Community Park, and Lehr Unity Park. The School District's outdoor facilities are open for public use when not used by the schools.

Program Partners

Dover Township often partners with Dover Borough and West Manchester Township for special events and recreation programming. The Parks and Recreation Department works with youth sports groups on Township recreation facility scheduling. Programs, including an annual Chicken BBQ event, are held cooperatively with the Dover Area Public Library. In addition to the Library, the Heritage Senior Center is in the Community Building. The large Community Building room is used for community blood drives, AARP taxes, Shiloh Garden Club meetings, Heritage Senior Center fitness classes, pickleball play, and Dover Library summer programming. Troops from the Girl Scouts in the Heart of Pennsylvania Council have a dedicated room in the Community Building for their use and utilize Township space at no charge for a one-week summer camp program. The New Birth of Freedom Boy Scouts of America Council also utilizes Township parks and recreation facilities at no charge. The Bob Hoffman Dover Branch YMCA holds outdoor fitness classes at Brookside Park.

Program Promotion

Facebook, Twitter, Instagram, and LinkedIn are the most used sources to share Parks and Recreation Department program and facility information with the public. Facilities and programs are also promoted on the Township website, the Parks and Recreation Department website, and in the Township quarterly newsletter. Website links to youth sports organizations and other recreation providers are included on the Township website. The Department has the capability to send promotional emails to program participants through the MyRec.com registration system. Signs at Brookside Park, Lehr Unity Park, and Dover Community Park are used to post events. Events are also posted on FlipSide, an online platform of the York Daily Record. The Parks and Recreation Department does not utilize a logo or tagline. The Township's mission statement is 'Building Futures...Creating Memories.' The Parks and Recreation Department does not have its own mission statement.

Program Evaluation

After every recreation program and special event, the Parks and Recreation Director, Administrative Clerk, and Parks, Grounds, and Facilities Crew Level II employee meet to discuss what went well and what changes should be made in the future. Currently program evaluations are only staff driven; no participant evaluations are conducted.

A variety of other organizations provide recreation opportunities for Dover Borough and Dover Township residents.

- Dover Area Community Library The Dover Area Community Library is located next to Lehr Unity Park, within the Dover Township Community Building. Amenities include: high-speed Internet access, public computers, used book sales, study rooms, room rentals, printing, faxing, and scanning services. Free educational virtual and in-person programs for all ages include: Poetry and Performance Workshops; Grab and Go Activity Bags; Bedtime, Toddler, and Preschool Story Times; Teen Minecrafters and Dungeons and Dragons on the Teen Online Discord platform; Knitting Group; and Leap into Science Programs.
- Dover Diamond Sports Dover Diamond Sports is a recreational baseball and softball league chartered through Little League that serves approximately 265 children with spring and fall seasons. Dover Borough and Township ballfields at Brookside, Ketterman, Edgewood, and Lehr Unity Park are used for practices and games as well as the Dover Area School District elementary school ballfields.
- Dover Area Aquatic Club Dover Area Aquatic Club offers a variety of aquatic opportunities at the Dover High School Natatorium. Programs include a competitive age group swimming team, swimming and diving lessons, recreational swimming and lap swimming times, and pool rentals for private parties.
- Dover Eagles Youth Football Dover Area Youth Football Association focuses on teamwork, sportsmanship, and community service through youth flag football, tackle football, and recreational cheerleading. Approximately 200 boys and girls participate in programs. Mayfield Park is used for football practices and games.
- Dover United Soccer Club Dover United Soccer Club offers recreational and travel soccer play for nearly 200 boys and girls ages 4 to 18. Home fields are located at Lehr Unity Park.
- Dover Youth Basketball Association Dover Youth Basketball Association is a member of the York Adams Youth Basketball League. Approximately 300 boys and girls are involved in basketball programs. Dover Area School District gymnasiums are rented for the program.
- Dover Youth Lacrosse Club Dover Youth Lacrosse Club organizes, develops, and promotes the sport of lacrosse for children in kindergarten through 8th grade. Approximately 100 boys and girls are involved. The Club is affiliated with the York County Lacrosse Association and York Girls Lacrosse and utilizes Lehr Unity and Ketterman Parks for practices and games.
- Dover Youth Wrestling Club Dover Youth Wrestling Club teaches the fundamentals of wrestling to increase flexibility, strength, and overall conditioning. The Dover High School auxiliary gym is used for programs. The Club is a member of the York County Youth Wrestling League.
- Dover Sports Alliance The Dover Sports Alliance is a new organization comprised of the youth sports leagues in the Dover area. Sports include soccer, swimming, softball, baseball, basketball, wrestling, lacrosse, football, and cheerleading. Its purpose is to work to remove duplication of fundraising, promotion, registration, and scheduling efforts.
- Girl Scouts in the Heart of Pennsylvania North Woods Service Unit #222 and New Birth of Freedom Boy Scouts of America Council are both active in the Dover area and utilize the Dover Community Building and Dover Township parks for programs.

- Heritage Senior Center Heritage Senior Center, a non-profit organization funded in part by the York County Area Agency on Aging, is located in the Dover Community Building. The Area Agency on Aging leases the building space from the Township for a nominal monthly fee. The Senior Center's mission is to provide programs and services for those age 60 and over designed to overcome loneliness, combat boredom, enhance self-esteem and personal growth, and encourage independence through involvement in the community. A free hot nutritious meal is served each day. Programs offered include pickleball, exercise classes, bingo, chair yoga, book club, walking club, and day trips. The Senior Center is conducting a fund raising campaign to build a new facility on a donated property that will allow it to expand its recreational opportunities.
- OrangeMite Studios OrangeMite Studios is a 501(c)3 nonprofit organization that provides the community with opportunities to experience music and theater. OrangeMite has produced 29 of Shakespeare's plays and is well on its way to completing the entire 39-play Canon. OrangeMite Studios is a member organization of the Shakespeare Theatre Association.
- YMCA of the Roses Bob Hoffman Dover Branch The YMCA of the Roses was established in December 2021 through a merger between the YMCA of York and York County and the Lancaster Family YMCA. The Bob Hoffman Dover Branch YMCA offers a variety of programs for all ages including: before and after school child care, summer day camp, preschool programs, youth basketball and soccer, personal training, diabetes prevention, cancer survivor programs, nutrition coaching, weight loss programs, Alzheimer's education sessions, ballroom dancing, and a girls volleyball club. All programs are open to YMCA members and non-members.
- Greater Dover Dance Academy The Greater Dover Dance Academy provides dance training for ages 3 and up through five divisions: Fundamentals, Performance, Recreational, Praise, and Competition. Classes include pre-ballet, tap, creative movement, ballet technique, hip hop, modern, jazz, contemporary, pointe, lyrical, and theater jazz. Evening classes are offered in eight-week sessions; daytime classes are offered for preschool, homeschool, and cyber school students.
- York Bicycling York Bicycling is an online website for local cyclists to find and organize group rides in the York County area. To make them easier to find, group ride descriptions are online at www.meetup.com/York-Bicycling. This page is not affiliated with any person, club, or bike shop, though individuals, clubs, and bike shops are encouraged to post rides. This Meet-Up site is accessible to all who enjoy the social interaction of group rides. Over 1,000 people are members of the Meet-Up site.

Recreation Program and Special Event Strengths

- Highly successful recreation programs are offered by the Township Parks and Recreation Department with a strong emphasis on community events, many of which are annual traditions.
- Township programming is creative and fun.
- Social media platforms including Facebook, Instagram, Linked-In, and Twitter are used extensively to promote programs.
- A variety of other recreation providers serve the Dover area.
- A number of Township programs are sponsored with partner organizations.
- Recreation programs and special events are consistently evaluated by Township staff.
- Online program registration is available through the Township Parks and Recreation Department website.

- The Dover Area Library and Heritage Senior Center are in the Township at its Community Building.
- The Dover area has active youth sports organizations that are beginning to work together to remove duplication of items such as fundraising, promotion, registration, and facility scheduling.
- The School District allows the Township and community groups to use its indoor and outdoor facilities.
- The School District has an indoor swimming pool that is open for public use through the Dover Area Aquatic Club.

Recreation Program and Special Event Challenges

- The Township Parks and Recreation Director plans and conducts a large number of programs and special events. Additional programming will not happen without additional staff.
- The Community Building meeting room is shared among many groups. It is also rented and not able to be consistently used for Township programs.
- The Community Building room is too large and wide open as currently configured, seating 300 people.
- The Township does not have a dedicated indoor location for Township recreation programs. This limits the number of indoor programs that can be offered.
- The Heritage Senior Center is planning to construct a new building, but the timeframe is unclear.
- The cost to utilize School District facilities, particularly indoor facilities, is high. The Parks and Recreation Department is charged a higher rate than youth sports groups.
- No program participant evaluations are done.
- The use of indoor School District facilities for Township Parks and Recreation Department programs is very limited.
- Many of the large annual community events are not supported by volunteer committees.
- It can be difficult to recruit volunteers; many of the Township Parks and Recreation Department events cannot be held without volunteers.
- Borough recreation programs have been discontinued with the disbanding of the Recreation Board.
- All Township facilities are rentable, so Township program supplies must be locked up.
- Field and court availability are often reduced due to restrictions associated with Dover Area School District campus construction projects.
- The high level of youth sports participation in the Dover area has placed considerable demand on the Township park system. Eagle View Park fields are not constructed yet. The region is lacking multi-purpose fields to accommodate all sports.



CHAPTER 7: Park & Facility Maintenance

Dover Borough & Dover Township Park Areas & Recreation Facilities

Dover Borough does not own any parkland. It leases Ketterman Park under a 99-year agreement with the Dover Area School District. The park is adjacent to the Dover Area School District Administration and Dover Elementary School complex.

- The 12-acre Ketterman Park has a pavilion, restored Blacksmith's Shop, tot lot playground, swings, walking trail, two baseball fields, multi-purpose field, and basketball court. A large playground area at the elementary school is open to the public as well. The Blacksmith's Shop is open to the public for demonstrations on the second Saturday of each month from April through October. Reservations are taken for the park pavilion but no fee is charged. Two sports teams lease the baseball fields, paying a \$300 deposit and \$200 fee for the season. Lacrosse teams utilize the multi-purpose grass area in the park.
- The Greater Dover Historical Society has a walking history tour of Dover Borough available on its website called "Our Walking Tour." The tour was first started as a school program in 1995 and has 46 stops.

Dover Township owns eight park areas that encompass 147 acres, which include one park currently under development and one park in the master plan phase. Current developed park acreage is 70 acres. The Township parks contain four buildings available for community use, the Dover Community Building at Lehr Unity Park and three buildings at Brookside Park that are rented seasonally.

- The 25-acre Brookside Park was created in 1901 as a trolley park and sits in a grove of mature trees with the Fox Run stream running through the park. The park contains a youth playground, restrooms, baseball field, multi-purpose field, basketball court, two sand volleyball courts, a sewer right-of-way that serves as a trail, and a trail that connects to the Dover YMCA. Three buildings are available for seasonal rental from mid-April through late October: Carousel building which seats 200 people; Dance Hall which seats 125 people; and Large Kitchen building which seats 50 people. The buildings are not heated or air conditioned and do not have restrooms. A separate restroom building is located near the buildings. Brookside Park hosts several Dover Township Parks and Recreation events including Bunnyfest, Old Fashioned Carnival, Movies in the Park, Fall Festival, Pumpkin Walk, Halloween in the Park, and Christmas in the Park. It is also a Summer Playground program location.
- The 20-acre Lehr Unity Park has a baseball field with 90-foot base paths, three multi-purpose fields, a .5-mile walking trail, tot lot, youth playground, special needs playground, two pavilions (one with an indoor kitchen) available for seasonal rental, and restrooms. Local youth sports teams use the fields for practices in spring and fall. The Dover Community Building is in the park and houses the Dover Township Fire Department, Dover Area Public Library, Heritage Senior Center, and the Tax Collector's office. The Senior Center is planning to move to a new facility in the future. A large Community Room that seats 300 people is available for year-round rentals; the room can be split into two smaller spaces. In each February, Dover Doug delivers his Groundhog Day prognostication at the Lehr Unity Park pavilion. The park is also a location for the Township's Summer Playground program.
- The eight-acre Dover Community Park is adjacent to Dover Area High School. The park has: a pavilion and gazebo available for seasonal rental from mid-April through the end of October; a basketball court; youth playground; hill slide; restrooms; little free library; sledding hill; and a

veteran's memorial. Two bridges cross the stream that flows through the park. The park hosts the Township's Summer Concert Series. Dover Community Park is home to two historic buildings that were moved from their original locations to the park: the Log House and the Dover Jail.

- The eight-acre Mayfield Park is the home of Dover Area Youth Football Association. This park has a football field with a scoreboard and lights, a tower for calling games, a lighted practice field, a snack bar with covered seating, a storage building, tot lot, youth playground, and space for a basketball court. Mayfield Park is bordered by the Little Conewago Creek.
- Hadley Park is a six-acre open space with a picnic table and stream.
- The three-acre Edgewood Park contains a tot lot, youth playground, and two small baseball fields.
- Dover Township recently began development of the 55-acre Eagle View Park on the location of the former Mid-Atlantic Golf Course which is located directly behind the Dover Township Municipal Building. Phase 1 construction includes an ADA walking trail, a pavilion with fireplace available for rental seasonally, a sledding hill, an outdoor classroom, stream, and an 18-hole amateur level disc golf course. Phase 2 construction will contain a baseball field with 90-foot base paths, parking lot, as well as trails and bridges to connect the park to Dover Area Middle School. Future phases include an amphitheater, restrooms, pavilions, tot lot, youth playground, splash pad, additional parking, and additional walking trails.
- The Township is completing a master plan for Terra Vista Park, a 22-acre parcel that was recently acquired for a future expansion of Lehr Unity Park.

Dover Township also owns and maintains approximately 40 acres of property at the following areas that could be used as future park space or as connections to established parks.

- Edgewood (Devonshire Drive) 1.7 acres
- Edgewood (Greenfield Drive) 1.9 acres
- Edgewood (Marborough Road) 0.8 acres
- Tower Village (Wyngate Dr.) 2.4 acres
- Solar Drive 1.9 acres
- Sunrise Acres (Chickadee Drive) 3.3 acres
- Sunrise Acres (South Partridge Drive) 1.7 acres
- Pine Road (several properties)
- Kunkle Mill Road (canoe launch) 0.2 acres

Park Maintenance Responsibilities

Dover Borough Public Works staff removes trash and makes park repairs at Ketterman Park. Grass mowing and tree trimming are contracted out. Baseball teams get the infields ready for play.

The Dover Township Public Works Department is responsible for park and facility maintenance. Five fulltime Parks, Grounds, and Facilities employees, handle the majority of park maintenance work, including the Parks, Grounds, and Facilities Superintendent who reports to the Public Works Director. No seasonal part-time maintenance staff have been hired since the full-time staff was increased to five employees.

Employees are members of the Teamsters Union. The collective bargaining agreement between the Township and employees does not impose conditions adversely affecting the maintenance program.

The Parks, Grounds, and Facilities crew is supplemented infrequently with community service workers who are tasked with routine duties such as window washing and general park grounds cleanup. The Parks and Recreation Director also occasionally recruits volunteers to assist with maintenance. Recently over 20 people from the local Giant grocery store performed a variety of tasks including general park cleanup, landscape mulching, and painting.

The Township operates Adopt-A-Road/Right-of-Way and Adopt-A-Park programs to involve residents in conservation efforts. Eligible groups must sign an agreement with the Township and agree to do park clean-ups at least two times per year. The Township posts a sign in the park naming the adopting group or individual.

The Township contracts most of the mowing at the parks and contracts cleaning of the permanent restrooms at three parks. The cleaning contractor is responsible to lock the restrooms each evening. Infield preparation and maintenance is addressed by the youth sports leagues. The Parks and Recreation Director communicates frequently and maintains positive working relationships with the youth sports leagues.

The Parks, Grounds, and Facilities crew annually assists the Roads crew with snow removal on the roads, the spring and fall brush pickup, and fall leaf collection programs. The Public Works, Sewer, and Parks, Grounds, and Facilities staff work together when any of the divisions have a project requiring additional help or specialized equipment.

Staff Training

Maintenance staff are required to maintain Commercial Driver's License certification and CPR and First Aid certifications. They also receive National Incident Management System training. Two maintenance employees maintain their Certified Pesticide Applicators License. The Parks and Recreation Director is a Certified Playground Safety Inspector(CPSI). A Parks, Grounds, and Facilities crew member is also obtaining his CPSI. New employees are provided an orientation program.

Park Inspections

A park system walk-through is conducted by the Parks, Grounds, and Facilities Superintendent in the spring and the maintenance crew does periodic inspections at least monthly. There are no records documenting these inspections. Any issues are recorded and scheduled for correction. An annual system inspection is also conducted by the Township's insurance carrier. The Parks and Recreation Director annually inspects the Township's playground equipment together with CPSI's from other municipalities. The inspections are documented.

Park Maintenance Work Scheduling and Record Keeping

The Parks, Grounds, and Facilities Superintendent meets with the staff to assign the day's work duties. The work schedule is prepared using the Standard Operating Procedures Plan prepared by the Superintendent which includes a description of routine tasks, their frequency, and the time of year. The document, which is updated annually, provides important information to ensure timely completion of tasks and helps with new employee orientation.

The Township office forwards all requests for service and complaints about recreation facility conditions to the Parks, Grounds, and Facilities Superintendent. The Superintendent takes the appropriate action to resolve the issue. Resident complaints may also be submitted to the Township via a form on the Township's website.

Time keeping records are for payroll purposes only and do not include information about maintenance tasks completed. The Township is in the process of finalizing an iPad record keeping program to record work information and produce reports. The maintenance staff will receive two iPads, one each for parks and facilities.

Park Safety and Security

Park attendants are not hired to work at the parks to supervise park rentals and assist visitors. The Northern York Regional Police Department does not routinely patrol the parks and recreation facilities but will step up patrols when asked. No security cameras are placed at the parks; however, the two largest parks will be equipped with cameras in the future. All parks have some security lighting. No parks are gated.

Budgeting

The Parks, Grounds, and Facilities Superintendent annually recommends changes to the operating budget and the capital improvement program budget. This is submitted to the Township Manager. There is no formal depreciation plan for buildings or equipment. The Capital Improvement Plan is used as the tool to project long-term equipment replacement and facility renovation and replacement.

The Parks, Grounds, and Facilities division receives sufficient funding to perform its work, is adequately staffed, and has the equipment needed to get the job done. Communication and cooperation between the Parks and Recreation Director and the maintenance crew is excellent.

Park and Facilities Maintenance Strengths

- Five full-time staff people are assigned to Township Parks, Grounds, and Facilities maintenance.
- The other Township Public Works Department divisions help with park maintenance work and share equipment when needed.
- Youth sports groups prepare fields for practices and games.
- Contracted mowing and restroom cleaning frees up staff for other tasks.
- There is good communication and cooperation between the Township Parks and Recreation Director and the Parks, Grounds, and Facilities staff.
- Playgrounds are inspected by the Township Parks and Recreation Director with the help of other York County CPSIs. A Parks crew member is becoming a Certified Playground Safety Inspector.

- A structured plan for park improvements is not in place.
- Park inspections are performed but are not documented in writing.
- Vandalism at the parks is a concern at times.
- Custodial work is lacking at the Community Building and at the Brookside Park buildings during rentals.
- Issues with inappropriate use of facilities during rentals have occurred, such as alcohol use, lack
 of cleanup after functions, and damage to facilities.
- The small, scattered land parcels owned by the Township must be mowed which adds to maintenance costs.



CHAPTER 8: Financing & Funding

Financing & Funding

The Dover Borough parks and recreation General Fund budget for 2022 is \$16,100. This includes recreation activity supply expenses, contracted mowing, park repairs and maintenance, and donations to the library and other groups. Dover Borough's total budget in 2022 is \$983,584. Parks and recreation expenses are 1.6 percent of the total budget. With a 2020 population of 1,981, Dover Borough is spending \$8.13 per capita on parks and recreation.

Funds for staff salaries, park maintenance, park improvements, and recreation facility operation are part of the Township Parks and Recreation Department General Fund budget. A separate Township Recreation Fund is operated as a break-even budget with revenue generated to match expenses. An allocation from the General Fund is deposited into the Recreation Fund to cover the difference between revenue earned and expenses each year. This allocation was \$52,695 in 2021. Revenue generated by programs and special events is also deposited into the Recreation Fund.

The Parks and Recreation Department total budget in 2021 was \$779,342; this amount factors in the combined General Fund and Recreation Fund expenses. The \$657,842 in local tax-supported funding provided by the Township covered 84.4 percent of the Parks and Recreation Department's operating expenses in 2021. The remaining expenses of \$121,500 were 15.6 percent of total expenses, funded by revenue earned in a variety of ways.

The expenses and revenue for the Dover Community Building are not part of the Parks and Recreation Department budget.

Parks and recreation expenses represent 9.2 percent of Dover Township's total 2021 operating budget of \$7,095,728. With a 2020 population of 22,366, Dover Township is spending \$657,842 in net expenses after earned revenue is calculated in, or \$29.41 in local taxes on parks and recreation per capita in 2021.

Tables 8-1 and 8-2 show the Township Parks and Recreation Department actual figures for 2020 and	
budgeted figures for 2021 and 2022.	

	Table 8-1		
Dover Township Parks and Recre	ation General	Fund Budget –	2020-2022
Revenue Category	2020 Actual	2021 Budget	2022 Budget
Newsletter Advertisers	\$6,950	\$9,000	\$8,000
Rentals/Brookside	\$6,078	\$9,000	\$23,000
Totals	\$13,028	\$18,000	\$31,000
Expense Category	2020 Actual	2021 Budget	2022 Budget
F/T Administration Salary & Benefits	\$51,126	\$51,710	\$61,961
Recreation Allocation	\$52,695	\$52,695	\$54,303
F/T Parks Salaries & Benefits	\$130,988	\$132,170	\$147,409
P/T Parks Salaries & Benefits	\$11,185	\$45,791	\$48,977
Retention Ponds	\$40	\$350	\$600
Supplies	\$19,555	\$14,500	\$25,700
Fuel/Facilities	\$3,594	\$3,000	\$3,300
Insurance	\$3,992	\$4,400	\$4,840
Minor Equipment Purchases	\$26,360	\$17,550	\$21,450
Contract Services/Rentals	\$61,704	\$73,000	\$151,620
Engineering Services	\$15,126	\$15,000	\$5,400
Communications	\$2,401	\$21,000	\$2,800
GPS Units	\$441	\$900	\$900
Utilities	\$43,373	\$51,300	\$53,300
Maintenance & Repair Services	\$8,161	\$63,525	\$82,000

Table 8-1				
Dover Township Parks and Recreation General Fund Budget – 2020-2022				
Revenue Category	2020 Actual	2021 Budget	2022 Budget	
Uniform Rental	\$3,415	\$5,200	\$5,200	
Mowing	\$33,100	\$38,200	\$41,700	
Major Equipment	\$72,101		\$21,000	
Fuel/Ambulance	\$8,451	\$10,000	\$10,000	
Dover Ambulance Club	\$15,000	\$15,000	\$20,000	
SPCA	\$10,855	\$10,856	\$10,856	
Totals	\$573,663	*\$626,147	\$773,316	
Net Budget	\$560,635	\$608,147	\$742,316	

*Minus \$185,000 in capital expenses.

Table 8-2				
Dover Township Recreation Fund Budget – 2020-2022				
Revenue Category	2020 Actual	2021 Budget	2022 Budget	
Interest Income	\$303	\$300	\$300	
Township Allocation	\$52,695	\$52,695	\$54,303	
Preschool Programs	N/A	\$800	\$3,000	
Playground Registration	\$960	\$10,000	\$50,000	
Over-30 Basketball	\$188	\$200	\$800	
Old Fashioned Carnival		\$2,500	\$2,000	
Fall Festival	\$2,206	\$2,500	\$2,000	
Holiday Events	\$30	\$400	\$3,000	
Fitness Programs	\$1,360	\$3,500	\$2,000	
Bunnyfest		\$1,000	\$1,000	
Recreation Programs	\$967	\$1,000	\$5 <i>,</i> 000	
Miscellaneous Revenue	\$102	\$1,000	\$2,000	
Consignment Tickets	\$204	\$6,000	\$6,000	
Sponsors	\$3,775	\$8,000	\$30,000	
Movie Program	\$630	\$500	\$3,000	
Cookbook Income	\$48	\$300	\$300	
Trips		\$60,000	\$100,000	
Yoga Classes	\$2,110	\$3,500	\$10,000	
Grants		\$2,000	\$2,000	
Totals	\$65,578	\$156,195	\$309,703	
Expense Category	2020 Actual	2021 Budget	2022 Budget	
Supplies	\$398	\$500	\$500	
Dues/Memberships/Seminars	\$2,393	\$3,000	\$3,000	
YTH Tennis	+ = / = = = =	\$1,000	\$1,000	
Over-30 Instructor Expenses	\$141	\$175	\$800	
Carnival Supplies & Materials	\$1,627	\$6,000	\$6,000	
Fall Festival Expenses	\$16,783	\$10,000	\$50,000	
Holiday Events Expenses	\$8,463	\$8,500	\$35,000	
Salary & Benefits	\$32,273	\$6,382	\$72,273	
Mileage		\$300	\$300	
National Night Out		\$500	\$500	
Bunnyfest Expenses		\$2,500	\$2,000	
Playground Supplies	\$2,829	\$6,000	\$5,000	
Insurance	·····	\$324	\$350	
Consignment Tickets		\$5,500	\$5,500	
Movie Program	\$2,825	\$4,000	\$6,000	
Trips & Bus Expenses	\$955	\$52,000	\$89,500	
Fitness Program Expenses		\$3,000	\$500	
Yoga Classes Expenses	\$3,550	\$4,000	\$9,100	
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Table 8-2 Dover Township Recreation Fund Budget – 2020-2022			
Revenue Category	2020 Actual	2021 Budget	2022 Budget
Recreation Program Expenses		\$1,000	\$8,527
Recreation Miscellaneous Expenses	\$3,066	\$8,378	\$9,608
Recreation Software	\$3,295	\$3,495	\$3 <i>,</i> 495
Unemployment Compensation		\$750	\$750
Totals	\$46,324	\$153,195	\$309,703
Net Budget	+\$19,254	+\$3,000	\$0

Funding Sources

Sources of Township operating revenue for parks and recreation other than taxes are:

- Recreation program fees
- Special event donations
- Picnic pavilion rentals
- Building rentals
- Newsletter advertisers
- Business sponsorships

A fee schedule is approved each year by the Township Board of Supervisors as part of the annual budget. The Township does not have a formal fees and charges policy in place for recreation programs and facilities.

A solicitation package for business sponsors is available on the Dover Township website. In 2022, over \$10,000 in special event business sponsorships has been received. Donation boxes are used at each special event to help cover some of the event costs.

Youth sports groups do not pay to use Township park facilities if 50 percent of the participants live in Dover Borough or Dover Township. Those who live within the boundaries of the Dover Area School District are considered as residents for Township recreation programs and facility rentals; those who live elsewhere pay non-resident rates. This means that Dover Borough residents are treated as residents for Township programs. Non-resident program rates are generally \$10 higher than resident rates. No formal policy exists on how non-resident rates are calculated.

A separate website from the Township website, DoverTwpRec.com, is used for online program registration and facility rentals. A three percent convenience fee is charged for online payments. Check and cash payments may be made when registering in person for programs or applying for a facility rental at the Township Building with no convenience fee. Credit cards are accepted at the Township Building and at community events.

Table 8-3 shows the number of facility rentals and revenue earned in 2021.

Table 8-3 Park Building and Pavilion Rentals 2021					
Facility	Total # of Rentals	Total Revenue			
Community Building	611	\$20,780			
Brookside Park	337	\$23,320 Carousel - \$11,945 Whole Park - \$3,950 Dance Hall - \$4,775 Building #2 - \$2,450 Building #3 - \$200			
Community Park	63	\$970 • Whole Park - \$170 • Gazebo - \$30 • Pav 1 - \$770			
Lehr Unity Park Pavilions	153	\$2,345 #1 w/kitchen - \$1,845 #1 no kitchen - \$235 #2 - \$245			
Totals	1,164	\$47,415			

Financing and Funding Strengths

- The Township makes a significant financial investment in parks and recreation.
- The Borough is spending funds on parks and recreation.
- The Township Parks and Recreation Department does an outstanding job raising non-tax supported revenue with different sources of revenue used.
- Revenue generated by the Township Parks and Recreation Department goes into a separate Recreation Fund and can be directly used for program needs.
- Revenue earned will begin to go back up to pre-pandemic figures in 2022 as the program and facility schedules return to normal.
- Non-resident rates are charged for programs and facilities.

Financing and Funding Challenges

- The need for self-generated revenues puts pressure on the Township Parks and Recreation Department as it continues in its mission to serve all members of the community, including those with little means to pay for parks and recreation services. Balancing financial needs with the social equity mission is challenging.
- No policy is in place to determine how program fees are set. As a result, the goal has been for recreation programs to break even, not generate net revenue. No plans are put together to increase program revenue to support the hiring of staff positions.
- Dover Borough residents are considered as residents for the fee-based services of the Township Parks and Recreation Department.

- Revenue from the rental of Township recreation facilities goes into the General Fund not the Recreation Fund.
- Expenses for some of the community events are high with little to no revenue to support them except for business sponsorships.
- A three percent convenience fee is charged for credit card use.



CHAPTER 9: Park Master Plans

Park Master Plans

Park master plans were developed for Lehr Unity Park & Terra Vista Park; The planning process, findings, and recommendations are outlined in this chapter. A site development drawing/master plan was also developed for Alda Ketterman Park; The master plan, phasing plan and probable construction cost opinions are also included at the end of this chapter.

Planning Process

The Park Master Plan planning process for Lehr Unity Park and Terra Vista Park included four parts:

- 1. Inventory and Assessment of Existing Natural and Man-made Resources
- 2. Public Participation
- 3. Park Master Planning
- 4. Costs and Implementation Strategy

1. Inventory and Assessment of Natural and Man-made Resources

The natural resources, setting, and existing features of Lehr Unity Park and Terra Vista Park were viewed and assessed. Existing park features were evaluated for compliance with accessibility and safety standards and consideration for functional improvements. Undeveloped areas were explored for compatibility with expansion and development of park facilities.

2. Public Participation

Stakeholder, Study Committee, and public input was sought throughout the planning process to guide the master plan. An Open House was held early in the planning process and residents were asked to comment on the two park master plans. A recreation preference exercise identified enhancements that residents would like to see in the parks. Sports group representatives shared information about how they use Lehr Unity Park and how their facility needs could be incorporated into future development of Terra Vista Park. The Study Committee critiqued preliminary versions of the Master Plans and provided input to the master planning process.

3. Park Master Planning

Preliminary designs were developed to illustrate different improvements and expansion of park facilities at Lehr Unity Park and potential development of park facilities at Terra Vista Park. Both parks will provide accessible routes to all facilities. The master plans maximized the number of athletic fields, sport courts, and playground areas and added suggested support facilities such as expanded parking, connective trails, pavilions, bleacher seating, and paved plaza areas. The master plan for each park was finalized based on comments from the Study Committee and residents attending the final public meeting.

4. Costs and Implementation

Probable construction cost opinions and phasing plans for implementing the master plans over time were completed.

The following summarizes the input and findings of the public participation process relative to Lehr Unity Park and Terra Vista Park Master Plans.

- Provide additional multi-purpose and "dedicated" flat athletic fields needed for practice and games.
- Replace the football game and practice fields that flood at Mayfield Park.
- Develop basketball courts and pickleball courts for general recreation use.
- Provide walking and bicycle trails.
- Expand sports, recreation, and activities for teens, adults, seniors, and persons with special needs.
- Include a dog park, community center, skate / bike trail, and splash pad.
- Provide a longer walking trail at Terra Vista Park and merge with Lehr Unity Park
- Lehr Unity Park needs a basketball court
- A turf field is desired by the soccer organizations
- Provide more opportunities for events in the community
- Add lighting for longer use in the spring / fall for facilities and additional parking

Lehr Unity Park Master Plan

Site Characteristics

Lehr Unity Park is 19.62-acres located on Davidsburg Road in the south western portion of Dover Township. The park is surrounded by residential land use and shares the site with the Dover Township Volunteer Fire Department and Dover Township Community Center Building which houses the Dover Area Library and Heritage Senior Center.

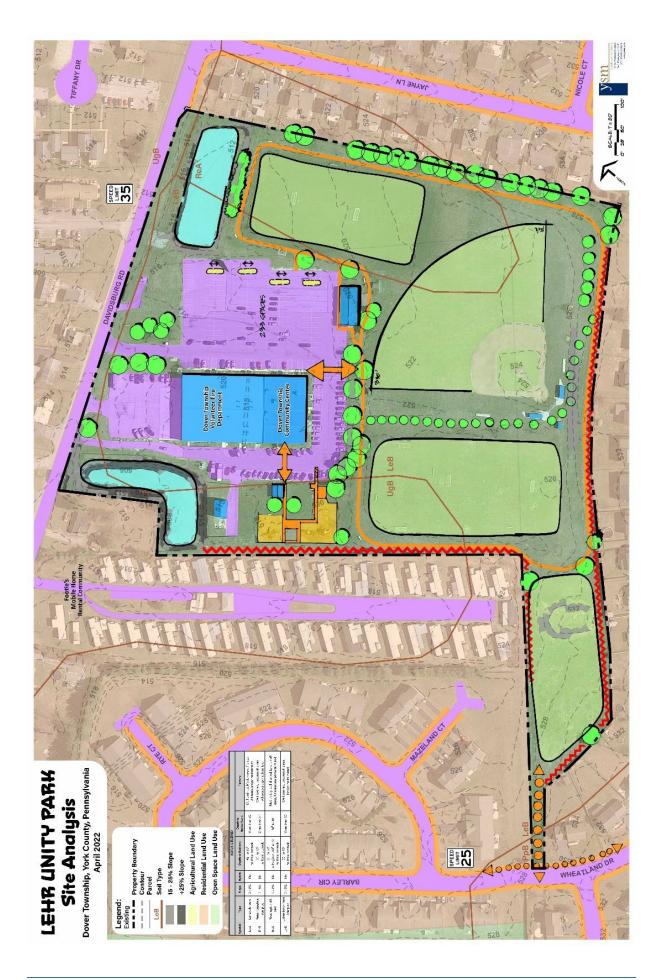
Lehr Unity Park is currently used as a community park with athletic fields, playground, small pavilion, pavilion/concession/restroom building, and perimeter loop trail. The majority of the park site is relatively shallow sloping (with grades in the 0-3 and 3-8-percent slopes), draining to the north and northwestern stormwater bioretention basins.

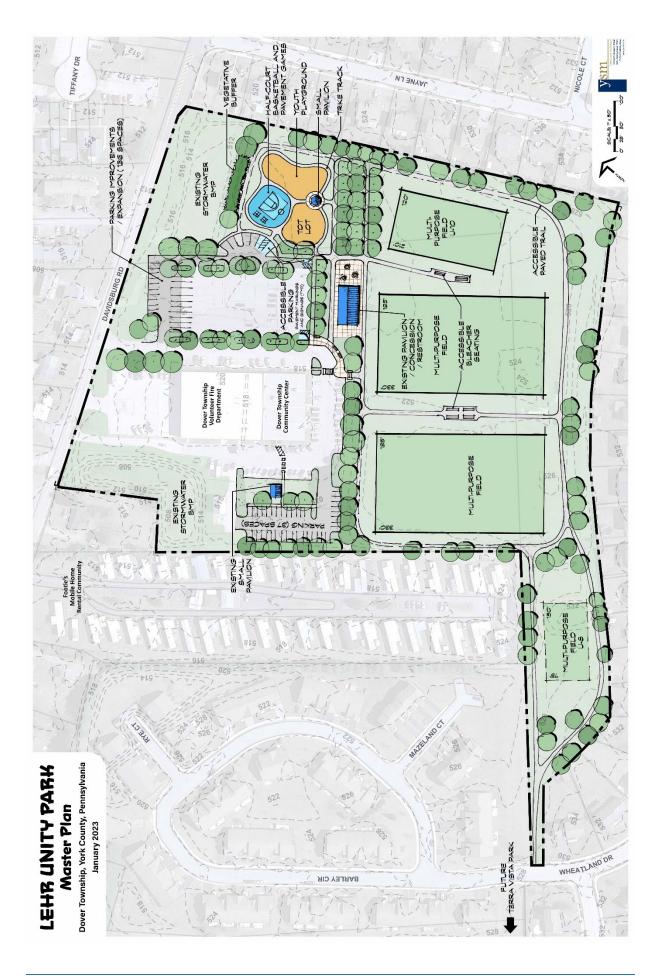
Lehr Unity Park Master Plan

The Lehr Unity Park Master Plan proposes a playground and athletic focus to serve municipal residents and the needs of the many sports groups of the Township. The multi-purpose fields are envisioned as a location for youth and adult sports seasonal activities and tournaments. The playground area combines multiple play activities for informal play and to support the summer playground program. Recreation and support facilities include:

- Two 330' x 195' multi-purpose fields (high school size soccer fields).
- One (U-10) 210' x 120'multi-purpose field.

- One (U-8) 150' x 75' multi-purpose field.
- Playground hub with half-court basketball and pavement games, youth playground, tot lot playground, and trike track. The playground hub increases overall play value with updated playground equipment, enhances safety with age-segregated play areas, provides opportunities for socialization, adds new types of recreation at the park, and encourages kids to be active and spend time outside.
- Accessible paved trails at the park that connect facilities and form a perimeter loop trail. The distance of the outer-most trail loop is 0.5-mile. The trails provide accessible routes to facilities and meet ADA requirements.
- Small pavilion at the playground hub for picnic activities, spectating, and socialization.
- Existing pavilion/concession/restroom with picnic and seating plaza
- Accessible bench seating at the playground hub and along the park trails.
- Accessible bleacher seating areas with adjacent pavement for wheelchair seating located along the accessible route between the multi-purpose fields.
- Native tree plantings throughout the park and around parking and paved areas that provide environmental benefits of cooling temperatures, offering habitat, and improving air, soil, infiltration and water quality.
- Native vegetative buffers to screen the existing stormwater bioretention basin from the playground hub and a buffer around the park perimeter to provide screening for neighbors.
- Expanded parking areas with accessible parking spaces and drop-off areas with improved circulation.





Probable Construction Cost Opinion

All costs provided for the three master plans are estimated based on the findings of the master plan and knowledge of similar park development. As funding becomes available the municipality may want to develop the remainder of the park in phases. Design and engineering fees are presented as a percentage of construction costs and may vary when based on a detailed proposal for professional services.

Costs are based on Pennsylvania prevailing wages for year 2023 construction. A fifteen-percent contingency is included and soft costs such as mobilization, demobilization, layout, etc. are presented as a percentage of the construction costs.

Probable Construction Cost Opinion Assumptions and Exclusions

The Probable Construction Cost Opinions for the three parks exclude the following items:

- Utility service connection fees.
- Electric service upgrades or distribution.
- Utility location/relocation.
- Excavation or removal of rock or unsuitable materials.
- Remediation of soils and sinkholes.
- Soil amendments.

- Import of topsoil.
- Dumping/hauling fees.
- Improvements to adjacent roads.
- Off-site trail extensions.
- Construction management.
- Construction inspections fees.
- Off-site improvements and off-site engineering.

YSM is not a construction contractor and therefore probable constructions cost opinions are based solely upon our experience with construction. This requires YSM to make a number of assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which YSM has no control. Assumptions were made based on our visits to the site and the review of available information. Stormwater management and erosion and sedimentation control costs are provided on a percent of construction cost and specific strategies for this work cannot be defined until the design and engineering phase.

Park Improvement Phasing

Development of Lehr Unity Park will be an investment in the recreation and special events opportunities offered to Dover Township residents and park visitors. Achieving the vision presented in the master plan for the park will require significant capital expenditures. As with most government investment in recreation facilities, it is anticipated that the investment will occur in multiple phases over several years. To guide the proposed improvements to Lehr Unity Park, probable construction cost opinions have been prepared. The probable construction cost opinions correspond to the park phases of development as determined by the Study Committee.

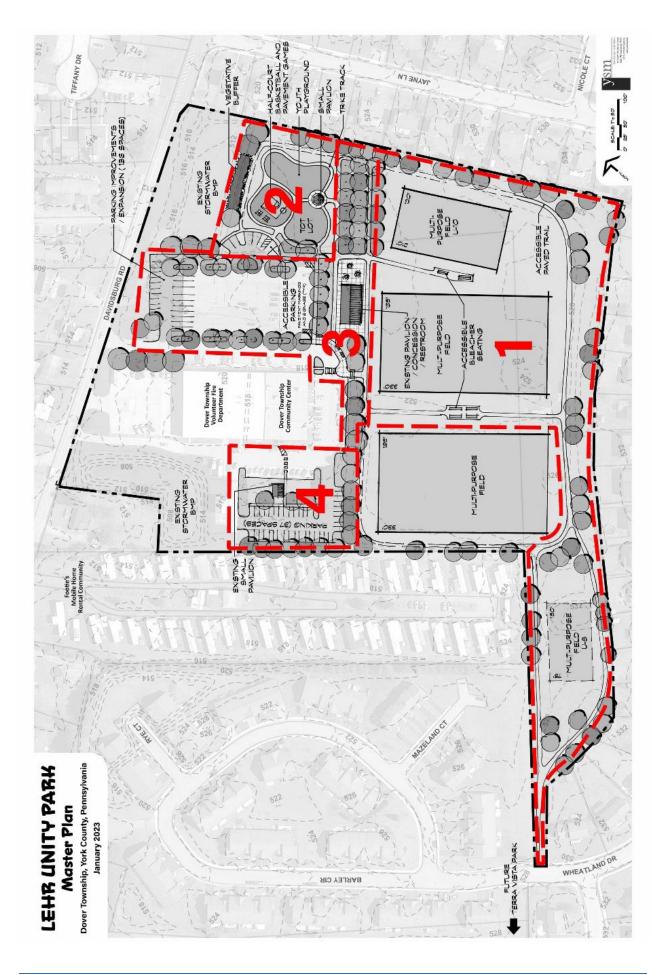
Phase 1 – Removal of baseball field and development of multipurpose fields and trail – \$487,848.

Phase 2 – Develop playground area with age-segregated playground, half-court basketball, pavement games, small pavilion, and trike track. Develop trail and expanded and accessible parking - \$921,563.

Phase 3 – Enhance the park hub with new plaza at concession/restroom/pavilion, drop-off area, expanded parking and parking islands, trails, and tree planting - \$492,922.

Phase 4 – Removal of existing playground equipment and expanded parking - \$262,910.

The total probable construction cost for Phases 1-4 is \$2,165,238. The Phasing Plan is provided on the next page, followed by probable construction cost opinions for each phase.



	PROBABLE CONSTRUCTION COST OPINION	T OPINION		
Owner: Project Title:	Owner: Dover Township Project Title: Lehr Unity Park - Phase 1: Athletic Fields and Trails		Date Prepared <u>2/2/2023</u> DCNR Project No.	<u>2/2/2023</u> 3.
Item No.	Work Item	No. of Units	Unit Cost	Total Cost
Ļ	Demolition / Site Preparation			\$2,500
	A. Misc. Site Preparation	1 LS	\$500	\$500
	B. Remove Existing Infield	1 LS	\$2,000	\$2,000
2	Earthwork			\$56,000
	A. Strip / Stockpile / Replace Topsoil	3,000 CY	\$7	\$21,000
	B. Grading Operations	5,000 CY	\$7	\$35,000
ę	8' Wide Accessible Bituminous Trails (2,545 LF)			\$165,750
	A. Excavation, Aggregate, Bituminous	2,550 SY	\$65	\$165,750
4	Multi-Purpose Fields			\$10,640
	A. Fine Grading and Compaction (330x195 Field)	920 CY	\$7	\$6,440
			\$7	\$2,800
	C. Fine Grading and Compaction U-8 (150x75 Field)	200 CY	\$7	\$1,400
5	Signage			\$2,900
	A. DCNR Funding Acknowledgement Sign	1 LS	\$400	\$400
	B. Park Kiosk	1 EA	\$2,500	\$2,500
9	Site Amenities			\$26,320
	 Benches (Recycled Materials) 	2 EA	\$1,500	\$3,000
		6 EA	\$2,500	\$15,000
		2 EA	\$400	\$800
	D. Ship and Install Site Amenities (40% of Costs, A-C)	1 LS	\$7,520	\$7,520
7	Site Utilities			\$0
	A. Lighting at Multi-Purpose Fields	1 LS	\$0	\$0
œ	Native Landscaping			\$40,850
		16,500 SY	\$1.40	\$23,100
		20 EA	\$550	\$11,000
	C. Evergreen and Flowering Trees	15 EA	\$450	\$6,750
თ	0			\$24,397
	 A. Stormwater Management (4%) 	1 LS	\$12,198	\$12,198
	B. Erosion Control Measures (4%)	1 LS	\$12,198	\$12,198
10	Bond Mobilization and Layout			\$39,523
	 A. Bond Mobilization and Layout (12%) 	1 LS	\$39,523	\$39,523
11				\$55,332
	A. 15% Contingency	1 LS	\$55,332	\$55,332
12	Professional Fees			\$63,632
	A. Professional Fees (15%)	1 LS	\$63,632	\$63,632
	Total			\$487,843

PROBABLE CONSTRUCTION COST OPINION
Owner: Dover Township Project Title: Lehr Unity Park - Phase 2: Playground Hub
Work Item
Demolition / Site Preparation A. Misc. Site Preparation
tthwork Strip / Stockpile / Replace Topsoil
Grading Operations
Parking Expansion at East Playground A Excavation Accrecate Bituminous
Parking Lot Striping
Parking Space Curb Stops
8' Wide Accessible Bituminous Trails (260 LF) A Excavation Anorenate Bituminous
5' Wide Accessible Bituminous Trails (435 LF) A. Excavation, Aggregate, Bituminous
Basketball Half-Court and Pavement Games
Fine Grading and Compaction Bituminous Pavement
Pavement Game Striping Posts / Goals and Nets
Tot Lot (Ages 2-5)
Play Equipment Allowance Play Equipment Shinning & Installation
Excavation Fine Grade and Compaction
Concrete Curb Edging
Safety Surface (Wood Carpet)
G. Stone Base and Filter Fabric
Play Equipment Allowance
Play Equipment Shipping & Installation
Concrete Curb Edging
Safety Surface (Wood Carpet) Stone Base and Filter Fabric
Concrete Pavement and Walls
Concrete Pavement (Playground Pavilion)
e Amenities Game Tablas and Chairs /2004 ≬D∆) (Berucled Materials)
Benches (Recycled Materials)
Trash Receptacle (Recycled Materials)
Ship and Install Site Amenities (40% of Costs, A-G)
vilions Small Pavilion (Playground)
A. LIUIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII

tem No.	Work Item	No. of Units	Unit Cost	Total Cost
13	Native Landscaping			\$13,110
	A. Lawn Seeding	900 SY	\$1.40	\$1,260
	B. Shade Trees	7 EA	\$550	\$3,850
	C. Vegetative Buffer Planting Allowance	1 LS	\$8,000	\$8,000
14	Stormwater Mgt and Erosion Control			\$46,087
	A. Stormwater Management (4%)	1 LS	\$23,043	\$23,043
	B. Erosion Control Measures (4%)	1 LS	\$23,043	\$23,043
15	Bond Mobilization and Layout			\$74,661
	A. Bond Mobilization and Layout (12%)	1 LS	\$74,661	\$74,661
16	Contingency			\$104,525
	A. 15% Contingency	1 LS	\$104,525	\$104,525
17	Professional Fees			\$120,204
	A. Professional Fees (15%)	1 LS	\$120,204	\$120,204
	Total			\$921,563

	PROBABLE CONSTRUCTION COST OPINION	T OPINION		
Owner: Project Title:	Owner: <u>Dover Township</u> Project Title: <u>Lehr Unity Park - Phase 3: East Parking and Pavilion</u>		Date Prepared 2 DCNR Project No.	<u>2/2/2023</u>
Item No.	Work Item	No. of Units	Unit Cost	Total Cost
-				\$8,500
		1 LS	\$500	\$500
,		1000,1	۶ ۶	\$0,000
2	=		6.7	\$5,250 \$1 7E0
	A. Strip / Stockpile / Replace Topsoll	250 CT	9/	\$1,750 \$2,500
¢	D. Glauning Operations Doubling Examplication East		ē	¢100 07E
n	=		L C Đ	\$108,8/5
		1,615 57	50¢	\$104,975 \$1 800
	B. Parking Lot Striping and Crosswalk	- L0	\$1,800 \$100	\$1,800 #1,200
	C: Farking space Curb Stups D. ADA Parking Pavement Striping and Signage	2 SP	\$450	\$900 \$
4	>			\$33,800
	A. Excavation, Aggregate, Bituminous	520 SY	\$65	\$33,800
£	Concrete Pavement and Walls			\$96,440
	 Concrete Pavement (Existing Pavilion) 	5,350 SF	\$12	\$64,200
	B. Concrete Pavement (Drop-off)	2,020 SF	\$12	\$24,240
	C. Concrete Steps (Drop-off)	1 LS	\$8,000	\$8,000
9	Site Amenities			\$35,280
		5 EA	\$2,400	\$12,000
	B. Benches (Recycled Materials)	3 EA	\$1,500	\$4,500
		2 EA	\$1,500	\$3,000
		1 EA	\$1,200	\$1,200
	_	1 EA	\$4,500	\$4,500
	F. Ship and Install Site Amenities (40% of Costs, A-E)	1 LS	\$10,080	\$10,080
7				\$0
		1 LS	\$0	\$0
	B. Sanitary Sewer Extension	1 LS	\$0	\$0
ø			:	\$19,990
		1,600 SY	\$1.40	\$2,240
		20 EA	\$550	\$11,000
	C. Evergreen and Flowering Trees	15 EA	\$450	\$6,750
ი	0			\$24,651
		1 LS	\$12,325	\$12,325
	B. Erosion Control Measures (4%)	1 LS	\$12,325	\$12,325
10	Bond Mobilization and Layout			\$39,934
	 Bond Mobilization and Layout (12%) 	1 LS	\$39,934	\$39,934
7	Contingency			\$55,908
	A. 15% Contingency	1 LS	\$55,908	\$55,908
12	<u> </u>			\$64,294
	 A. Professional Fees (15%) 	1 LS	\$64,294	\$64,294
	Total			\$492,922

	PROBABLE CONSTRUCTION COST OPINION	T OPINION		
Owner: Project Title:	Owner: <u>Dover Township</u> Project Title: <u>Lehr Unity Park - Phase 4: West Parking Expansion</u>		Date Prepared <u>2/2/2023</u> DCNR Project No.	2/2/2023
Item No.	Work Item	No. of Units	Unit Cost	Total Cost
۲	Demolition / Site Preparation			\$19,500
	A. Misc. Site Preparation	1 LS	\$500	\$500
	B. Bituminous Pavement Removal	500 SY	\$8	\$4,000
	C. Remove Existing Playground	1 LS	\$15,000	\$15,000
7	Earthwork			\$5,250
	A. Strip / Stockpile / Replace Topsoil	250 CY	\$7	\$1,750
	B. Grading Operations	500 CY	\$7	\$3,500
ę	Parking Expansion West			\$121,325
	A. Excavation, Aggregate, Bituminous	1,765 SY	\$65	\$114,725
	B. Parking Lot Striping and Crosswalks	1 LS	\$2,000	\$2,000
	C. Parking Space Curb Stops	37 EA	\$100	\$3,700
	D. ADA Parking Pavement Striping and Signage	2 SP	\$450	\$900
4	5' Wide Accessible Bituminous Trails (200 LF)			\$7,475
	A. Excavation, Aggregate, Bituminous	115 SY	\$65	\$7,475
5	Native Landscaping			\$10,800
	A. Lawn Seeding	1,000 SY	\$1.40	\$1,400
	B. Shade Trees	13 EA	\$550	\$7,150
	C. Evergreen and Flowering Trees	5 EA	\$450	\$2,250
9	Stormwater Mgt and Erosion Control			\$13,148
	A. Stormwater Management (4%)	1 LS	\$6,574	\$6,574
	B. Erosion Control Measures (4%)	1 LS	\$6,574	\$6,574
2	Bond Mobilization and Layout			\$21,300
	A. Bond Mobilization and Layout (12%)	1 LS	\$21,300	\$21,300
ø	Contingency			\$29,820
	A. 15% Contingency	1 LS	\$29,820	\$29,820
ი	Professional Fees			\$34,293
	A. Professional Fees (15%)	1 LS	\$34,293	\$34,293
	Total			\$262,910

Terra Vista Park Master Plan

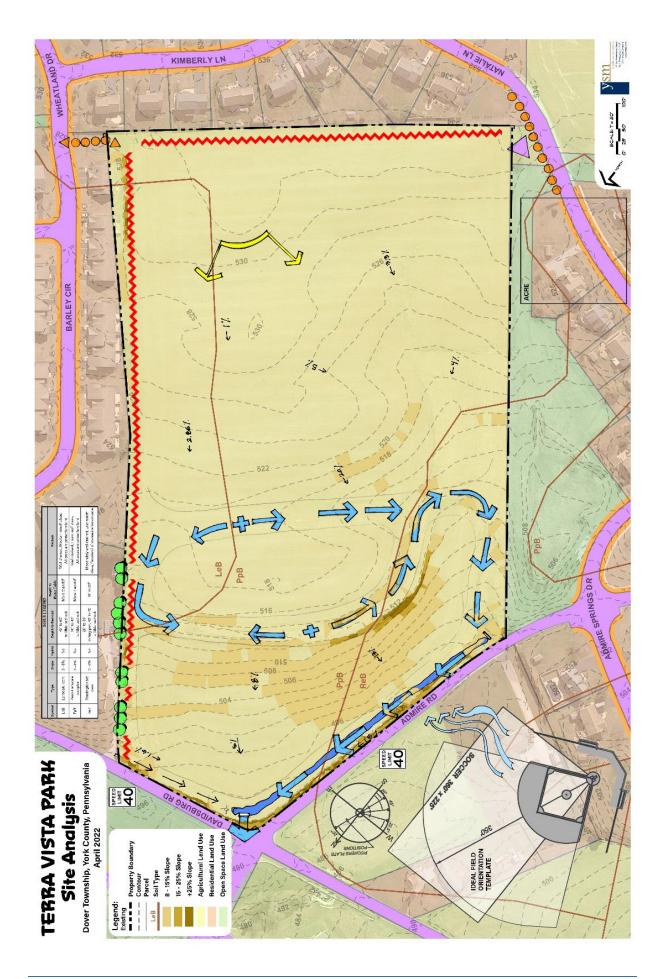
Site Characteristics

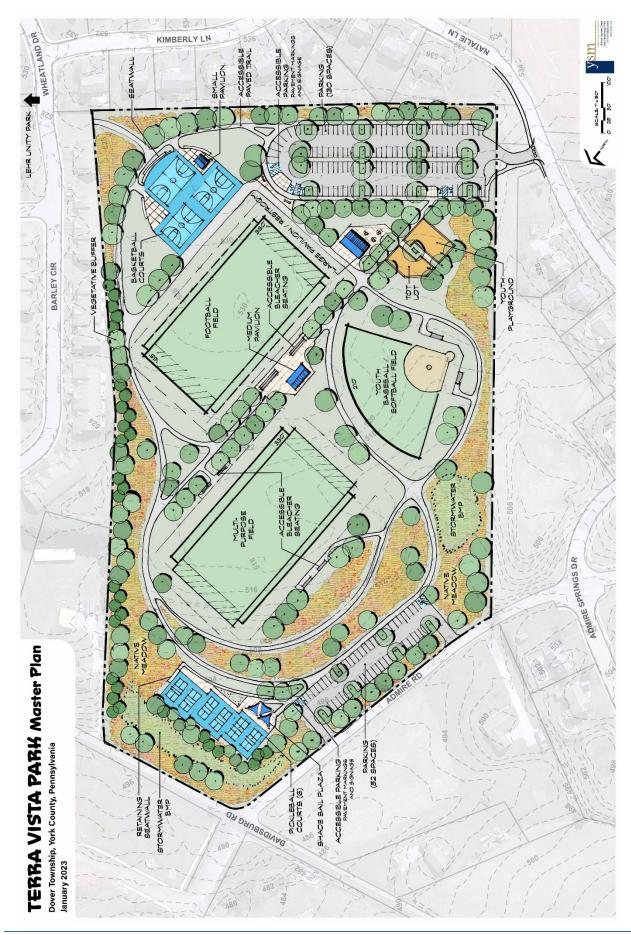
Terra Vista Park is 21.58-acres located on Davidsburg Road, Admire Road, and Natalie Lane in the south western portion of Dover Township. The park is surrounded by residential land use. Terra Vista Park is currently open agricultural land. Most of the site is relatively shallow sloping, draining to the west along Admire Road. The eastern portion of the site is gently sloped with grades in the 0-3 and 3-8 percent slopes. The northwestern portion of the site has steep slopes between 8-25+ percent grade.

Terra Vista Master Plan

The Terra Vista Park Master Plan for the new community park proposes athletic fields, sport courts, playground, pavilions, plazas and trails to meet the needs of the community and complement the recreation facilities available at nearby Lehr Unity Park. The football fields replace the field from Mayfield Park that floods seasonally. The basketball and pickleball court areas provide opportunities for self-directed play. The tot lot and youth playground areas serve children and families. Plaza areas and pavilions are provided for picnicking and socializing. Proposed recreation and support facilities include:

- Three basketball courts with adjacent plaza area, small pavilion, and seatwalls.
- Six pickleball courts and plaza with shade sails and seating.
- Two football fields with room for multi-purpose field overlay.
- One youth baseball / softball field with 60' baseline and 210' outfield.
- Youth playground and tot lot playground providing updated playground equipment, enhanced safety with age-segregated play areas, opportunities for socialization, and encourages kids to be active and spend time outside.
- Accessible paved trails throughout the park, perimeter loop trail and connection to sidewalk along Natalie Lane. The distance of the outer-most trail loop is 0.6-mile. The trails provide accessible routes to facilities and meet ADA requirements.
- Access drives and parking off of Natalie Lane and Admire Road.
- Accessible bleacher seating for all athletic fields and covered dugout area at the ballfield.
- Accessible bench seating along trails, at plazas, and the playground.
- Medium pavilion with plaza located centrally at the football field to allow visitors to enjoy spending time outdoors, spectate, and socialize.
- Large pavilion/restroom building and plaza at tot lot and youth playground.
- Native tree plantings throughout park and around parking and paved areas.
- Native vegetative buffers around park perimeter to provide screening for neighbors.
- Native pollinator meadow around the perimeter of the park to provide environmental benefits and reduce park mowing maintenance needs.
- Support amenities, utility extensions, and stormwater management BMPs.





Park Improvement Phasing

Development of Terra Vista Park will occur in phases as outlined below:

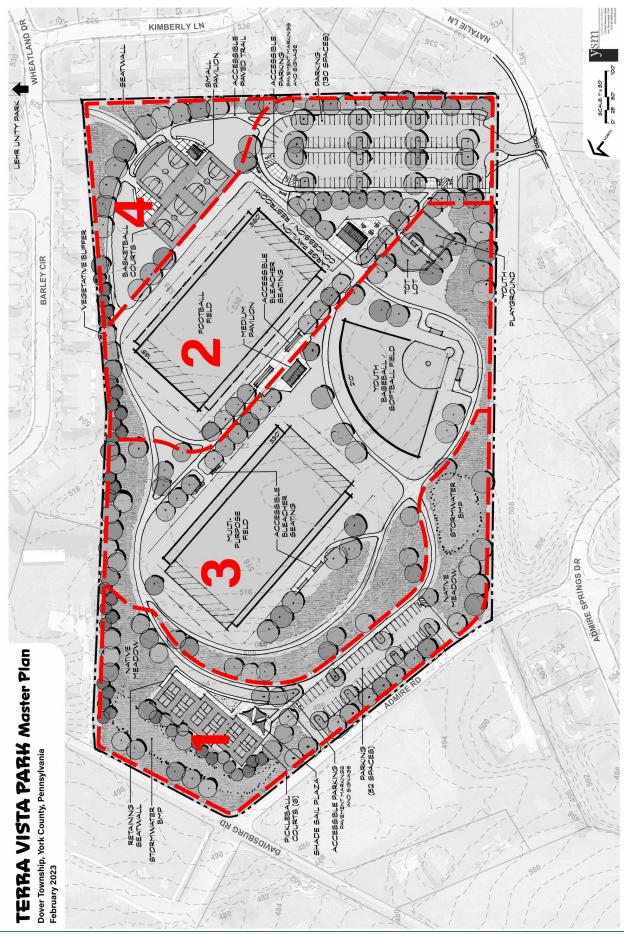
Phase 1 – Develop pickleball courts, Admire Road parking, associated area trails, and stormwater BMP - \$1,213,899.

Phase 2 – Develop football field, pavilion/concession/restroom building, surrounding trails, and Natalie Lane parking – \$2,909,282.

Phase 3 – Develop youth baseball/softball field, multipurpose field, pavilion, age segregated playground, and surrounding trails - \$1,354,411.

Phase 4 – Develop three basketball courts, pavilion, and trails - \$393,404.

The total probable construction cost for Phases 1-4 is \$5,870,996. The Phasing Plan is provided on the next page, followed by probable construction cost opinions for each phase. Refer to page 9-6 for the probable construction cost opinion assumptions and exclusions.



Dover Borough & Dover Township Joint Comprehensive Recreation, Parks & Open Space Plan

Contr. Doter Touriship Date Propertion. Priprio Term Visital Entit Phase 1. Picktehall and West Parkin, Director Trans. Date Propertion. Priprio Farm Visital Entit Phase 1. Picktehall and West Parkin, Director Trans. Date Propertion. Secon		PROBABLE CONSTRUCTION COST OPINION	T OPINION		
Work ttern No. of Units Urit Cost Tate Demolition / Site Preparation 11.5 \$500 \$500 EartHuvork EartHuvork 3,500 CY \$7 \$5 A. Stip/ Solxptile / Replace Topsoil 3,500 CY \$7 \$5 A. Stip/ Solxptile / Replace Topsoil 3,500 CY \$7 \$5 A. Stip/ Solxptile / Replace Topsoil 3,500 CY \$7 \$5 A. Excavation, Aggregate, Bluminous 2,510 SY \$55 \$5 \$1 A. Excavation, Aggregate, Bluminous 2,510 SY \$55 \$5 \$1 A. Excavation, Aggregate, Bluminous 2,510 SY \$55 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$2 \$1 \$1 \$2 \$1 \$1 \$1 \$2 \$1 \$1 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2	Owner: Project Title:	<u>Dover Township</u> : Terra Vista Park - Phase 1: Pickleball and West Parking		Date Prepared DCNR Project No	<u>2/2/2023</u>
A Misc. Site Preparation 1 LS 5500 A Misc. Site Preparation 3,500 CY 57 500 Entimor 8,000 CY 57 5 A Sitip / Stockpile / Replace Topsoil 3,500 CY 57 5 A Sitip / Stockpile / Replace Topsoil 3,500 CY 57 5 A Sitip / Stockpile / Replacing and Signage 3,500 CY 55 51 A Resson Privating Loss friping and Signage 2,510 SY 565 51 A Excavation, Aggregate, Blummious 2,510 SY 565 51 A Excavation, Aggregate, Blummious 2,510 SY 560 SY 51 A Excavation, Aggregate, Blummious 5,500 SY 55 51 A Excavation, Aggregate, Blummious 1,155 CY 51,500 SY 51 A Excavation, Aggregate, Blummious 1,155 CY 51,000 SY 51 A Excavation, Aggregate, Blummious 5,000 SY 52,000 SY 51 A Excavation 5,000 SY 52,000 SY 51 51 A Excavation 5,000 SY 52,000 SY 51 51	Item No.	Work Item	No. of Units	Unit Cost	Total Cost
Earthwork Earthwork 3,500 CY 57 5 A. Stip/ Stockpile / Replace Topsoil 8,000 CY 57 5 B. Grading Oresting Constributions 8,000 CY 57 5 A. Excavation, Apgregate, Bluminous 8,000 CY 57 5 A. Excavation, Apgregate, Bluminous 2,510 SY 556 51 B. Grading Onstripting and Signage 2,510 SY 565 51 C. Parking Pavement Stripting and Signage 3,500 CY 57 53 A. Excavation, Apgregate, Bluminous 7,510 SY 56 51 A. Excavation, Apgregate, Bluminous 7,500 SY 55 51 A. Excavation, Apgregate, Bluminous 1,75 CY 57 51 A. Excavation, Apgregate, Bluminous 1,500 LF) 890 SY 55 51 A. Excavation, Apgregate, Bluminous 1,75 CY 57 51 51 A. Excavation, Apgregate, Bluminous 1,15 500 CY 52 51 51 A. Excavation, Apgregate, Bluminous 1,15 500 CY 52 51 51<	-	Demolition / Site Preparation A. Misc. Site Preparation	1 LS	005\$	\$500 \$500
A Strip / Stockpile / Replace Topsoil 3,500 CY \$7 \$7 \$7 A Excavation, Aggregate, Bituminous 3,500 CY \$7 \$7 \$7 A Excavation, Aggregate, Bituminous 2,510 SY \$85 \$1 \$1,500 \$1,500 D ADA Parking Pavement Striping and Signage 2,510 SY \$85 \$1,500 \$1 \$1,500 \$1 \$1,500 \$1 \$1,500 \$1 \$1,500 \$1 \$1,500 \$1 \$1,500 \$1 \$1,500 \$1 \$1,500 \$1 \$1,500 \$1 \$1,500 \$1 \$1,500 \$1 \$1 \$1,500 \$1 \$1 \$1,500 \$1 \$1 \$1,500 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	2	Earthwork			\$80.500
B. Grading Operations 8,000 CY \$7 5 A. Eccess Drive and Parking at Admire Road 2,510 SY \$65 \$1 A. Eccess Drive and Parking and Signage 2,510 SY \$65 \$1 B. Parking Lot Striping 2,510 SY \$65 \$1 D. ADA Parking Space Curb Stops 3 SP \$4,500 \$2,510 SY \$65 \$1 A. Excavation, Aggregate, Bituminous Traits (1,000 LF) \$80 SY \$55 \$1 \$5,500 \$2 A. Fine Castaling and Compaction 175 CY \$57 \$57 \$5 \$5 D. ADA Parking Drane (Compaction 1,75 \$1,500 SY \$55 \$1 \$500 SY \$57 \$5 A. Fine Castaling and Compaction 1,75 \$500 SY \$57 \$5 \$1,000 D. 4 High Fence E. Posts and Nets 0.000 LF \$800 SY \$57 \$5 \$1,000 D. 4 High Fence A. Concrete Pavement and Walls 1,75 \$2,500 \$3 \$1 D. 4 High Fence A. Concrete Pavement Pickeleball 1,500 SY \$1 \$3<			3,500 CY	\$7	\$24,500
Access Drive and Parking at Admire Road 2.510 SY 565 51 B. Parking Parking Parking at Admire Road 2.510 SY 565 51 C. Parking Descent Distription and Signage 3 SP \$450 51 A. Excavation, Aggregate, Bituminous Traits (1,000 LF) 890 SY \$65 51 A. Excavation, Aggregate, Bituminous Traits (1,000 LF) 890 SY \$65 51 A. Excavation, Aggregate, Bituminous Traits (1,000 LF) 890 SY \$65 51 A. Excavation, Aggregate, Bituminous Traits (1,000 LF) 890 SY \$65 51 A. Excavation, Aggregate, Bituminous Pavement and Walls 1,550 SY \$7 \$7 A. High Fence 600 LF \$800 SY \$500 \$7 B. Butunius Pavement and Walls 1,560 SY \$500 \$7 \$5 Concrete Pavement and Walls 1,560 SY \$500 \$7 \$5 B. Butunius Pavement and Walls 2,500 SY \$500 \$7 \$5 Concrete Pavement Advalation 1,500 SY \$500 \$7 \$5 B. Concrete Pavement Sign 1,15		B. Grading Operations	8,000 CY	\$7	\$56,000
A. Excavation, Aggregate, Bituminous 2,510 SY \$65 \$1,500 B. Parking Lot Singing C. Parking Lot Singing \$2,510 SY \$65 \$1,500 D. ADA Parking Pavement Singings S Extra singing \$1,500 \$1,500 \$1,500 D. ADA Parking Pavement Singings S Excavation, Aggregate, Bituminous \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500	ო	Access Drive and Parking at Admire Road			\$171,200
B Parking Lot Striping E Parking Lot Striping 1 Ls \$1,500 C Parking Space Curb Stops 3 SP \$450 \$5100 D. ADA Parking Pavement Striping and Signage 3 SP \$450 \$510 A Excavation. Aggregate. Blurminous Trails (1,000 LF) 860 SY \$55 \$51 A Fine Grading and Compaction 175 CY \$77 \$71 \$51 A Fine Grading and Counts (b) 175 CY \$77 \$71 \$71 C Color Cotat and Striping 600 SF \$5100 SY \$56 \$71 \$71 D 4 High Fene 600 SF \$100 DF \$500 SY \$75 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 \$71 <		A. Excavation, Aggregate, Bituminous	2,510 SY	\$65	\$163,150
C. Parking Space Curb Stops 52 EA \$100 D. AbA Parking Parement Stripting and Signage 3 SP \$450 8' Wide State Returnious Traits (1,000 LF) 890 SY \$65 \$1 A Excavation. Aggregate. Blummious: 3 SP \$450 \$1 Pickleball Courts (6) File Grading and Compaction 175 CY \$51 \$51 D. AbA Parking Parement Striping Blummious Parement 1,590 SY \$55 \$1 D. Evolution Savement Color Coat and Striping \$1500 SY \$51 \$53 \$1 D. Color Coat and Striping Molecular Stop \$1,500 SY \$53 \$1 \$1 D. Concrete Pavement (Pickleball Courts) A. Concrete Pavement (Pickleball Courts) \$600 LF \$33,000 \$15,000 \$1 A. Concrete Pavement (Pickleball) Signage A. Concrete Pavement (Pickleball) \$1,100 \$1,100 \$1 \$2,200 \$2 \$3,1500 B. Statively Sign A. Concrete Pavement (Pickleball) A. Concrete Pavement (Pickleball) \$3,1500 \$1,100 \$1,100 \$1,100 \$1,100 \$3,1500 \$			1 LS	\$1,500	\$1,500
D. ADA Parking Pavement Stripting and Signage 3 SP \$450 8 Wide Accessible Bituminous: 890 SY \$55 \$ A. Excavation Supergate, Bituminous: 175 CY \$7 \$ A. Excavation and stripting 175 CY \$7 \$ \$ A. Excavation and Stripting 600 LF \$ \$ \$ A. Ente Grading and Compaction 175 CY \$ \$ \$ Concrete Pavement 1,500 SY \$ \$ \$ \$ \$ Concrete Pavement 1,500 SY \$ \$ \$ \$ \$ \$ \$ A. Concrete Pavement 1,500 SY \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ <td< td=""><td></td><td></td><td>52 EA</td><td>\$100</td><td>\$5,200</td></td<>			52 EA	\$100	\$5,200
Structure Struc			3 SP	\$450	\$1,350
A. Excavation, Aggregate, Bituminous Bituminou	S				\$57,850
Pickleball Courts (6) Tits CY S7 S50 S7 S100 S7 S100 S7 S100 S7 S100 S100 <ths100< th=""> S100 S100<td></td><td>A. Excavation, Aggregate, Bituminous</td><td>890 SY</td><td>\$65</td><td>\$57,850</td></ths100<>		A. Excavation, Aggregate, Bituminous	890 SY	\$65	\$57,850
A. Fine Grading and Compaction 175 CY \$7 B. Bituminous Pavement 1,590 \$7 \$65 \$7 C. Color Coat and Striping 0.00 LF \$500 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500	7	Pickleball Courts (6)			\$158,905
B. Bluminous Pavement 1,550 57 565 5 C. Color coat and Striping D. 4 'IIIgh Fence 1,550 57 55 5 D. 4 'IIIgh Fence E. Posts and Nets 6 EA \$2.200 5 E. Posts and Nets 6 EA \$2.200 5 \$120 \$5 A. Concrete Pavement and Walls 600 SF \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120 \$120<				\$7	\$1,225
C. Color Coat and Striping 1,590 SY \$7 E. Posts and Neuse 6 EA \$2,200 E. Posts and Neuse 6 EA \$2,200 E. Posts and Neuse 6 EA \$2,200 B. Seatwall / Retaining Wall 4,800 SF \$120 A. Concrete Pavement and Walls 4,800 SF \$120 B. Seatwall / Retaining Wall (Pickleball Courts) 4,800 SF \$120 B. Seatwall / Retaining Wall (Pickleball Courts) 600 SF \$120 Signage A. Concrete Pavement and Walls 4,800 SF \$120 Signage A. Concrete Pavement (Pickleball 1 LS \$3,000 B. Seatwall / Retring Wall (Pickleball 1 LS \$3,000 C. Park Kiosk 1 EA \$1,000 C. Park Kiosk 1 EA \$1,000 Site Amenities 1 EA \$1,000 C. Trash Recepted Materials) 1 EA \$1,000 D. Bicycle Rack (Recycled Materials) 1 EA				\$65	\$103,350
D. 4' High Fence 6 EA \$50 E. Posts and Nets 6 EA \$2,200 E. Posts and Nets 6 EA \$2,200 A. Concrete Pavement and Walls 4,800 SF \$120 A. Concrete Pavement and Walls 1 LS \$4,800 SF \$120 B. Seatwall / Retaining Wall (Pickleball) 600 SF \$120 Signage A. DCNR Funding Acknowledgement Sign 1 LS \$4,800 SF \$1,00 Signage A. DCNR Funding Acknowledgement Sign 1 LS \$4,800 SF \$1,00 Signage A. DCNR Funding Acknowledgement Sign 1 LS \$4,300 \$1,100 C. Park Kitosk A Game Tables and Chairs (20% ADA) (Recycled Materials) 2 EA \$1,100 D. Bicycle Rack (Recycled Materials) 1 EA \$1,100 D. Bicycle Rack (Recycled Materials) 1 EA \$1,000 D. Bicycle Rack (Recycled Materials) 1 LS \$4,360 D. Bicycle Rack (Recycled Materials) 1 LS \$3,300 E. Trash Receptacle (Recycled Materials) 1 LS \$3,3600 D. Bicycle Rack (Recycled Materials) 1 LS \$3,3600 D. Bicycle Rack (Recycled Materials) 1 LS \$3,500 Mattive Landscaping 1 LS \$3,500 Structures A. Lighting at Pickleball				\$7	\$11,130
E. Posts and Nets 6 EA \$2,200 Concrete Pavement and Walls 7 E. Posts and Nets 513 A. Concrete Pavement (Pickleball) 600 SF \$12 B. Seatwall / Retaining Wall (Pickleball) 600 SF \$12 Signage 1 LS \$3000 A. DCNR Funding Acknowledgement Sign 1 LS \$3,000 Signage 1 LS \$3,000 B. Park Entry Sign 1 LS \$3,000 C. Park Klosk 1 LS \$3,000 Signage 1 LS \$3,000 C. Park Klosk 1 LS \$1,000 B. Benches (Recycled Materials) 2 EA \$1,000 C. Trash Receptacie (Recycled Materials) 1 EA \$1,000 D. Bicycle Rack (Recycled Materials) 1 EA \$1,000 C. Trash Receptacie (Recycled Materials) 1 EA \$1,000 D. Bicycle Rack (Recycled Materials) 1 EA \$1,000 D. Bicycle Rack (Recycled Materials) 1 LS \$1,000 C. Trash Receptacie (Recycled Materials) 1 LS \$1,000 Structures A. Lighting at Pickleball 1 LS \$1,000 Structures <td></td> <td></td> <td></td> <td>\$50</td> <td>\$30,000</td>				\$50	\$30,000
Concrete Pavement and Walls 4,800 SF \$120 A. Concrete Pavement TPickleball) 8,000 SF \$120 B. Satwall / Retaining Wall (Pickleball) 600 SF \$120 Signage A. DCNR Funding Acknowledgement Sign 1 LS \$120 A. DCNR Funding Acknowledgement Sign 1 LS \$3,000 B. Park Entry Sign 1 LS \$3,000 C. Park Kiosk 1 LS \$3,000 D. Chronowledgement Sign 1 LS \$3,500 C. Park Kiosk 1 LS \$3,500 Site Amenities 1 LS \$1,100 D. Bioycle Rack (Recycled Materials) 1 LS \$3,500 C. Trash Receptack (Recycled Materials) 1 LS \$3,500 D. Bioycle Rack (Recycled Materials) 1 LS \$3,500 D. Bioycle Rack (Recycled Materials) 1 LS \$4,300 D. Bioycle Rack (Recycled Materials) 1 LS \$4,300 D. Bioycle Rack (Recycled Materials) 1 LS \$4,300 D. Bioycle Rack (Recycled Materials) 1 LS \$4,500 Structures A. Shade Sails at Pickleball 1 LS \$4,500 A. Shade Sails at Pickleball <		E. Posts and Nets		\$2,200	\$13,200
A. Concrete Pavement (Pickleball Courts) 4,800 SF \$120 B. Seatwall / Retaining Wall (Pickleball) 5100 \$120 Signage A. Extra Retaining Wall (Pickleball) 600 SF \$120 B. Seatwall / Retaining Wall (Pickleball) 1 LS \$3,000 B. Park Entry Sign 1 LS \$3,000 C. Park Kiosk 1 LS \$3,500 C. Park Kiosk 1 LS \$3,500 Site Amerities 1 LS \$3,500 C. Trash Receptack (Recycled Materials) 1 EA \$1,100 D. Benches (Recycled Materials) 1 EA \$1,200 C. Trash Receptack (Recycled Materials) 1 LS \$4,360 C. Trash Receptack (Recycled Materials) 1 LS \$4,360 D. Discle Rack (Recycled Materials) 1 LS \$4,360 C. Trash Receptack (Recycled Materials) 1 LS \$4,360 C. Trash Receptack (Recycled Materials) 1 LS \$4,360 C. Trash Receptack (Recycled Materials) 1 LS \$4,360 Structures A. Lighting at Pickleball 1 LS \$4,360 A. Shade Sails at Pickleball A. Lighting at Pickleball 1 LS \$4,50	13	Concrete Pavement and Walls			\$129,600
B. Seatwall / Retaining Wall (Pickleball) 600 SF \$120 Rignage A. DCNR Funding Acknowledgement Sign 1 LS \$3,000 B. Park Entry Sign 1 LS \$3,000 \$3,000 B. Park Entry Sign 1 LS \$3,000 \$3,000 B. Park Entry Sign 2 EA \$1,300 \$1,500 C. Park Kiosk 3 Emchos (Recycled Materials) 1 EA \$1,500 B. Benches (Recycled Materials) 2 EA \$1,100 C. Trash Receptacle (Recycled Materials) 1 EA \$1,200 D. Bicycle Rack (Recycled Materials) 1 EA \$1,200 C. Trash Receptacle (Recycled Materials) 1 EA \$1,200 D. Bicycle Rack (Recycled Materials) 1 LS \$4,360 D. Bicycle Rack (Recycled Materials) 1 LS \$4,360 Structures A. Lighting at Pickleball 1 LS \$4,360 A. Lighting at Pickleball 1 LS \$36,000 \$5,000 A. Lighting at Pickleball 1 LS \$4,50 \$5,000 A. Lighting at Pickleball 1 LS \$4,50 \$5,000 \$5,000 </td <td></td> <td></td> <td>4,800 SF</td> <td>\$12</td> <td>\$57,600</td>			4,800 SF	\$12	\$57,600
Signage A. DCNR Funding Acknowledgement Sign 1 LS \$400 B. A. DCNR Funding Acknowledgement Sign 1 LS \$3,000 C. Park Kenty Sign 1 1 LS \$3,000 C. Park Kenty Sign 7 1 LS \$3,000 \$3,000 C. Park Kenty Sign A. Game Tables and Chairs (20% ADA) (Recycled Materials) 2 EA \$1,100 B. Benches (Recycled Materials) 1 EA \$1,100 \$1,200 D. Bicycle Rack (Recycled Materials) 1 EA \$1,100 \$1,200 D. Bicycle Rack (Recycled Materials) 1 EA \$1,100 \$1,200 E. Ship and Install Site Amenities (40% of Costs, A-D) 1 LS \$3,600 \$3,4,300 A. Lightling at Pickleball 1 LS \$3,600 \$4,50 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600 \$3,600		B. Seatwall / Retaining Wall (Pickleball)	600 SF	\$120	\$72,000
A. DCNK Funding Acknowledgement Sign 1. LS \$400 B. Park Entry Sign 1. EA \$2,500 C. Park Kinty Sign 1. EA \$31,300 C. Park Kinty 3. Good \$31,500 B. Benches (Recycled Materials) 2. EA \$1,300 B. Benches (Recycled Materials) 4. EA \$1,100 C. Trash Receptade (Recycled Materials) 1. EA \$1,200 D. Bicycle Rack (Recycled Materials) 1. EA \$1,200 D. Bicycle Rack (Recycled Materials) 1. EA \$1,200 Structures A. Shade Sails at Pickleball 1. LS \$4,360 A. Lightling at Pickleball 1. LS \$36,000 \$5,000 \$5,000 A. Lightling at Pickleball 1. LS \$36,000 \$5,000 \$5,000 \$5,140 A. Lightling at Pickleball 1. LS \$36,000 \$1,280 \$5,000 \$5,140 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 <td>14</td> <td>Signage</td> <td></td> <td>0014</td> <td>\$5,900</td>	14	Signage		0014	\$5,900
B. Fark Entry Sign 1 LS \$5,000 C. Park Kiosk 55,000 \$2,500 Site Amenities 4 EA \$1,300 Site Amenities 4 EA \$1,300 B. Benches (Recycled Materials) 1 EA \$1,300 C. Trash Receptacle (Recycled Materials) 1 EA \$1,100 D. Bicycle Rack (Recycled Materials) 1 EA \$1,200 C. Trash Receptacle (Recycled Materials) 1 EA \$1,200 D. Bicycle Rack (Recycled Materials) 1 EA \$1,200 D. Bicycle Rack (Recycled Materials) 1 LS \$4,360 Structures A. Shade Sails at Pickleball 1 LS \$4,360 A. Shade Sails at Pickleball 1 LS \$36,000 \$5 A. Lighting at Pickleball 1 LS \$4,00 \$4,00 Native Landscaping 5,000 SY \$1,40 \$5 A. Lawn Seeding 5,000 SY \$1,40 \$5 A. Stade Trees 7 EA \$450 \$450 Structures 7 EA \$450 \$450 B. Native Meadow Seeding 7 EA \$450 \$450 B. Ecosion Control Measure			1 5	\$400 \$0,000	\$400 00 000
C. Park Kiosk 1 EA \$2,500 R. Game Tables and Chairs (20% ADA) (Recycled Materials) 2 EA \$1,300 \$			1 LS	\$3,000	\$3,000
Stre Amentles Amentles Stre Amentles \$1,300 \$1,500 A. Game Tables and Chairs (20% ADA) (Recycled Materials) 2 EA \$1,300 \$1,500 B. Game Tables and Chairs (20% ADA) (Recycled Materials) 1 EA \$1,100 C. Trash Recepted Materials) 1 EA \$1,200 D. Bicycle Rack (Recycled Materials) 1 LS \$4,360 Structures 1 LS \$4,360 A. Shade Sails at Pickleball 1 LS \$4,360 A. Shade Sails at Pickleball 1 LS \$4,360 A. Lawn Seeding 5,000 SY \$1,40 Native Meadow Seeding 5,000 SY \$1,40 C. Shade Trees 7 EA \$450 D. Evergreen Trees 7 EA \$56,501 Bond Mobilization and Layout (12%) 1 LS \$66,501	2	C. Park Kiosk		\$2,500	\$2,500
A. Game lables and Chains (20% AUA) (Yecycled Materials) 2 EA \$1,300 B. Benches (Recycled Materials) 4 EA \$1,500 C. Trash Recepted Materials) 1 EA \$1,100 D. Bicycle Rack (Recycled Materials) 1 EA \$1,200 E. Ship and Install Site Amenities (40% of Costs, A-D) 1 LS \$4,360 Structures 1 LS \$4,360 \$4,360 A. Shade Sails at Pickleball 1 LS \$4,360 \$4,360 A. Lighting at Pickleball 1 LS \$4,360 \$4,360 A. Lighting at Pickleball 1 LS \$4,360 \$4,360 A. Lighting at Pickleball 1 LS \$5,000 SY \$1,40 Native Landscaping 5,000 SY \$1,40 \$5,000 \$5,000 A. Lawn Seeding 5,000 SY \$1,40 \$5,000 \$5,000 \$5,00 A. Lawn Seeding 7 EA \$5,000 \$6,000 \$6,000 \$6,000 \$6,000 \$6,000 B. Adde Trees 7 EA \$6,000 \$7 EA \$556,501 \$6,000 \$6,000 \$6,000 \$6,000	15	Site Amenities			\$15,260
B. Benches (Recycled Materials) 4 EA \$1,500 C. Trash Receptach (Recycled Materials) 1 EA \$1,100 D. Bicycle Rack (Recycled Materials) 1 EA \$1,100 E. Ship and Install Site Amenities (40% of Costs, A-D) 1 LS \$4,360 A. Shade Sails at Pickleball 1 LS \$4,360 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$			2 EA	\$1,300	\$2,600
C. Trash Recorded Materials) 1 EA \$1,100 D. Bicycle Rack (Recycled Materials) 1 LS \$4,360 E. Ship and Install Site Amenities (40% of Costs, A-D) 1 LS \$4,360 Aructures A. Shade Sails at Pickleball 1 LS \$4,360 A. Lighting at Pickleball 1 LS \$36,000 \$ A. Lighting at Pickleball 1 LS \$500 SY \$1.40 A. Lughting at Pickleball 1 LS \$500 SY \$1.40 A. Lughting at Pickleball 1 LS \$500 SY \$1.40 A. Lughting at Pickleball 1 LS \$500 SY \$1.40 A. Lawn Seeding 5,000 SY \$1.40 \$ B. Native Meadow Seeding 100,000 SF \$0.21 \$ C. Shade Trees 7 EA \$450 \$ C. Shade Trees 7 EA \$6,501 \$ A. Stornwater Mar and Erosion Control 1 LS \$6,001 \$ A. Stornwater Management (3%) 1 LS \$66,501 \$ A. Stornwater Mot and Layout (12%) 1 LS \$ \$ \$ A. Bond Mobilization and Layout (12%) 1 LS \$ </td <td></td> <td></td> <td>4 EA</td> <td>51,500</td> <td>\$6,000</td>			4 EA	51,500	\$6,000
U. Bicyler rack (receycted materials) I. E.A. a, z00 E. Ship and Install Site Amenities (40% of Costs, A-D) 1 LS \$4,360 \$4,360 Structures A. Shade Sails at Pickleball 1 LS \$4,360 \$4,360 \$4,360 A. Shade Sails at Pickleball 1 LS \$4,360 \$4,360 \$4,360 \$4,360 \$4,360 \$4,160 \$4,160 \$4,160 \$4,160 \$4,160 \$4,360 \$4,160 \$4,160 \$4,160 \$4,160 \$4,160 \$4,160 \$4,160 \$4,160 \$5,000 \$4,140 \$5,000 \$4,140 \$5,000 \$4,140 \$5,000 \$4,140 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000			Υ 	\$1,100 \$1,200	\$1,100
Structures Structures 1 LS \$336,000 9 A. Shade Sails at Pickleball A. Lighting at Pickleball 1 LS \$336,000 9 A. Lighting at Pickleball A. Lighting at Pickleball 1 LS \$36,000 9 A. Lighting at Pickleball A. Lighting at Pickleball 1 LS \$000 9 A. Lustive Landscaping 5,000 SY \$1.40 \$0 9 9 A. Lustive Meadow Seeding 5,000 SY \$1.40 \$0.21 \$ \$ B. Native Meadow Seeding 5,000 SY \$1.40 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$<			1 LS	\$4.360	\$4.360
A. Shade Sails at Pickleball 1 LS \$336,000 5 Site Utilities A. Lighting at Pickleball 1 LS \$36,000 5 A. Lighting at Pickleball 1 LS \$5000 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	16	Structures			\$36,000
Site Utilities 1 LS \$0 A. Lighting at Pickleball 1 LS \$0 Native Landscaping 5,000 SY \$1.40 Native Meadow Seeding 5,000 SY \$1.40 B. Native Meadow Seeding 5,000 SY \$1.40 C. Shade Trees 30 EA \$550 D. Evergreen Trees 7 EA \$450 Stomwater Mgt and Erosion Control 1 LS \$56,521 \$1 A. Stomwater Management (8%) 1 LS \$56,501 \$1 Bend Mobilization and Layout (12%) 1 LS \$98,344 \$1				\$36,000	\$36,000
A. Lighting at Pickleball 1 LS \$0 Native Landscaping 5,000 SY \$1.40 \$ A. Lawn Secding 5,000 SY \$1.40 \$ A. Lawn Secding 5,000 SY \$1.40 \$ B. Native Meadow Secding 5,000 SY \$ \$ C. Shade Trees 7 EA \$ \$ D. Evergreen Trees 7 EA \$ \$ Stormwater Mgt and Erosion Control 7 EA \$ \$ A. Stormwater Management (8%) 1 LS \$ \$ \$ B. Erosion Control Measures (8%) 1 LS \$ \$ \$ \$ A. Bond Mobilization and Layout (12%) 1 LS \$ \$ \$ \$ \$	17	Site Utilities			\$0
Native Landscaping 5,000 SY 5,140 9 A. Lawn Seeding 5,000 SY \$1.40 9 B. Native Meadow Seeding 5,000 SY \$1.40 9 C. Shade Trees 30 EA \$550 5 D. Evergreen Trees 7 EA \$450 \$450 E. Flowering Trees 7 EA \$450 \$1 A. stornwater Management (3%) 1 LLS \$56,521 \$1 A. Stornwater Management (3%) 1 LS \$56,501 \$1 A. Bond Mobilization and Layout (12%) 1 LS \$98,344 \$1		A. Lighting at Pickleball		\$0	\$0
A. Lawn Secding 5,000 SY \$1.40 B. Native Meadow Seeding 5,000 SF \$0.21 \$ C. Shade Trees 30 EA \$550 \$ C. Shade Trees 30 EA \$550 \$ D. Evergreen Trees 7 EA \$450 \$ E. Flowering Trees 7 EA \$450 \$ Stormwater Management (8%) 7 Luces \$ \$ A. Stormwater Management (8%) 1 LLS \$ \$ \$ Bond Mobilization and Layout (12%) 1 LS \$ \$ \$ \$	18	Native Landscaping			\$50,800
B. Native Meadow Seeding 50.21 \$ C. Shade Trees 30 EA \$550 \$ D. Evergreen Trees 30 EA \$550 \$ D. Evergreen Trees 7 EA \$450 \$ E. Flowering Trees 7 EA \$450 \$ Stortmwater Management (8%) 1 LS \$56,521 \$ A. Stortmwater Management (8%) 1 LS \$56,501 \$ Bond Mobilization and Layout (12%) 1 LS \$98,344 \$			5,000 SY	\$1.40	\$7,000
C. Shade Trees 30 EA \$550 \$ D. Evergreen Trees 7 EA \$450 E. Flowering Trees 7 EA \$450 Stormwater Mgt and Erosion Control 7 EA \$450 A. Stormwater Mgt and Erosion Control 1 LS \$56,521 \$ Bend Mobilization and Layout (12%) 1 LS \$56,501 \$			100,000 SF	\$0.21	\$21,000
D. Evergreen Trees 7 EA \$450 E. Flowening Trees 7 EA \$450 E. Flowening Trees 7 EA \$450 Stommater Mgt and Erosion Control 7 EA \$450 A. Stomwater Mgt and Erosion Control 1 LS \$56,521 \$1 B. Erosion Control Measures (8%) 1 LS \$56,501 \$ Bond Mobilization and Layout (12%) 1 LS \$98,344 \$			30 EA	\$550	\$16,500
E. Flowening Trees 7 EA 3450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 5450 541 5450 541 55650 541 55650 541 55650 541 55650 541 55650 541 55650 541 55650 541 55650 541 55650 541 55650 541 55650 <td></td> <td></td> <td>7 EA</td> <td>\$450</td> <td>\$3,150</td>			7 EA	\$450	\$3,150
Stormwater Mgt and Erosion Control Stormwater Mgt and Erosion Control \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ <the< td=""><td>2</td><td>E. Flowering Trees</td><td>/ EA</td><td>\$450</td><td>\$3,150</td></the<>	2	E. Flowering Trees	/ EA	\$450	\$3,150
A: Submitwater Management (27%)	19	Stormwater Mgt and Erosion Control	0 - 5	*C2 C34	\$113,022 ***********************************
Bond Mobilization and Layout (12%) 1 LS \$98.344			1 5	\$56.501	\$56.501
A. Bond Mobilization and Layout (12%) 1 LS \$98,344	20	Bond Mobilization and Lavour	-		\$98.344
		A. Bond Mobilization and Layout (12%)	1 LS	\$98,344	\$98,344

Item No.	Work Item	No. of Units	No. of Units Unit Cost	Total Cost
21	Contingency			\$137,682
	A. 15% Contingency	1 LS	\$137,682	\$137,682
22	Professional Fees			\$158,335
	A. Professional Fees (15%)	1 LS	\$158,335	\$158,335
	Total			\$1,213,899

Conter: Dorert: Township Dore Township Data Propertion 222023 Prepertine: Entra Visial Park Preparation Work litem No of Units Unit Cost 7 al 0000 1 A liter: Site Preparation 1 (1.5) Site Preparation Site Preparation 2 A strip / Stochie / Replacation 1 (1.5) Site Preparation Site Preparation Site Preparation 3 A careadity Operations A strip / Stochie / Replacation 1 (1.5) Site Preparation		PROBABLE CONSTRUCTION COST OPINION	T OPINION		
Work Item No. of Units Unit Cost To Demolition / Site Preparation 11.5 \$500 \$ ExtThWork Kins. Site Preparation 11.5 \$500 \$ A Sitp / Stockpile / Replace Topsoil 12.000 CY \$? \$ A Sitp / Stockpile / Replace Topsoil 12.000 CY \$? \$ A Sitp / Stockpile / Replace Topsoil 12.000 CY \$? \$ A Excavation. Aggregate. Bituminous 5.940 SY \$ \$ A Excavation. Aggregate. Bituminous 5.840 SY \$ \$ A Excavation. Aggregate. Bituminous 5.800 CY \$? \$ A Excavation. Aggregate. Bituminous 5.800 CY \$ \$ </td <td>Owner: Project Title:</td> <td><u>Dover Township</u> : Terra Vista Park - Phase 2: Football and East Parking</td> <td></td> <td>Date Prepared DCNR Project No</td> <td><u>2/2/2023</u></td>	Owner: Project Title:	<u>Dover Township</u> : Terra Vista Park - Phase 2: Football and East Parking		Date Prepared DCNR Project No	<u>2/2/2023</u>
A monitorion / Site Preparation 1 LS 5500 A Misc. Site Preparation 1 LS 5500 57 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5500 5	Item No.	Work Item	No. of Units	Unit Cost	Total Cost
Earthwork Earthwork 4,000 CY 57 5 A. Strip Stockpite/Replace Topsoil A. Strip Stockpite/Replace Topsoil 4,000 CY 57 57 B. Grading Operations Stockpite/Replace Topsoil 12,000 CY 57 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58 58	-	Demolition / Site Preparation A. Misc. Site Preparation	1 LS	\$500	\$500 \$500
A Strip. Stockpile / Replace Topsol 4,000 CY \$7 B Grading Operations 12,000 CY \$7 B Crading Lot Striping and Crosswalk 1,15 \$3,000 CY A Excersion Agregate, Blurminous 5,840 SY \$5,840 SY B Parking Lot Striping and Crosswalk 1,15 \$3,000 CY C D AP Arking Space Curb Stops 5,840 SY \$566 D A Parking Space Curb Stops 5,840 SY \$500 SY A Excervation, Aggregate, Blurminous 5,500 SY \$500 SY A Doroter Pavement Toribing and Signage 5,500 SY \$500 SY B High Fence (north and adult) 5,000 SF \$1,510 SF Concrete Pavement Toribing and Signage 5,500 SF \$1,510 SF B Concrete Pavement Toribing Natalie Lane 1,510 SF \$1,200 SF Concrete Pavement Toribing 5,000 SF \$1,200 SF Strip Stope 1,510 SF \$1,200 SF B Endrice Storwalk along Natalie Lane 5,000 SF \$1,200 SF Concrete Pavement Toribing 5,000 SF \$1,200 SF Concrete Pavement Toribing 5,000 LF \$1,500 SF Stope Stope \$1,500 SF \$1,500 SF	2	Earthwork			\$112.000
B. Grading Operations 12,000 CY \$7 Crease Drive and Parking and summous 1.1500 CY \$7 Access Drive and Parking and Signage 5.840 SY \$65 D. ADD Parking Parenetti Stiphing and Signage 5.840 SY \$65 D. ADD Parking Parenetti Stiphing and Signage 5.840 SY \$65 D. ADD Parking Parenetti Stiphing and Signage 5.840 SY \$65 A Excavation, Aggregate, Bluminous 7.800 SY \$65 A Excavation, Aggregate, Bluminous 880 CY \$750 A Excavation, Aggregate, Bluminous 880 CY \$700 A Excavation, Aggregate, Bluminous 880 CY \$72 Concrete Pavement (Fanking Natalie Lane) 1,510 SF \$72 D Stivide Sidewalk along Natalie Lane) 7,000 SF \$12 Concrete Pavement (Forball Field) 7,000 SF \$12 Concrete Pavement (Forball Field) 7,000 SF \$12 D Stimage A Concrete Pavement (Forball Field) 7,000 SF \$12 Signage A Concrete Pavement (Forball Field) 7,000 SF \$12 D Stimate A Concrete Pavement (Forba			4,000 CY	\$7	\$28,000
Access Drive and Parking Parement Stripting and Cossaviation, Aggregate, Bituminous: 5,840 SY 866 9 B. Parking Parement Bitping and Cispange 5,840 SY 866 9 C. Parking Parement Bitping and Cispange 5,840 SY 866 9 B. Wide Accessible Intuminous: 10.5 Spectron Stors 5,800 SY 875 A. Excavation, Aggregate, Bituminous: 1,510 SF 8,100 SP 860 CY 875 A. Fine Granting Parement Bitping Natalie Lane) 1,510 SF 8,12 8 8,120 SF 8,12 B. Brigh Fence (north and South goals only) 5,200 LF 220 SY 875 8 8,120 SF 8,12 B. Concrete Pavement (angre Value) 880 CY 8,73 8,73 8 8,1300 SF 8,12 8 8 8 8 8 8,1300 SF 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 <td< td=""><td></td><td>B. Grading Operations</td><td>12,000 CY</td><td>\$7</td><td>\$84,000</td></td<>		B. Grading Operations	12,000 CY	\$7	\$84,000
A. Excavation, Aggregate, Bituminous 5,840 SY \$665 \$700 B. Parking Lot Striping and Crosswalk 11,5 \$3,000 \$5,840 SY \$656 D. ADA Parking Pavement Striping and Crosswalk 11,5 \$3,000 \$450 \$450 D. ADA Parking Pavement Striping and Crosswalk 130 EA \$3,000 \$450 \$450 A. Excavation, Aggregate, Bituminous \$5,840 SY \$56 \$450 \$450 A. Excavation, Aggregate, Bituminous \$5,840 SY \$55 \$450 \$450 Concrete Pavement and Walls \$600 SF \$12,510 SF \$12 \$12 Concrete Pavement (Fouth and Vatalle Lane) \$5,600 SF \$12,500 \$12 \$12 Storate Pavement (Fouth and Suth (Fouth Ellen) 7,000 SF \$12,500 \$12 \$12 Concrete Pavement (Fouth Ellen) 7,000 SF \$12,500 \$12 \$12 \$12 Storate Pavement (Fouth Ellen) 7,000 SF \$12,500 \$12 \$12 \$12 Concrete Pavement (Fouth Ellen) 7,000 SF \$12,500 \$12 \$12 \$12 \$12 \$12 \$12 \$12 \$12 \$12 \$	ო	Access Drive and Parking at Natalie Lane			\$397,850
B Parking Lut Striping and Croswark 1 LS \$3,000 D ADA Parking Parement and Wing Parement Striping and Signage 5 SP \$4,00 D ADA Parking Parement Striping and Signage 5 SP \$4,00 A Erocarstible Bituminous Traits (2,615 LF) 290 SY \$56 A Erocarstible Bituminous \$130 EA \$50 \$75 A Fine Grading and Compaction \$80 \$75 \$50 A Concrete Pavement and Wals \$600 SF \$12 \$75 Concrete Pavement (Parking Natalie Lane) 5,000 SF \$12 \$20 Concrete Pavement (Parking Natalie Lane) 5,000 SF \$12 \$20 Concrete Pavement (Parking Natalie Lane) 5,000 SF \$12 \$20 Concrete Pavement (Parking Natalie Lane) 5,000 SF \$12 \$20 D 5-Vinde Slowalk along Natalie Lane) 5,000 SF \$12 Signage A 1,150 SF \$12 A Concrete Pavement (Parking Natalie Lane) 5,000 SF \$12 Signage A 1,12 \$1,000 \$12 Signage A Concrete Pavement (Parking Natalie Lane) 1,150 \$1,000 Signage A Concrete Pavement (Factoral Materials)			5,840 SY	\$65	\$379,600
C. Parking Space Curb Stops 130 EA \$5 P \$100 D. ADA Parking Space Curb Stops \$5 SP \$450 \$55 A. Excavation. Aggregate. Bluminous Traits (2,515 LF) 290 SY \$55 \$450 A. Fine Granding and Compaction 860 CY \$75 \$500 \$75 A. Fine Granding and Compaction 860 CY \$75 \$500 EF \$75 B. 8 High Fence (north and south goals only) 520 LF \$750 SY \$75 Concrete Pavement (Targe Paviling) 1,510 SF \$12 \$12 B. Concrete Pavement (Targe Paviling) 7,000 SF \$12 \$12 D. Suplage A Park Entry Sign 1,000 SF \$12 \$12 D. Tash Recepted Materials) 1,000 SF \$12 \$2500 \$12 Signage A Concrete Pavement (Foothall Field) 7,000 SF \$12 \$2500 B. Benches (Recycled Materials) 1 LS \$31,000 \$1 EA \$1,000 Signage A Concrete Pavement (Foothall Field) 1 LS \$1,000 \$2 EA \$1,000 Signage A			1 LS	\$3,000	\$3,000
8. Wide Stereint String (2, 2415 LF) 3 Sr. 20 3 Sr. 200 Sr 3 Sr. 2			130 EA	\$100	\$13,000
F. Wide Accessible Bituminous 290 SY \$65 F. Wide Accessible Bituminous 860 CY \$75 A. Fine Grading and Compaction 860 CY \$75 B. 8 High Fence (north and south goals only) 520 LF \$75 Concrete Pavement (Parking Natalie Lane) 1,510 SF \$12 B. Concrete Pavement (Parking Natalie Lane) 5,600 SF \$12 C. Concrete Pavement (Parking Natalie Lane) 7,000 SF \$12 B. Concrete Pavement (Parking Natalie Lane) 7,000 SF \$12 C. Concrete Pavement (Parking Natalie Lane) 7,000 SF \$12 B. Concrete Pavement (Parking Natalie Lane) 7,000 SF \$12 Signage A Park Klosk 1,000 SF \$12 A. Park Klosk A Barn Fraide 1,150 \$2,500 B. Barches (Recycled Materials) 8 EA \$1,100 B. Barches (Recycled Materials) 2 EA \$3,500 C. Sing and Install Site Amentiles 2 Sono 2 EA \$3,500 C. Sing and Install Site Amentiles 2 Sono 2 EA \$3,500 B. Barches (Recycled Materials) 8 EA \$1,100 \$2 C. Sing and Ins		D. ADA Parking Pavement Striping and Signage	42 6	064\$	0c7'7\$
Football Field Sold CY S75 A Fine Grading and Compaction 860 CY 575 B. Vilgh Fence (north and south goals only) 520 LF 575 Concrete Pavement and Watatie Lane) 1,510 SF 512 B. Concrete Pavement (Parking Natalie Lane) 5,800 SF 512 Concrete Pavement (Parking Natalie Lane) 5,800 SF 512 C. Concrete Pavement (Parking Natalie Lane) 7,000 SF 512 C. Concrete Pavement (Porbal Field) 7,000 SF 512 D. S-Wide Sidewalk along Natalie Lane (200 LF) 7,000 SF 513 Signage A. Bark Klosk 11 LS 53,000 B. Park Klosk A Game Tables and Chairs (20% ADA) (Recycled Materials) 2 EA 51,500 B. Park Klosk A Canne Tables and Chairs (20% of Costs, A-L) 1 LS 51,100 T. Trash Receptade (Recycled Materials) 2 EA 51,500 500 B. Park Klosk A Langles and Chairs (20% of Costs, A-L) 1 LS 51,500 T. Trash Receptade (Recycled Materials) 2 EA 51,500 500 C. Bleacher Stervision 2 EA	4	8' Wide Accessible Bituminous Trails (2,615 LF) A. Excavation, Aggregate, Bituminous	290 SY	\$65	\$18,850 \$18,850
A. Fine Grading and Compaction 860 CY \$75 B. 8' High Fence (north and south goals only) 520 LF \$75 B. Concrete Pavement (and walls) 5,600 SF \$12 A. Concrete Pavement (and south goals only) 5,000 SF \$12 B. Concrete Pavement (and south goals only) 5,000 SF \$12 D. Stylide Sidewark along Natalie Lane (200 LF) 7,000 SF \$12 D. Stylide Sidewark along Natalie Lane (200 LF) 7,000 SF \$12 Signage A. Park Entry Sign 1 LS \$1,000 Benches (Recycled Materials) B EA \$1,100 Benches (Recycled Materials) B EA \$1,100 Constance Pavement (and walers) C EA \$1,100 Site Amenities A Eart Klosk \$1,100 \$2,500 Site Amenities C Sitip and Install Site Amenities (40% of Costs, A-l) 1 LEA \$1,150 D. Trash Receptacie (Recycled Materials) E EA \$1,100 \$1 \$1,150 C Sitip and Install Site Amenities (40% of Costs, A-l) 1 LEA \$450 \$2 C Sitip and Install Site Amenities (40% of Costs, A-l) 1 LEA \$450 \$450 Site Utiliti	5	Football Field			\$45,020
B. 8' High Fence (north and south goals only) 520 LF \$75 Concrete Pavement and Walls 5,600 SF \$12 A. Concrete Pavement (arge Pavilion) 5,600 SF \$12 B. Concrete Pavement (arge Pavilion) 5,600 SF \$12 C. Concrete Pavement (arge Pavilion) 5,600 SF \$12 C. Concrete Pavement (arge Pavilion) 5,000 SF \$12 Signage A. Park Entry Sign 1 LS \$3,000 A. Bark Kinks 1 LS \$3,000 \$12 Signage A. Game Tables and Chairs (20% ADA) (Recycled Materials) 8 EA \$1,500 Benchries A. Game Tables and Chairs (20% ADA) (Recycled Materials) 2 EA \$3,500 Site Amenties A. Game Tables and Chairs (20% of Costs, A-L) 1 EA \$1,1,500 Benchries Freevold Materials) 2 EA \$3,100 C. Sinformation 1 EA \$1,1,500 \$450 Benchries Stervertures 1 LS \$1,1,500 C. Sinformation 2 EA \$3,500 \$1,1,500 C. Sinformation 2 EA \$1,500 \$2,500 Benchrines 2 Sinformation 1				\$7	\$6,020
Concrete Pavement and Wals 1,510 SF \$12 A. Concrete Pavement (Large Pavilion) 5,600 SF \$12 B. Concrete Pavement (Earge Pavilion) 5,600 SF \$12 C. Concrete Pavement (Earge Pavilion) 5,900 SF \$12 Signage 1 LS \$3,000 SF \$12 Signage 1 LS \$3,000 SF \$12 Signage 1 LS \$3,000 SF \$1,300 A. Game Tables and Chairs (20% ADA) (Recycled Materials) 8 EA \$1,300 Benches (Recycled Materials) 2 EA \$3,500 C. Eleader Seating at Football Field 1 EA \$1,1500 D. Trash Receptacle (Recycled Materials) 2 EA \$1,1500 C. Sinp and Install Site Armenties (40% of Costs, A-I) 1 EA \$1,1500 C. Sinp and Install Site Armenties (40% of Costs, A-I) 1 LS \$1,1500 C. Sinpla and Structures 1 LS \$1,150 \$2 A. Lighting at Football Field 1 LS \$1,150 \$2 G. Ship and Install Site Armenties (40% of Costs, A-I) 1 LS \$1,156 \$4 Satibary Sewerches 2 EA \$1,150 \$2 \$4 \$1				\$75	\$39,000
A. Concrete Pavement (Parking Natalie Lane) 1,510 SF \$12 B. Concrete Pavement (Large Pavilion) 5,600 SF \$12 C. Concrete Pavement (Large Pavilion) 5,600 SF \$12 C. Concrete Pavement (Large Pavilion) 5,600 SF \$12 D. S-Wide Sidewalk along Natalie Lane (200 LF) 1,000 SF \$12 Signage A. Park Entry Sign 1 LS \$33,000 B. Park Kiosk 1 LS \$33,000 \$1,100 Signage A. Bark Kiosk 1 LS \$3,500 B. Park Kiosk Ste Amenties \$1,100 \$5,500 Signage A. Earcher Seating at Football Field 1 LS \$3,500 C. Bleacher Seating at Football Field 1 EA \$1,100 \$5,500 C. Bleacher Seating at Football Field 1 LS \$1,100 \$5,500 C. Bleacher Seating at Football Field 1 LS \$1,1500 \$5,000 C. Bleacher Seating at Football Field 1 LS \$1,1500 \$5,000 C. Bleacher Seating at Football Field 1 LS \$4,500 \$5,000 G. Ship and Install Structures 1 LS \$1,1560 \$4,500 \$5,000	9	Concrete Pavement and Walls			\$181,320
B. Concrete Pavement (Large Pavilion) 5,600 SF \$12 C. Concrete Pavement (Football Field) 7,000 SF \$12 D. 5-Wide Sidewalk along Natalie Lane (200 LF) 1,000 SF \$12 Signage A. Park Entry Sign 1 LS \$3,000 A. Park Kitosk A. Fark Entry Sign 1 LS \$3,000 B. Park Kitosk Site Amenities 1 LS \$3,000 B. Park Kitosk B. Benches (Recycled Materials) 8 EA \$1,500 C. Bleacher Seating at Football Field 1 EA \$2,500 \$4,00 D. Trash Receptacle (Recycled Materials) 2 EA \$3,500 \$1,100 C. Bleacher Seating at Football Field 1 EA \$1,100 \$1,500 D. Trash Receptacle (Recycled Materials) 2 EA \$3,500 \$4,00 C. Bleacher Seating at Football Field 1 LS \$1,150 \$4,00 C. Ship and Install Site Amenties (40% of Costs, A-I) 1 LS \$4,00 \$1,150 \$4,00 C. Ship and Install Site Amenties (40% of Costs, A-I) 1 LS \$4,00 \$1,150 \$4,00 C. Ship and Install Site Amenties (40% of Costs, A-I) 1 LS \$4,00 \$1,150			1,510 SF	\$12	\$18,120
C. Concrete Pavement (Football Field) 7,000 SF \$12 D. 5-Wide Sidewalk along Natalie Lane (200 LF) 1,000 SF \$12 Signage A. Park Kinsk \$12 \$12 Signage A. Park Kinsk \$1,000 SF \$12 Signage A. Bark Kinsk \$1,000 SF \$1,000 Site Amenities A. Game Tables and Chairs (20% ADA) (Recycled Materials) \$1,100 \$2,500 B. Benches (Recycled Materials) 6 EA \$1,300 \$2,500 D. Trash Receptack (Recycled Materials) 6 EA \$1,100 \$2,500 C. Bleanches (Recycled Materials) 2 EA \$3,500 \$3,500 \$3,500 D. Trash Receptack (Recycled Materials) 2 EA \$3,500 \$3,500 \$3,1,100 C. Bleanches (Recycled Materials) 2 EA \$3,500 \$3,1,100 \$3,1,100 E. Grills C. Maste Disposal 1 LS \$1,1560 \$3,1,100 \$3,1,1560 A. Large Pavilion / Concession / Restroom 1 LS \$1,750 \$4,500 \$3,1,1560 A. Lighting at Forball Field 2 Large Pavilion / Concession / Restroom 1 LS \$4,500 \$4,500 Site Utili			5,600 SF	\$12	\$67,200
D. 5-Wide Sidewalk along Natalle Lane (200 LF) 1,000 SF \$12 Sigmage A. Park Kentty Sign 1 LS \$3,500 B. Park Kentty Sign B. Park Kentty Sign 1 LS \$3,500 B. Park Kenty Sign A. Game Tables and Chairs (20% ADA) (Recycled Materials) 8 EA \$1,300 B. Benches (Recycled Materials) 6 EA \$1,500 \$2,500 D. Trash Receptack (Recycled Materials) 6 EA \$1,100 \$2,500 D. Trash Receptack (Recycled Materials) 6 EA \$1,100 \$5,00 C. Bleacher Seating at Football Field 1 EA \$1,100 \$5,00 D. Trash Receptack (Recycled Materials) 6 EA \$1,100 \$5,00 E. Pet Waste Disposal 1 EA \$1,100 \$5,00 \$5,100 C. Ship and Install Site Amenities (40% of Costs, A-I) 1 EA \$1,500 \$5,110 \$5,00 A. Large Pavilions and Structures A. Lighting at Football Field 1 LS \$1,500 \$2,500 A. Large Pavilions and Structures A. Lighting at Parking Area 1 LS \$450 \$2,500 \$2,500 \$2,500 \$			7,000 SF	\$12	\$84,000
Signage A. Park Entry Sign 1 LS \$3,000 B. Park Kinsk 1 LS \$3,000 B. Benches (Recycled Materials) 8 EA \$1,300 C. Bleacher Seating at Football Field 2 EA \$1,500 D. Trash Receptack (Recycled Materials) 6 EA \$1,100 C. Bleacher Seating at Football Field 2 EA \$3,500 D. Trash Receptack (Recycled Materials) 2 EA \$3,500 C. Bleacher Seating at Football Field 1 EA \$1,100 D. Trash Receptack (Recycled Materials) 2 EA \$3,500 C. Bleacher Seating at Football Field 1 LS \$450 \$ C. Bleacher Seating at Football Field 1,150 \$ \$ \$ A. Large Pavilion / Concession / Restroom 1 LS \$1,150 \$ \$ \$ A. Lighting at Football Field 1 LS \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		D. 5'-Wide Sidewalk along Natalie Lane (200 LF)	1,000 SF	\$12	\$12,000
A. Park Entry Sign 1 LS \$3,000 B. Fark Kiock 1 EA \$2,500 Site Amenities 51,300 51,300 B. Benches (Recycled Materials) 8 EA \$1,300 C. Bleacher Seating at Football Field 2 EA \$3,500 D. Trash Receptacle (Recycled Materials) 6 EA \$1,100 C. Bleacher Seating at Football Field 1 EA \$1,100 D. Trash Receptacle (Recycled Materials) 2 EA \$3,500 C. Bleacher Seating at Football Field 1 EA \$1,100 D. Trash Receptacle (Recycled Materials) 2 EA \$3,500 C. Bleacher Seating at Football Field 1 EA \$450 Site Utilities 1 LS \$1,750 SF \$450 A. Lighting at Football Field 1 LS \$000 SY \$1,450 A. Lighting at Portking Area 1,750 SF \$450 \$0 Site Utilities A. Lighting at Portball Field 1 LS \$000 SY \$1,450 A. Lighting at Portball Field 1 LS \$000 SY \$1,400 \$000 SY \$1,400 B. Lighting at Portball Field 1 LS \$000 SY \$1,400 \$000 SY	2	Signage			\$5,500
B. Park Kuosk 1 EA \$2,500 Site Amenities 6 EA \$1,300 B. Benches (Recycled Materials) 6 EA \$1,300 B. Benches (Recycled Materials) 6 EA \$1,300 C. Bleacher Seating at Football Field 2 EA \$3,500 D. Trash Receptacle (Recycled Materials) 2 EA \$3,500 C. Bleacher Seating at Football Field 1 EA \$1,100 D. Trash Receptacle (Recycled Materials) 2 EA \$3,500 C. Bleacher Seating at Football Field 1 EA \$1,100 D. Trash Receptacle (Recycled Materials) 2 EA \$3,500 C. Bleacher Seating at Football Field 1 EA \$1,150 A. Lighting at Football Field 1 LS \$1,150 \$50 A. Lighting at Football Field 1 LS \$1,150 \$50 A. Lighting at Portulary Concession / Restroom 1 LS \$1,400 \$50 Site Utilities A. Lighting at Portulary Concession / Restroom 1 LS \$60 A. Lighting at Football Field 1 LS \$60 \$60 B. Lighting at Portulary Concession / Restroom 1 LS \$60 \$60 Statige			1 LS	\$3,000	\$3,000
Stre Amenites Stre Amenites 8 EA \$1,300 A. Game Tables and Chairs (20% ADA) (Recycled Materials) 6 EA \$1,300 B. Benches (Recycled Materials) 6 EA \$1,300 C. Bleacher Seating at Football Field 2 EA \$3,500 D. Trash Receptacte (Recycled Materials) 2 EA \$3,500 E. Grills 2 EA \$3,500 F. Pet Waste Disposal 1 EA \$1,100 G. Ship and Install Site Amenities (40% of Costs, A-I) 1 LS \$450 A. Large Pavilion / Concession / Restroom 1 LS \$450 A. Lighting at Football Field 1 LS \$60 R. Lighting at Pootball Field 1 LS \$60 R. Lighting at Pootball Field 1 LS \$60 R. Lighting at Pootball Field 1 LS \$60 R. Lards Eaging A. Law Seeding \$60 B. Native Landscaping 16,000 SY \$14 Native Landscaping 7 EA \$450 B. Native Meadow Seeding 7 EA \$450 B. Southeater Mgt and Erosion Control 7 LS \$450 S. Storemater Mgt and Erosion Control 7 LS \$455 <td>¢</td> <td>B. Park Klosk</td> <td>1 EA</td> <td>006,2¢</td> <td>005,24</td>	¢	B. Park Klosk	1 EA	006,2¢	005,24
A. Game Tables and Cratits (20% ALA) (Recycled Materials) 6 EA \$1,500 B. Benches (Recycled Materials) 2 EA \$3,1,500 C. Bleacher Seating at Football Field 2 EA \$3,1,500 D. Trash Receptack (Recycled Materials) 2 EA \$3,1,500 E. Grills 2 EA \$3,00 E. Grills 2 EA \$3,00 E. Grills 2 EA \$3,00 G. Ship and Install Site Amenities (40% of Costs, A-I) 1 EA \$4,00 A. Lighting at Foutball Field 1 LS \$450 \$450 A. Lighting at Protiball Field 1 LS \$60 \$60 B. Lighting at Protiball Field 1 LS \$60 \$60 A. Large Pavilion 2 Extension 450 LF \$60 B. Lighting at Protiball Field 1 LS \$140 \$60 B. Lighting at Protiball Field 1 LS \$140 \$60 B. Lighting at Preding 24,000 \$7	80	Site Amenities	L		\$40,460
D. Denotres (Arecycled Materials) 2 EA \$3,500 D. Trash Receptacie (Recycled Materials) 2 EA \$3,500 D. Trash Receptacie (Recycled Materials) 2 EA \$3,500 E. Grills E. Grills 2 EA \$500 E. Grills E. Grills 1 EA \$1,100 E. Grills 2 Ship and Instail Site Amenities (40% of Costs, A-I) 1 LS \$11,560 A. Large Pavilion / Concession / Restroom 1 LS \$450 \$450 A. Lighting at Football Field 1 LS \$450 \$60 Nater Line Extension 450 LF \$60 \$00 Native Landscaping 16,000 SY \$1,40 \$550 A. Law Seeding 16,000 SY \$1,40 \$60 B. Lighting at Parking Area 24,000 SF \$0221 C. Water Line Extension 450 LF \$60 D. Sanitary Sewer Extension 450 LF \$60 A. Law Seeding 30 EA \$315,450 A. Law Seeding 7 EA \$450 A. Law Seeding 7 EA \$450 A. Environd Seeding 7 EA \$450 A. Souther T			0 LA	\$1,300 \$1,500	\$10,400 \$0,000
D. Trash Receptacie (Recycled Materials) 1 EA \$1,100 E. Grills 2 EA \$500 F. Pet Waste Disposal 1 EA \$1,100 G. Ship and Instail Site Armenities (40% of Costs, A-I) 1 LS \$11,560 A. Large Pavilion and Structures 1 LS \$11,560 \$400 A. Large Pavilion / Concession / Restroom 1,750 SF \$450 \$ Site Utilities A. Lighting at Football Field 1 LS \$450 \$ Site Utilities A. Lighting at Parking Area 450 LF \$60 \$ Nater Line Extension 450 LF \$60 \$ \$ \$ Native Landscaping 16,000 SY \$140 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$			0 EA	\$3,500	\$7 000
E. Grills E. Grills 2 E.A. \$500 G. Ship and Install Site Amenities (40% of Costs, A-I) 1 E.A \$11,560 A. Large Pavilion / Concession / Restroom 1,750 \$1 \$11,560 A. Large Pavilion / Concession / Restroom 1,750 \$1 \$1750 \$2 A. Large Pavilion / Concession / Restroom 1,750 \$5 \$450 \$2 A. Lighting at Football Field 1 1 \$50 \$2 A. Lighting at Parking Area 450 LF \$60 \$2 Natice Line Extension 450 LF \$60 \$140 Native Landscaping 16,000 \$7 \$450 \$7 \$450 A. Lawn Seeding 24,000 \$7 \$450 \$7 \$450 \$450 B. Elowering Trees 7 24,000 \$7 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450		•••	1 FA	\$1 100	\$1 100
F. Pet Waste Disposal 1 EA \$400 G. Ship and Install Site Amenities (40% of Costs, A-I) 1 LS \$11,560 Pavilions and Structures 1,750 SF \$450 A. Large Pavilion / Concession / Restroom 1,750 SF \$450 A. Large Pavilion / Concession / Restroom 1,750 SF \$450 Site Utities 1 LS \$450 \$ A. Large Pavilion / Concession / Restroom 1,750 SF \$450 \$ A. Large Pavilion / Concession / Restroom 1,750 SF \$450 \$ Nature Line Extension 450 LF \$60 \$ Nature Landscaping 16,000 SY \$1,40 \$ \$ A. Lawn Seeding 24,000 SF \$ \$ \$ \$ B. Elynen Trees 7 EA \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$. ~	2 EA	\$500	\$1,000
G. Ship and Instail Site Amenities (40% of Costs, A-I) 1 LS \$11,560 9 Pavilions and Structures A. Large Pavilion / Concession / Restroom 1,750 SF \$450 9 A. Large Pavilion / Concession / Restroom 1,750 SF \$450 9 9 A. Lighting at Football Field 1 LS \$450 LF \$60 9 9 A. Lighting at Parking Area 7 LS 7 LS \$00 9 9 9 B. Lighting at Parking Area 450 LF \$60 1 2 \$60 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1 EA	\$400	\$400
Pavilions and Structures A. Large Pavilion / Concession / Restroom 1,750 SF \$450 3 A. Large Pavilion / Concession / Restroom 1,750 SF \$450 3 A. Lighting at Football Field 1 LS \$0 3 A. Lighting at Parking Area 1 LS \$0 3 B. Lighting at Parking Area 450 LF \$60 D. Sanitary Sewer Extension 450 LF \$60 Native Landscaping 16,000 SY \$1.40 A. Lawn Seeding 16,000 SY \$1.40 B. Native Meadow Seeding 30 EA \$450 C. Shade Trees 7 EA \$450 D. Evergreen Trees 7 EA \$450 A. Stornwater Mgt and Erosion Control 1 LS \$135,450 A. Erosion Control 1 LS \$135,450			1 LS	\$11,560	\$11,560
A. Large Pavilion / Concession / Restroom 1.750 \$450 \$ Site Utilities A. Lighting at Football Field 1 LS \$0 A. Lighting at Parking Area 1 LS \$0 \$0 B. Lighting at Parking Area 1 LS \$0 \$0 C. Water Line Extension 450 LF \$60 \$0 D. Sanitary Sewer Extension 450 LF \$60 \$0 A. Lawn Seeding 450 LF \$60 \$0 \$140 \$0 A. Lawn Seeding A. Lawn Seeding 16,000 \$140 \$0 \$140 \$0 B. Native Meadow Seeding 24,000 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$140 \$0 \$	6	Pavilions and Structures			\$787,500
Site Utilities A. Lighting af Football Field 1 LS \$0 A. Lighting at Parking Area 1 LS \$0 B. Lighting at Parking Area 450 LF \$60 C. Water Line Extension 450 LF \$60 D. Sanitary Sewer Extension 450 LF \$60 Native Lawa Seeding 16,000 \$7 \$1.40 R. Lawn Seeding 16,000 \$7 \$450 \$450 B. Native Meadow Seeding 30 EA,000 \$450 \$450 C. Shade Trees 7 7 \$450 \$450 D. Evergreen Trees 7 7 \$450 \$450 A. Stornwater Mgt and Erosion Control 1 1 \$450 \$450 A. Encion Control 1 1 \$450 \$450 \$450 \$450		A. Large Pavilion / Concession / Restroom		\$450	\$787,500
A. Lighting at Parking Area 1 LS \$0 B. Lighting at Parking Area 1 LS \$0 C. Water Line Extension 450 LF \$60 D. Sanitary Sections 450 LF \$60 A. Lawn Seeding 16,000 \$1,40 \$0 A. Lawn Seeding 16,000 \$1,40 \$0.21 C. Shade Trees 7 EA \$550 \$1,40 D. Evergreen Trees 7 EA \$450 \$450 A. Lown Management (8%) 1 LS \$135,450 \$1,40	10	Site Utilities			\$54,000
D. Useding at annug and annug at an and an and at an			- L	D¢	
D. Sanitary Sevent Stemsion 450 LF 560 Native Landscaping 450 LF 560 Native Landscaping 16,000 SY \$1.40 R. Lawn Seeding 16,000 SY \$1.40 R. Lawn Seeding 24,000 SF \$0.21 C. Shade Trees 7 EA \$450 D. Evergreen Trees 7 EA \$450 A. Lownader Mgt and Erosion Control 1 LS \$135,450				000	
Native Landscaping 16,000 SY \$1,40 A. Lawn Seeding 16,000 SY \$1,40 B. Native Meadow Seeding 24,000 SF \$0.21 C. Shade Trees 30 EA \$550 D. Evergreen Trees 7 EA \$450 A. Lown Management (8%) 1 LS \$135,450				000	\$27,000
A. Lawn Seeding 16,000 SY \$1.40 B. Native Meadow Seeding 24,000 SF \$0.21 C. Shade Trees 30 EA \$550 D. Evergreen Trees 7 EA \$450 F. Flowering Trees 7 EA \$450 A. Stormwater Mgt and Erosion Control 1 Ls \$135,459 A. Stormwater Mgt and Erosion Control 1 Ls \$135,459	11	Native Landscaping			\$50.240
B. Native Meadow Seeding 24,000 SF \$0.21 C. Shade Trees 30 EA \$550 D. Evergreen Trees 7 EA \$450 E. Flowering Trees 7 EA \$450 A. Stornwater Mgt and Erosion Control 7 L \$450 A. Stornwater Mgt and Erosion Control 1 L \$453,430		A. Lawn Seeding	16,000 SY	\$1.40	\$22,400
C. Shade Trees 30 EA \$550 \$ D. Evergreen Trees 7 EA \$450 \$ E. Flowering Trees 7 EA \$450 \$ Stormwater Mgt and Erosion Control 7 EA \$450 \$ A. Stormwater Mgt and Erosion Control 1 LS \$135,459 \$ A. Erosion Control Management (8%) 1 LS \$15,459 \$			24,000 SF	\$0.21	\$5,040
D. Evergreen Trees 7 EA \$450 E. Flowering Trees 7 EA \$450 Stormwater Mgt and Erosion Control 7 EA \$450 A. Stormwater Mgt and Erosion Control 1 LS \$135,459 \$1 A. Erosion Control Management (8%) 1 LS \$15,459 \$1			30 EA	\$550	\$16,500
E. Flowering Trees 7 EA \$450 Stormwater Mgt and Erosion Control \$2 \$2 A. Stormwater Management (8%) 1 LS \$135,459 \$1 B. Erosion Control 1 LS \$135,459 \$1			7 EA	\$450	\$3,150
Stormwater Mgt and Erosion Control A. Stormwater Management (8%) I.LS S135,459 B. Erosion Control Maseuse (8%) 1.LS Contro		E. Flowering Trees	7 EA	\$450	\$3,150
Storritiwater Management (0%) 1 LS 2135,439 Eroscion Control Measures (8%) 1 LS 2135,430	12	Stormwater Mgt and Erosion Control		010E 1E0	\$270,898
				\$130,439 \$135,439	\$130,438

Item No.	Work Item	No. of Units Unit Cost	Unit Cost	Total Cost
13	Bond Mobilization and Layout			\$235,697
	A. Bond Mobilization and Layout (12%)	1 LS	\$235,697	\$235,697
14	Contingency			\$329,975
	A. 15% Contingency	1 LS	\$329,975	\$329,975
15	Professional Fees			\$379,472
	A. Professional Fees (15%)	1 LS	\$379,472	\$379,472
	Total			\$2,909,282

<u>2/2/2023</u> No.	Total Cost	\$500	\$14(\$105,000			\$101,360			\$11,700	\$2,100	63		\$148,445		-			03	\$7,350						\$5,000							•					69		00011¢
Date Prepared 2	Unit Cost	\$500		\$7	\$7		\$65	¢£0.000	\$20,000	\$7	\$45	\$15	\$3	\$15		\$32,000	000,20¢	\$45	\$15	\$3	\$15		\$4	\$35	\$1,500	\$1,000	97.500	\$15,000		\$7	\$75		\$12		\$1,300	\$1,500	\$2,500	\$1,100	\$500	0040 000	000,11¢
	No. of Units	1 LS		5,000 CY	15,000 CY		2,4/0 SY	u t	- 1	130 CY	260 LF	140 LF	3,550 SF	400 SY	<u>.</u>		160 CY	290 LF	115 LF	4,400 SF	490 SY		600 CY	200 TON	2 EA	1 LS	2 EA			860 CY	400 LF		800 SF		4 EA	8 EA	4 EA	1 EA	2 EA	L L	2
Owner: Dover Township Project Title: Terra Vista Park - Phase 3: Athletic Fields and Plavground	Item No. Work Item	1 Demolition / Site Preparation A Misc. Site Preparation	2 Earthwork	A. Strip / Stockpile / Replace Topsoil	B. Grading Operations	3 8' Wide Accessible Bituminous Trails (2,445 LF)		4 Tot Lot (Ages 2-5)			-	E. Underdrain			5 Youth Playground					F. Safety Surface (Wood Carpet)	G. Stone Base and Filter Fabric	2		_			E. Bleacners E. et uich Aboin Lick Econoica		-	A. Fine Grading and Compaction		8 Concrete Pavement and Walls		_			-			F. Pet Waste Disposal	G. Ship and Install Site Americies (40% OI COSIS, A-F)

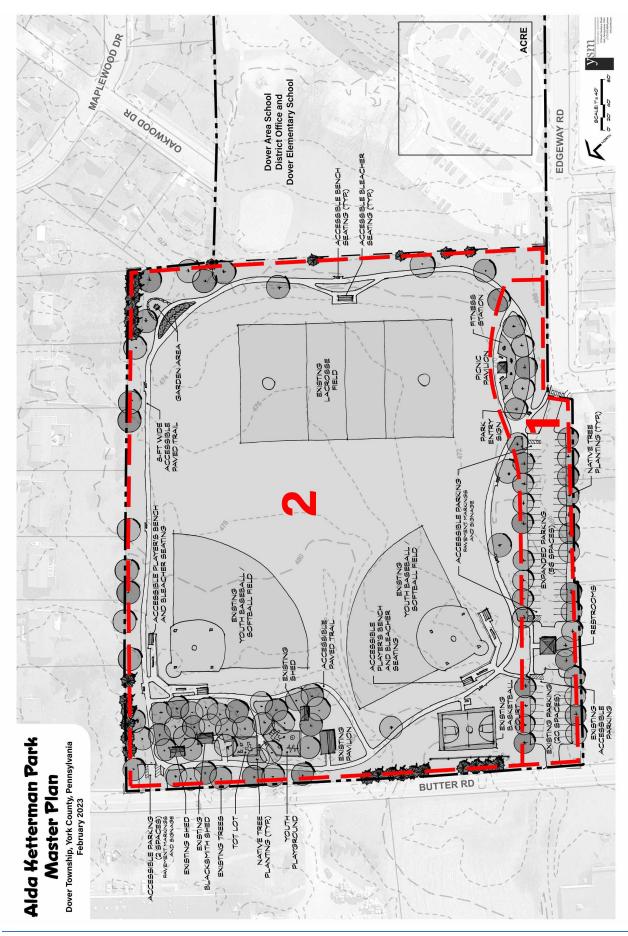
Item No.	Work Item	No. of Units	Unit Cost	Total Cost
11	Site Utilities			0\$
	A. Lighting at Athletic Fields	1 LS	\$0	\$0
	B. Lighting at Parking Area	1 LS	\$0	\$0
12	Native Landscaping			\$69,839
	A. Lawn Seeding	26,000 SY	\$1.40	\$36,400
	B. Native Meadow Seeding	85,425 SF	\$0.21	\$17,939
	C. Shade Trees	20 EA	\$550	\$11,000
	D. Evergreen Trees	5 EA	\$450	\$2,250
	E. Flowering Trees	5 EA	\$450	\$2,250
13	Stormwater Mgt and Erosion Control			\$126,107
	A. Stormwater Management (8%)	1 LS	\$63,064	\$63,064
	B. Erosion Control Measures (8%)	1 LS	\$63,044	\$63,044
14	Bond Mobilization and Layout			\$109,728
	A. Bond Mobilization and Layout (12%)	1 LS	\$109,728	\$109,728
15	Contingency			\$153,619
	A. 15% Contingency	1 LS	\$153,619	\$153,619
16	Professional Fees			\$176,662
	A. Professional Fees (15%)	1 LS	\$176,662	\$176,662
	Total			\$1,354,411

Dover Borough & Dover Township Joint Comprehensive Recreation, Parks & Open Space Plan

	PROBABLE CONSTRUCTION COST OPINION	T OPINION		
Owner: Project Title:	Owner: <u>Dover Township</u> Project Title: <u>Terra Vista Park</u> - Phase 4: Basketball Court <u>s</u>		Date Prepared <u>2/2/2023</u> DCNR Project No.	<u>2/2/2023</u>).
Item No.	Work Item	No. of Units	Unit Cost	Total Cost
4	Demolition / Site Preparation A Misc. Site Preparation	115	\$500	\$500 \$500
2				\$32.200
	A. Strip / Stockpile / Replace Topsoil	1,100 CY	\$7	\$7,700
		3,500 CY	\$7	\$24,500
ო	8' Wide Accessible Bituminous Trails (936 LF)			\$54,275
		655 SY	\$65	\$42,575
	B. Excavation, Aggregate, Bituminous - to Wheatland Drive	180 SY	\$65	\$11,700
4	Concrete Pavement and Walls			\$84,000
		4,000 SF	\$12	\$48,000
	B. Seatwall (Basketball)	300 SF	\$120	\$36,000
S	Site Amenities			\$13,160
	A. Game Tables and Chairs (20% ADA) (Recycled Materials)	2 EA	\$1,300	\$2,600
	B. Trash Receptacle (Recycled Materials)	1 EA	\$1,100	\$1,100
	C. Bicycle Rack (Recycled Materials)	1 EA	\$1,200	\$1,200
		1 EA	\$4,500	\$4,500
	E. Ship and Install Site Amenities (40% of Costs, A-D)	1 LS	\$3,760	\$3,760
9	Pavilions and Structures			\$25,000
	B. Small Pavilion at Basketball	1 LS	\$25,000	\$25,000
7				\$0
	A. Lighting at Basketball	1 LS	\$0	\$0
œ	Native Landscaping			\$19,846
		3,240 SY	\$1.40	\$4,536
		21,000 SF	\$0.21	\$4,410
		10 EA	\$550	\$5,500
			\$450	\$3,150
	E. Flowering Trees	5 EA	\$450	\$2,250
ი	0			\$36,617
		1 LS	\$18,318	\$18,318
	B. Erosion Control Measures (8%)	1 LS	\$18,298	\$18,298
10	Bond Mobilization and Layout			\$31,872
	A. Bond Mobilization and Layout (12%)	1 LS	\$31,872	\$31,872
1	Contingency			\$44,620
	A. 15% Contingency	1 LS	\$44,620	\$44,620
12	Professional Fees			\$51,314
	A. Professional Fees (15%)	1 LS	\$51,314	\$51,314
	Total			\$393,404

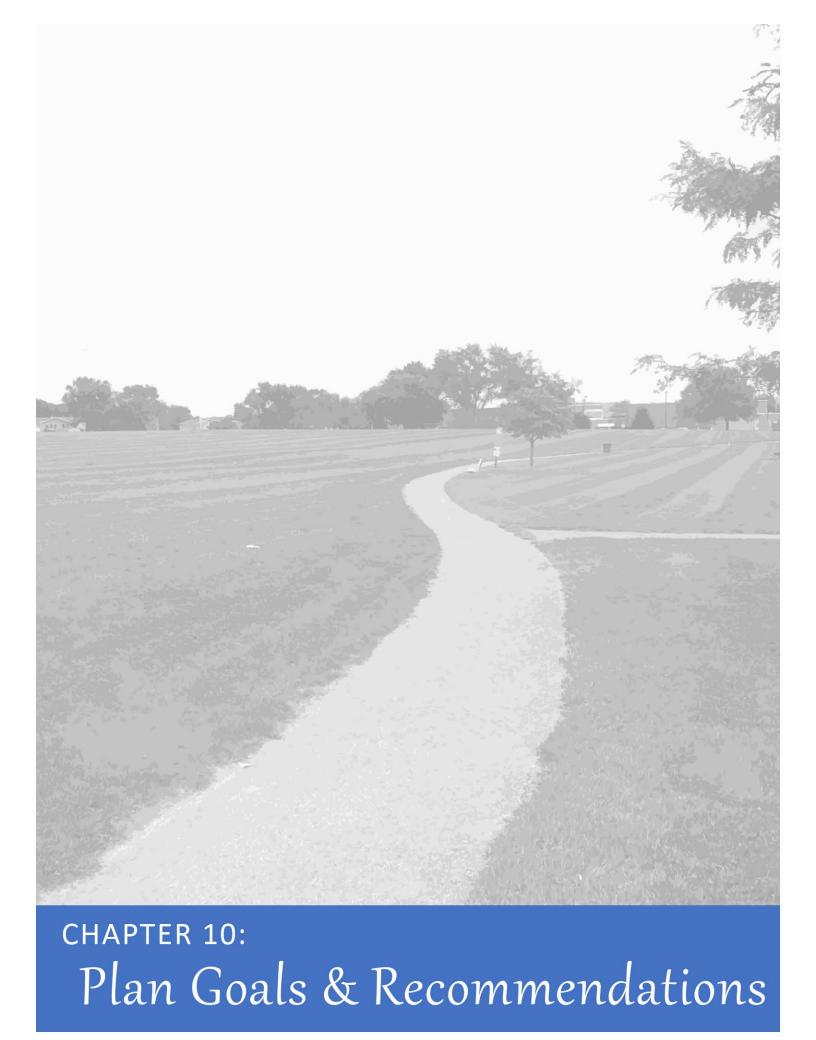


Dover Borough & Dover Township Joint Comprehensive Recreation, Parks & Open Space Plan



Operation Description Description <thdescription< th=""> <thdescription< th=""> <</thdescription<></thdescription<>		PROBABLE CONSTRUCTION COST OPINION	COST OPIN	NOI			PROBABLE CONSTRUCTION COST OPINION	I COST OPIN	NOIN	
Instruction Second Si 1000	Owner:	Dover Township		Date Prepared	2/2/2023	Owner:	Dover Township		Date Prepared	2/2/2023
Workinn Workinn Nordline Untracted Term No. Workinn Workinn A Miss: Sile Preparation 11.5 51.00 51.00 71.00 71.00 71.00 A Miss: Sile Preparation 11.5 51.00 51.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 <td< th=""><th>Project II.</th><th>ue. <u>Neutritiali Fain - Fliase Z. Flaydruunu anu Sue Ilih</u></th><th></th><th></th><th></th><th>Floject IIIe.</th><th></th><th></th><th>DONG FIOJECT NO.</th><th></th></td<>	Project II.	ue. <u>Neutritiali Fain - Fliase Z. Flaydruunu anu Sue Ilih</u>				Floject IIIe.			DONG FIOJECT NO.	
A Misc. Site Preparation 1 LS 51,000 51,000 51,000 2 A Misc. Site Preparation 1 LS 51,000 51,000 2 2 A Misc. Site Preparation 1 Stip / Stockiller (Replace Topoil 200 CY 51,400 2 3 A Misc. Site Preparation 1 (160 SY 55,400 55,400 3 A Excavation, Aggregate, Blummous Traits 1,160 SY 55,5400 3 3 A Excavation, Aggregate, Blummous Traits 1,160 SY 55,5400 55,5400 5 3 A Excavation Fine Grade and Compaction 15,5 55,540 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400 55,5400	Item No		No. of Units	Unit Cost	Total Cost	Item No.	Work Item	No. of Units	Unit Cost	Total Cost
A. Misc. Site Preparation 11.5 \$1,000 \$1,000 \$1,000 \$1,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000	1	Demolition / Site Preparation			\$1,000	+	Demolition / Site Preparation			\$4,000
Earthwork S3,500 S5,000 S5,0		A. Misc. Site Preparation	1 LS	\$1,000	\$1,000			1 LS	\$1,000	\$1,000
A. Stiny Stockpile / Replace Topsoil 200 CY 57 82:100 2 B. Grading Operations Tailet of Structures 7:100 7:75,400 3 A. Excavation. Aggregate. Bituminous 1:100 SY 5:55 SY 5:57,400 3 A. Excavation. Aggregate. Bituminous 7:35 SY 5:55,000 5:33,055 4 A. Flay Equipment Allowance 1:115 5:5000 5:33,055 4 D. Underfaria 7:000 5:5000 5:30,000 5:000 5:30,000 C. Excavation field reford 7:3 4:112 5:000 5:30,000 5:30,000 5:30,000 A. Play Equipment Allowance 1:12 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000 5:30,000	2	Earthwork			\$3,500			1 LS	\$3,000	\$3,000
B. Grading Operations 200 CY 57 51,400 A Excavation, Aggregate, Bituminous Trait to 8* 1,160 SY 56 SY 51,400 3 A Excavation, Aggregate, Bituminous Trait to 8* 1,160 SY 55 SY 55,400 3 A Excavation, Aggregate, Binder for 3* Addition 7 55 SY 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 55,500 <t< td=""><td></td><td></td><td>300 CY</td><td>\$7</td><td>\$2,100</td><td>2</td><td>Earthwork</td><td></td><td></td><td>\$2,450</td></t<>			300 CY	\$7	\$2,100	2	Earthwork			\$2,450
R. Wide Accessible Bluminous Trails 1,160 SY \$55,400 \$57,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400 \$75,400			200 CY	\$7	\$1,400		A. Strip / Stockpile / Replace Topsoil	150 CY	\$7	\$1,050
A. Exceration, Aggregate, Bluminous 1,160 SY \$55 400 3 Witcen Existing Bluminous Overlay 7 Addition 73 SY \$45 SY \$53,00 5 B. ø Wide Bluminous Overlay 7 Addition 73 SY \$45 SY \$500 5 4 A. Excavation, Aggregate, Bluminous Overlay 1955 SY \$55,000 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$500 <	3	8' Wide Accessible Bituminous Trails			\$75,400			200 CY	\$7	\$1,400
Widen Existing Bituminous Trail to 5* \$55 SY \$55 SY \$51,560 \$51,560 \$51,500 \$51,500 \$51,500 \$51,500 \$5000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000			1,160 SY	\$65	\$75,400	ო	Parking Expansion			\$25,575
A. Excavation, Agregate, Binder for 3' Addition 755 SY \$55 SY \$55 Sime \$33055 4 Tot Lot (Agres 25, 2000 S, 200	4	Widen Existing Bituminous Trail to 8'			\$81,950			335 SY	\$65	\$21,775
B. 8' Wide Bituminous Overlay 1,955 SY \$25 \$48,875 A. Play Equipment Allowance 1 LS \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000		A. Excavation, Aggregate, Binder for 3' Addition	735 SY	\$45	\$33,075			1 LS	\$2,000	\$2,000
Tot Lot (Ages 2-5) Tot Lot (Ages 2-5) S20,000 S21,500 S22,500 S22,500 S22,500 S22,500 S22,500 S22,500 S22,500 S22,500 S22,500 S23,500 S21,500 S		B. 8' Wide Bituminous Overlay	1,955 SY	\$25	\$48,875			4 SP	\$450	\$1,800
A. Fley Equipment Allowance 1 LS \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000	5	Tot Lot (Ages 2-5)			\$20,665	4	8' Wide Accessible Bituminous Trails (360 LF)			\$24,700
B. Play Equipment Shipping & Installation 1 LS \$2,000 \$2,000 \$5 C. Excavation Fine Grade and Compaction 100 LF \$15 \$1,500 \$6 D. Concrete Curb Edging E. Underdrain 100 LF \$15 \$1,350 \$7,300 C. Excavation Fine Grade and Compaction 100 LF \$15 \$1,350 \$7,300 \$7,350 C. Stone Base and Filter Fabric 90 SY \$15 \$1,350 \$7,350 \$7,350 Youth Playground A. Play Equipment Allowance 1 LS \$35,000 \$35,000 \$7,400 B. Play Equipment Allowance 1 LS \$35,000 \$35,000 \$7,400 C. Stone Base and Filter Fabric 200 LF \$35 \$2,500 \$7,400 D. Concrete Unb Edging 1.50 LF \$31,400 \$7,400 G. Stone Base and Filter Fabric 2.500 SF \$31,430 \$7,200 C. Stone Base and Filter Fabric 2.500 SF \$31,430 \$7,200 G. Stone Base and Filter Fabric 2.500 SF \$31,430 \$7,200 A. Benches (Recycled Materials) 1.5			1 LS	\$5,000	\$5,000		A. Excavation, Aggregate, Bituminous	380 SY	\$65	\$24,700
C. Excavation Fine Grade and Compaction 45 CY 57 (3) 531(3) A1 E. Underdrain 100 LF 51(5) 51,350 6 111 E. Underdrain 6 Store Base and Filter Fabric 90 SY 51,350 7,330 7 80 A. Play Equipment Allowance 11 LS 535,000 51,300 7 80 A. Play Equipment Allowance 11 LS 535,000 537,2300 7 80 B. Play Equipment Allowance 11 LS 514,000 514,000 8 8 C. Excavation Frine Grade and Compaction 140 CY 535,000 535,000 535,000 8 8 D. Concrete Curb Edging 140 CY 545 52,500 54,200 8 8 D. Concrete Curb Edging 150 LF 515,00 54,200 8 8 8 C. Excavation Frine Grade and Compaction 140 CY 545 54,500 8 8 8 G. Store Base and Filter Fabric 2,500 Fri 53,500 54,400 8 8 8<			1 LS	\$2,000	\$2,000	5	Widen Existing Bituminous Trail to 8' (280 LF)			\$10,525
D. Concrete Curb Edging 180 LF \$45 \$8:100 6 Fit F. Underdraim 100 LF \$15 \$1,500 6 Fit F. Good Section 800 SY \$15 \$1,500 6 Fit G. Stone Base and Filter Fabric 90 SY \$15 \$1,500 7 \$19 A. Play Equipment Allowance 11 LS \$31,500 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000			45 CY	\$7	\$315		A. Excavation, Aggregate, Binder for 3' Addition	95 SY	\$45	\$4,275
E. Underdrain 100 LF \$15,500 6 Fth F. Safety Surface (Wood Carpet) 90 SY \$15,51,500 6 7,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,500 7,51,000 7,51,500 7,51,000 7,51,500 7,51,500 7,51,500 7,51,600 7,51,500 7,51,600 7,51,500 7,51,600 7,51,600 7,51,500 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 7,51,600 5,51,640 5,51,640<			180 LF	\$45	\$8,100		B. 8' Wide Bituminous Overlay	250 SY	\$25	\$6,250
F. Safety Surface (Wood Carpet) 800 SF \$33 \$2,400 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,350 \$1,300 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000 \$1,4,000			100 LF	\$15	\$1,500	9	Fitness Station			\$53,800
G. Stone Base and Filter Fabric 90 SY \$15 \$1,350 7 81 Youth Playground A. Play Equipment Shipping & Installation 1 LS \$35,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000<			800 SF	\$3	\$2,400		A. Exercise Equipment	4 EA	\$4,200	\$16,800
Youth Playground \$72,330 \$72,330 7 \$16 A. Play Equipment Allowance 1 LS \$35,000 \$35,000 \$35,000 \$4.000 \$35,000 \$4.000 \$35,000 \$4.000 \$35,000 \$4.000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000 \$51,000		G. Stone Base and Filter Fabric	90 SY	\$15	\$1,350		B. Poured-in-Place Safety Surfacing	1,850 SF	\$20	\$37,000
A. Play Equipment Allowance 1 LS \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$35,000 \$36,000 \$4,143 \$4,143 \$4,120 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$4,143 \$	9	Youth Playground			\$72,930	7	Signage			\$3,700
B. Play Equipment Shipping & Installation 1 Ls \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000			1 LS	\$35,000	\$35,000			1 LS	\$200	\$200
C. Excavation Fine Grade and Compaction 140 CY \$7 \$980 8 stite \$150 LF \$545 \$5,000 8 \$16 E. Underdrain 200 LF \$45 \$5,000 \$150 LF \$545 \$5,000 \$6 A A E. Underdrain 2,500 SF \$31,500 \$35,500 \$15,480 \$6 A \$6 A \$6 \$1,500 \$9,000 \$10 \$11 \$1,480 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 \$1,430 </td <td></td> <td></td> <td>1 LS</td> <td>\$14,000</td> <td>\$14,000</td> <td></td> <td></td> <td>1 EA</td> <td>\$3,500</td> <td>\$3,500</td>			1 LS	\$14,000	\$14,000			1 EA	\$3,500	\$3,500
D. Concrete Curb Edging 200 LF \$45 \$9,000 A. F. Underdrain 150 LF \$15 \$2,250 \$3 \$5,000 9 \$1 F. Underdrain 2,500 SF \$35,500 \$3,500 9 \$1 G. Site Amenities 2,500 SF \$31,500 \$31,480 A \$4 Site Amenities C. Binches (Recycled Materials) 1 EA \$1,500 \$3,000 10 \$1 Site Amenities C. Bincycle Rack (Recycled Materials) 1 EA \$1,200 \$1,200 \$1 Native Landscaping B. Tash Receptacie (Recycled Materials) 1 EA \$1,200 \$1,200 \$1 Native Landscaping D. Ship and Install Site Amenities (40% of Costs) 1 LS \$1,200 \$1 Native Landscaping \$1,200 \$1 Native Landscaping \$1,143 \$1 A Native Landscaping 6. S1,200 \$1,12 \$1,03 \$1,143 \$1 \$1 \$1 \$1,143			140 CY	\$7	\$980	ø	Site Amenities			\$8,400
E. Underdrain 150 LF \$15 \$2,250 P B. F. Safety Surface (Wood Carpet) 2,500 SF \$33 \$7,500 9 \$17 A. Benerities Site Amenities 2,500 SF \$31,500 \$3000 9 \$17 Site Amenities Recycled Materials) 6 5 \$1,500 \$3,000 9 \$17 A. Benetities Recycled Materials) 2 EA \$1,500 \$3,000 9 \$14 B. Trash Receptate (Recycled Materials) 2 EA \$1,200 \$1,100 \$11 B. Trash Receptate (Recycled Materials) 2 EA \$1,200 \$1,100 \$11 C. Bicycle Rack (Recycled Materials) 1 EA \$1,200 \$1,100 \$11 \$10 \$11 D. Ship and Install Site Amenities (40% of Costs) 1 1 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100 \$1,100			200 LF	\$45	\$9,000			2 EA	\$1,500	\$3,000
F. Safety Surface (Wood Carpet) 2.500 SF \$33 \$7,500 9 57,500 9 57,500 9 57,500 9 54 G. Stone Base and Filter Fabric 2280 SY \$15 \$4,200 \$8,000 9 \$17 A 5 R. Benches (Recycled Materials) 6 EA \$1,500 \$8,000 9 \$18 A 5 R. Benches (Recycled Materials) 2 EA \$1,500 \$8,000 10 \$18 A 5 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000			150 LF	\$15	\$2,250			2 EA	\$1,500	\$3,000
G. Stone Base and Filter Fabric 280 SY \$15 \$4,200 9 Site Amenities Site Amenities \$1,500 \$9,000 10 A. Benches (Recycled Materials) 6 EA \$1,500 \$9,000 10 B. Trash Receptacle (Recycled Materials) 2 EA \$1,500 \$3,000 10 C. Bicycle Rack (Recycled Materials) 1 EA \$1,200 \$1,200 \$1,10 C. Bicycle Rack (Recycled Materials) 1 LS \$1,200 \$1,13 11 A. Benches Recycled Materials) 1 LS \$1,150 \$1,143 11 A. Lawn Seeding 635 SY \$1,80 \$1,143 12 B. Lawn Seeding 5 EA \$450 \$2,250 12 B. Loweing Trees 7 EA \$450 \$3,163 13 B. Erosion Control 1 LS \$11,681 13 14 A. Stomwater Mat and Erosion Control 1 LS \$11,681 13 A. Stomwater Mat and Erosion Control 1 LS \$11,681 13 A. Stomwater Mat and Layout 1 LS			2,500 SF	\$3	\$7,500		C. Ship and Install Site Amenities (40% of Costs)	1 LS	\$2,400	\$2,400
Site Amenities \$1,500 \$1,500 \$1,480 A. Benches (Recycled Materials) 2 EA \$1,500 \$3,000 10 B. Trash Receptacie (Recycled Materials) 2 EA \$1,500 \$3,000 10 C. Bicycle Rack (Recycled Materials) 1 EA \$1,200 \$3,000 10 D. Ship and Install Site Amenities (40% of Costs) 1 LS \$1,200 \$3,1200 \$1,143 D. Ship and Install Site Amenities (40% of Costs) 1 LS \$1,183 \$1,143 \$1,143 A. Lawn Seeding 6 EA \$450 \$1,143 \$1,143 \$1,143 B. Shade Trees 2 EA \$450 \$1,143 \$1,143 \$1,143 C. Evergreen Trees 5 EA \$450 \$3,1,550 \$3,3,150 \$1,143 A. Lawn Seeding 6 EA \$450 \$3,1,60 \$1,143 \$1,143 B. Erosion Control TEA \$3,500 \$1,143 \$1,143 \$1,143 A. Stommwater Mga and Erosion Control 1 LS \$1,1681 \$1,1681 \$1,1681 A. Stommwater Mga and Erosion		G. Stone Base and Filter Fabric	280 SY	\$15	\$4,200	6	Structures			\$288,000
A. Benches (Recycled Materials) 6 EA \$1,500 \$3,000 10 B. Trash Receptacie (Recycled Materials) 2 EA \$1,500 \$3,000 10 C. Bicycle Rack (Recycled Materials) 1 EA \$1,200 \$3,000 10 D. Ship and Install Site Amenities (40% of Costs) 1 LS \$5,280 \$5,280 \$5,280 Native Landscaping 655 \$1,80 \$1,143 \$1,143 \$1,143 B. Shade Trees 2.1 EA \$550 \$1,143 \$1,143 \$1,143 C. Evergreen Trees 5.1 EA \$450 \$3,1550 \$1,143 \$1,143 A. Lawn Seeding 5.2 EA \$450 \$3,150 \$1,143 \$1,143 D. Flowering Trees 7 EA \$450 \$3,150 \$1,163 \$1,143 A. Stommwater Management (4%) 1 LS \$1,181 \$1,81 \$1,81 \$1,81 A. Stommwater Management (4%) 1 LS \$1,1681 \$1,1681 \$1,1681 \$1,1681 A. Stommwater Management (4%) 1 LS \$1,1681 \$1,1681 \$1,1681	7	Site Amenities			\$18,480		A. Small Picnic Pavilion	1 LS	\$38,000	\$38,000
B. Trash Receptacle (Recycled Materials) 2 EA \$1,500 \$3,000 10 C. Bicycle Rack (Recycled Materials) 1 EA \$1,200 \$1,200 \$1,200 D. Ship and Install Site Amenities (40% of Costs) 1 LS \$5,280 \$5,280 \$1,43 A Lawn Seeding 635 SY \$1,80 \$1,143 11 A. Lawn Seeding 635 SY \$1,80 \$1,143 D. Ship and Install Site Amenities (40% of Costs) 1 LS \$5,280 \$5,280 \$1,143 D. Elowering Trees 5 EA \$450 \$1,143 12 Stormwater Mat and Erosion Control 7 EA \$450 \$1,1631 13 A. Stormwater Mag and Erosion Control 1 LS \$11,681 13 A. Stormwater Mag and Erosion Control 1 LS \$11,681 13 A. Stormwater Mag and Layout 1 LS \$11,681 13 A. Bond Mobilization and Layout 1 LS \$11,681 13 A. Tofk Contingency 1 LS \$11,681 14 A. Tofk Contingency 1 LS \$11,681 14 A. Bond Mobilization and Layout 1 LS \$15,984			6 EA	\$1,500	\$9,000		B. Restroom Building	1 LS	\$250,000	\$250,000
C. Bicycle Rack (Recycled Materials) 1 EA \$1,200 \$1,200 \$1,200 D. Ship and Install Site Amenities (40% of Costs) 1 LS \$5,280 \$5,280 \$5,280 Native Landscaping 635 SY \$1,80 \$1,143 \$1143 A. Lawn Seeding 635 SY \$1,80 \$1,143 B. Shade Trees 21 EA \$550 \$11,550 C. Evergreen Trees 7 EA \$450 \$2,150 D. Flowering Trees 7 EA \$450 \$3,150 Stormwater Mgt and Erosion Control 1 LS \$11,681 13 A. Stormwater Mgt and Erosion Control 1 LS \$11,681 13 A. Stormwater Mgt and Layout 1 LS \$11,681 \$11,681 13 A. Stormwater Mgt and Layout 1 LS \$31,681 14 A. Bond Mobilization and Layout 1 LS \$31,681 14 A. Bond Mobilization and Layout 1 LS \$337,846 14 A. Bond Mobilization and Layout 1 LS \$377,846 14 A. Bond Mobilization and Layout 1 LS \$377,846 15 A. 15% Contingency 1 LS			2 EA	\$1,500	\$3,000	10	Site Utilities			\$21,600
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		Total			\$454,954					

Dover Borough & Dover Township Joint Comprehensive Recreation, Parks & Open Space Plan



Plan Goals and Recommendations

Dover Joint Comprehensive Recreation, Parks and Open Space Plan Mission, Vision, Tagline, & Core Values

The Dover Area mission statement, vision statement, tagline, and core values have been prepared to guide the development, operation, and programming of the community's parks and recreation system over the next 10 years. The mission statement defines the purpose of the area's municipal parks and recreation services. The vision statement represents the future outlook of parks and recreation services and what impact they will make on the community. The tagline is to be used along with the parks and recreation department logo. Core values are internal beliefs and qualities treasured by the community. These shared beliefs form a philosophy to guide the Dover Area's parks and recreation services.

Mission Statement

We promote health and well-being, build community pride, and provide enjoyment for all Dover residents through memorable parks and recreation experiences.

Vision Statement

Dover's exceptional parks and recreation system connects people to each other, to enriching experiences, and to the outdoors.

Tagline

Play – Connect – Explore

Core Values

- Health and wellness (mental and physical health, activity, stress reduction)
- Conservation and stewardship (sustainability, natural resource protection, asset management, green infrastructure, resource conservation)
- Inclusiveness, diversity, and equity (social justice, fairness in resource allocation, variety in recreation opportunities to respond to diverse community needs, opportunities for people of different ages, cultures, interests, languages, and abilities)
- Economic vitality (prosperity, economic vibrancy and health, accountability, fiscal responsibility, community development)
- Accessibility and connectivity (interconnected trails and pathways, close-to-home parks, walkable/bikeable neighborhoods, removing barriers to participation, accessible facilities for people of different abilities)
- Community engagement (informed and engaged residents, involved residents and neighbors, volunteerism)
- Renewal and investment (upgrades to parks and trails, new park areas and recreation facilities, maintenance for safe and enjoyable use)

- Social cohesion (socially interconnected through community events, neighborhood programs, and public gathering spaces)
- Innovation (new technology, promoting creativity, recognizing trends, embracing change)
- Awareness and identity (branding, public awareness, understanding of value of parks and recreation)
- Community vibrancy and livability (sense of place/community identity, integration of arts/culture/history, attractive parks, civic pride)
- Adventure and fun (excitement, enjoyment, fun recreation programs and special events)

Plan Goals and Recommendations

The Plan sets out six goals for the future of the Dover Area parks and recreation system.

Recommendations for addressing improvements to parks and recreation services in Dover Borough and Dover Township are based on these six Plan goals. The Plan recommendations provide the Dover Area with the tools that will lead to the best possible outcome to sustain the parks and recreation system and provide memorable special events and programs that bring the community together and celebrate the region's natural and cultural heritage.

These recommendations are designed to help Dover Borough and Dover Township enhance the parks and recreation system and provide recreation opportunities, programs, and events to strengthen community pride and involvement. The recommendations are not listed in priority order. Implementing these recommendations will require:

- A commitment to the municipal funding necessary to improve and enhance Dover Borough and Dover Township park areas, recreation facilities, recreation programs, and trails.
- The willingness of Dover Borough and Dover Township to join together to provide community parks and recreation services.
- The willingness of the Dover Area School District to share its facilities with the community in an affordable way for parks and recreation and youth sports activities.
- Expanded community involvement, through volunteering, fundraising, partnerships, and support for new initiatives.

Goal 1 - Renewal and Investment

We will safeguard the park areas and recreation facilities of the Borough and Township and maintain them in top shape for safe, clean, and enjoyable use by removing outdated or underutilized facilities and developing new recreation facilities. Public financial support to maintain, repair, and invest in the parks and recreation system will help to attain the Dover Area's economic goals and provide the quality of parks and recreation services that residents desire.

Recommendation 1.1 – Divide the Dover Community Building Large Room into Program Spaces – The Township does not have a dedicated indoor location for recreation programs which greatly limits the number of indoor programs that can be offered. The Dover Community Building large room should be able to be divided into defined spaces for recreation programs when needed. As it is currently configured, the Community Building room is too large to be used for recreation programs. The Township should

invest funds to install a wall partition system that could divide the large room into smaller programmable spaces.

Recommendation 1.2 – Continue to Invest in Eagle View Park – The Township has made significant investment in floodplain restoration and site preparation at Eagle View Park, setting the stage for recreation development as envisioned in the master plan. The Township should continue to prioritize the development of this park.

Recommendation 1.3 – Develop Terra Vista Park as the Location for the Youth Football Program –

Develop Terra Vista Park as illustrated on the master plan to provide needed recreation facilities. The park would become the new home of the youth football program. Two football fields would be developed with spectator seating and nearby concessions, pavilion, and restrooms. The six pickleball courts would provide the first courts in the community.

Recommendation 1.4 - Rehabilitate Mayfield Park as a passive, nature-based park with stream access -

Mayfield Park's location along the Little Conewago Creek results in multiple flooding events annually which negatively impacts the existing football field complex, playground, and basketball court. This flooding will continue and even accelerate due to climate change. Dover Township is planning a floodplain restoration initiative along the Little Conewago Creek and the park site will be part of this restoration. When the football complex is relocated to Terra Vista Park, Mayfield Park should be rehabilitated as a passive, nature-based park. As part of the floodplain restoration project, a master plan should be developed for the park to incorporate trails, pavilions, and other compatible features desired by residents to include native plantings to support wildlife, birds, wildflower, and native grass meadows to support pollinators.

Recommendation 1.5 – Acquire the 29.2-Acre Dover Area Sewer Authority Parcel and Master Plan for a Community Park – The Dover Area needs additional parkland to meet the existing and future needs of the community. Existing parkland is concentrated in the area surrounding Dover Borough with gaps in parkland to the north and west. The Dover Area Sewer Authority Parcel, in the northern portion of Dover Township with direct access to Conewago Creek, is undeveloped and the Sewer Authority no longer has plans for the parcel. The location along Conewago Creek and the configuration of the parcel with gentle topography is compatible with community park development. A master plan should be developed with input from residents to define future improvements. The master planning process should explore a paddle-craft launch on the Conewago Creek and a dog park with at least two fenced areas for off-leash dog play.

Recommendation 1.6 – Master Plan Brookside Park, Mayfield Park, and New Parkland to Maximize Recreation Opportunities – Park master plans should be developed for Brookside Park to locate new and improved recreation facilities and activity areas based upon recreation needs as well as to address accessibility requirements, and to enhance function and the visitors experience. Mayfield Park should be master planned in conjunction with the floodplain restoration work planned for the Little Conewago Creek so as to envision the park as a nature-based park for passive leisure activities.

Recommendation 1.7 – Enhance Parks and Open Space Parcels – Develop and enhance parks to meet the recreation interests of residents and as outlined on master plans and Park Data Sheets. Develop the Tower Village and Sunrise Acres open space parcels to provide recreation amenities desired by nearby residents.

Goal 2 – Recreation for All

Borough and Township parks and recreation facilities will be welcoming and accessible to all; recreation programs will provide everyone with the opportunity to play, learn, and explore by removing barriers to participation. Residents will be served equitably, regardless of location, age, ability, or socioeconomics, with parks and programs that are inclusively designed. Overcoming real and perceived barriers through

enhanced access, amenities, and programs will help all people feel invited and engaged in the Dover Area's parks and recreation spaces.

Recommendation 2.1 – Adopt a Written Inclusion Statement – Promoting and valuing the participation of all people in recreation program offerings at park areas and recreation facilities is important including; improved accessibility by removing barriers, fostering an inclusive culture, and celebrating the Dover Area's diverse population. An inclusion statement such as this should be adopted and placed on the Borough and Township websites:

Dover Area Parks and Recreation values diversity as a community asset and is committed to creating inclusive spaces, places, and programs that promote the dignity and respect of all users of it's services and facilities regardless of age, race, sex, gender identity, sexual orientation, physical ability, economic background, country of origin, or religious practices.

Recommendation 2.2 – Provide Park and Program Accessibility Information – Working to make programs accessible to all residents and providing park accessibility information should be a top priority. Information about program and park accessibility should be available on the Borough and Township websites and social media to offer details of what is available for park visitors who need accommodations. The information should include an outline of the accommodations that improve accessibility to park areas, recreation facilities and programs along with a description of the process that a resident would follow to request additional specific accommodations.

Recommendation 2.3 – Provide Programming for All Persons – To offer recreation program and activity opportunities for individuals with a physical or cognitive disability, non-sports-oriented children, and other underserved populations, and to establish equity initiatives to improve support for populations challenged by socio-economic factors, partnerships with other community agencies should be formed. The Township should expand on its current programming efforts to serve special needs as well.

Goal 3 - Recreation Program Expansion

We will provide a diverse range of recreation opportunities, safe and welcoming recreation spaces, and programs that promote physical, mental, and social activity to keep our residents healthy and fit. Offering the best in affordable programs, special events, and recreation activities will enrich the lives of individuals and families.

Recommendation 3.1 – Expand and Diversify Recreation Programming – Special events currently dominate the program offerings. The Dover Area's recreation program focus should be on: conservation, nature education, cultural and performing arts, sustainable living, outdoor sports, youth development, health and wellness, social recreation activities, and community-wide special events. The program budget will need to expand to offer these additional program opportunities and new staff positions will be needed. Revenue earned can help to offset the program costs. Consider offering recreation programs such as those below.

Туре	Recreation Program Ideas	
Nature and sustainable living workshops and classes	Origami Basket weaving Shade gardening Nature craft series Gardening with native plants Drying flowers from cuttings Information on Spotted lantern flies Owl prowls Wildflower walks History hikes Geology hikes	Making wreaths and centerpieces Craft classes using natural materials Nature photography Mask making Bluebird box building Bird feeder making Collecting and saving seeds Nature journaling Treats for the birds Winter tree ID Seasonal flower ID

Туре	Recreation Program Ideas	
	Cabin fever winter walks Sounds of spring night hikes Tree planting i Naturalist Mason jar hydroponic gardening Growing vegetables outside in winter Sharing fixing skills with repair events Making beeswax candles and glycerin soap The basics of composting	Organic gardening Outdoor survival skills Removing invasive plants Attracting birds/pollinators to gardens Upcycled jewelry for teens and adults Canning workshop Making herbal tea blends Starting a food waste collection
Special events	Amazing race eco/family edition Outdoor concerts Unplugged week Campfire nights with storytelling Fishing derby Dances (daddy/daughter, mom/son) Dog 5K Day of wellness Progressive dinners between parks Park passport to visit each park Candy cane hunt	Puppetry programs with the library Scavenger hunt on bikes May the 4th Be with You (Star Wars theme) Earth Day breakfast Sale of native plants Trail or adventure run for conservation Halloween costume swap Elementary run for fun and fitness Howl-o-ween dog party Preschool holiday parties
Health and wellness	Self-directed park workouts One-on-one personal training in parks Healthy cooking series Get ready to Spartan Group dog walks	Yoga meditation and mingle Kids cooking class Park walks Meet up groups
Cultural and performing arts	Kid's music festival Family performance nights Performing arts classes	Summer theater camp Pre-K and K-3 rd grade music, dance, arts programs
Youth development	Summer day camps School in-service day programs Learn to fish Drumming Rock climbing E-sports	Girls in building trades Hunter safety STEAM programs Kindergarten boot camp Instructional sports programs
Outdoor sports	Whiffle ball tournament Adult and youth kickball leagues Ultimate Frisbee tournament Snowball softball tournament School district wide sports events Teen sports leagues Lifetime sports clinics (golf, skiing, volleyball, etc.)	Knockerball bubble soccer 3-on-3 basketball tournament Corporate Olympics Street hockey Horseshoes tourney Home run derby Cricket USTA tennis programs

Recommendation 3.2 – Create New Parks and Recreation Staff Positions – The Parks and Recreation Department is understaffed for the size of the parks and recreation system while services and facilities continue to grow. The Township offers wonderful family special events, some of which are area traditions. However, recreation programming is limited due to the lack of support staff. The Parks and Recreation Director is currently stretched to keep up with the many details of planning and conducting special events and coordinating the public's use of parks and recreation facilities which leaves no time to properly recruit, train, and recognize much-needed volunteers or offer expanded programming. Two new staff positions would offer the recreation programs that residents desire. A full-time recreation program coordinator and a part-time position to coordinate volunteers and assist with special event planning is needed. When the Township Building expansion project is completed, office space will be provided for additional staff.

Recommendation 3.3 – Develop a Recreation Program Revenue Plan – The Parks and Recreation Director plans and conducts an extensive schedule of programs and special events. Additional programming is needed but will not happen without additional staff. To support hiring additional program staff, a recreation program revenue plan should be developed, and programs should be planned to generate a set amount of net revenue after all expenses have been covered. This net revenue should be used to justify hiring staff to assist with planning and conducting programs.

Recommendation 3.4 – Reclassify the Administrative Clerk and Parks, Grounds, and Facilities Level II Crew Staff Positions to Fall Under the Parks and Recreation Department – Both of these staff positions spend a great deal of time on parks and recreation work. Moving them under the supervision of the Parks and Recreation Director will increase efficiency as well as allow for enhanced direction and oversight of their work. Both positions could continue to have duties in addition to parks and recreation tasks but should directly report to the Parks and Recreation Director.

Goal 4 - Relationship and Capacity Building

We will develop a formal partnership between Dover Borough and Dover Township to jointly provide parks and recreation services and adopt a memorandum of understanding with the Dover Area School District for use of facilities. We will build a network of partners to enhance and expand recreation opportunities, engage residents in volunteer activities, and promote private sector involvement in funding. Collaborating with residents and community groups will help to keep the parks well maintained, clean, and safe community gathering places. Obtaining key strategic partners is vital for the growth and viability of the Dover Area parks and recreation system.

Recommendation 4.1 – Formalize the Provision of Joint Parks and Recreation Services in Dover Borough and Dover Township

Background

The former Dover Area Recreation Board (DARB), a joint effort between Dover Borough, Dover Township, and the Dover Area School District, was founded in 1977 by an intergovernmental agreement of cooperation. Funding for its operation was provided by the Borough and Township on a per capita basis. The School District allowed use of its facilities as an in-kind contribution. The Board consisted of seven members with two members representing the Borough, three representing the Township, and two representing the School District. DARB was disbanded in the mid 2000's. After DARB disbanded, Dover Borough formed an advisory recreation board, which was suspended in 2020 due to lack of members. Dover Township has never operated an advisory parks and recreation board.

Dover Township employs a full-time Parks and Recreation Director who develops and directs recreation programs, coordinates public use of parks and recreation facilities, obtains grant funding, and promotes activities and events. The Township Public Works Department is responsible for park and facility maintenance. Five full-time employees handle the majority of park maintenance work. The Township contracts most of the mowing at the parks and also contracts cleaning of the permanent restrooms at three parks. The Dover Borough Public Works Department removes trash and makes park repairs at Ketterman Park. Grass mowing and tree trimming are contracted out. Youth sports groups help to maintain ballfields at the Township parks and Ketterman Park.

Dover Township offers a year-round schedule of recreation activities, with a focus on community special events at the Township parks. Dover Borough previously sponsored an Easter Egg Hunt, Sundaes in the Park, Tree Lighting on Black Friday, and a House Decorating Contest. Borough recreation programs were discontinued with the disbanding of its advisory recreation board.

Providing Joint Services

There are two ways for municipalities to formally provide joint parks and recreation services: intergovernmental cooperation agreements and purchase of service contracts.

Intergovernmental agreement funding formulas are negotiated among the municipal partners. The most common formula is per capita. The Dover Borough parks and recreation budget for 2021 was \$16,100. With a 2020 population of 1,981, the Borough spends \$8.13 per capita on parks and recreation. The Dover Township parks and recreation budget for 2021 was \$779,342. With a 2020 population of 22,366, the Township spends \$34.85 per capita on parks and recreation. The gap in spending on parks and recreation between the Borough and Township is \$26.72 per capita. If equal per capita spending was used to formalize joint parks and recreation services, Dover Borough's spending would increase to \$52,932 in additional yearly dollars for total Borough parks and recreation expenses of \$69,032.

An intergovernmental cooperation agreement creates a new regional agency with a governing board, which is what existed with DARB. Since that former intergovernmental agency fell apart, forming a new agency may not be the best way to accomplish offering joint parks and recreation services.

Enacting a purchase of service contract between the Township and Borough to provide parks and recreation services would be a better option for the Dover Area. With limited resources, a purchase of service contract would be an advantage for the Borough. The cost and length of the purchase of service contract would be negotiated between the Borough and Township and can be done so that it is affordable for the Borough.

Advantages of Formally Joining Together

Providing joint parks and recreation services is strongly supported by residents, with 96% of on line survey respondents stating they are in favor of Dover Borough, Dover Township, and the Dover Area School District working together.

Parks, recreation facilities, programs, and special events will be promoted to Borough residents, not just Township residents.

With a joint parks and recreation service, non-resident fees, although not currently charged to Borough residents, will never be charged in the future.

As the Township's parks and recreation services grow, the Borough will be a part of that growth and enjoy the benefits of being a formal partner in these expanded services. The Township will continue to increase in population, while the Borough population is not increasing.

The Borough has one park – Ketterman Park, leased from the School District. The Township owns eight parks. Borough residents use the Township's parks and Township residents use Ketterman Park. The parks are already viewed as Dover Area parks.

Events are already Dover community events but are titled 'Dover Township' events. Being able tocall them Dover Area will bring the community together without assigning a municipal boundary to the events.

Programs and special events will be held in the Borough, including at Ketterman Park. PopularBorough events that are no longer held may be able to return.

DCNR grant chances for park development will improve for both the Borough and Township, as regional entities receive higher rankings in the competitive grant process.

The Dover Area School District serves only Dover Borough and Dover Township. Public education services are provided jointly, and the community thinks of itself as the Dover Area already.

The opportunity to develop a formal relationship with the School District for facility use is strengthened by Dover Borough and Dover Township joining forces for parks and recreation. A Memorandum of Understanding should be adopted with the School District for use of indoor and outdoor school facilities for community recreation.

The Township has five full-time Public Works employees who are trained in park maintenance.
 Performing maintenance at Ketterman Park would be able to be folded into their duties freeing up Borough staff for other duties.



The Parks and Recreation Director would add the scheduling of Ketterman Park facilities and events into her work duties and pavilion rentals would be available online.

Recommendation 4.2 – Adopt a Memorandum of Understanding with the Dover Area School District – The buildings and grounds of the Dover Area School District are important recreational resources for the Dover community. Use of those facilities for community recreation programs and activities is essential for the Parks and Recreation Department and youth sports providers. A written memorandum of understanding between the Borough, Township and School District would ensure that school buildings and grounds remain available and affordable for public use for recreation activities and improve access to facilities. Promotion of community recreation programs and youth sports opportunities through the School District is another area for cooperation.

Recommendation 4.3 - Combine Dover Area Youth Sports Groups Under One Umbrella Organization -

The Dover Area has active youth sports organizations that are beginning to work together to remove duplication of items such as fundraising, promotion, registration, and facility scheduling. There are many advantages to taking this cooperation one step further by forming an organization under which the various youth sports groups fall. Including: insurance cost savings, one website, one registration system, one bank account, coordinated promotion and social media strategies, streamlined volunteer recruitment, training, and background clearances, coordinated scheduling and maintenance of fields and facilities, improved communication with the Township, Borough, and School District, and one group to work with the high school athletic booster club, the umbrella organization for all high school sports. The Parks and Recreation Director should be a board member of this new organization.

Recommendation 4.4 – Apply for a DCNR Peer-to-Peer Grant to Facilitate Forming Joint Parks and Recreation Services, Adopting a School District Memorandum of Understanding, and Creating an Umbrella Youth Sports Organization – The DCNR Bureau of Recreation and Conservation Peer-to-Peer technical assistance grant program matches a parks and recreation professional with training, knowledge, and experience in regional recreation with communities that are looking to provide joint services. Because the Peer lives outside the region, he or she is an impartial, neutral facilitator with nothing to personally gain. A maximum grant amount of \$18,000 is provided by DCNR. The communities provide a 10 percent cash match (\$1,800) for a total project cost of \$19,800. DCNR considers Peer project applications throughout the year. If Dover Borough and Dover Township can successfully formalize providing joint parks and recreation services, the region may be eligible for a DCNR Circuit Rider grant to hire an additional staff person. To be eligible for Circuit Rider funding, two or more municipalities must cooperate in a new intergovernmental effort. Which is a four-year commitment of funding for salary only.

Recommendation 4.5 – Adopt Written Agreements with Sports Organizations – The responsibilities of the Borough and Township versus community sports groups for field and facility maintenance varies from group to group. As leadership changes within the sports groups and the municipal staff, with nothing in writing, it is difficult to know who is responsible for what. Written agreements are needed with every sports group that utilizes and provides maintenance support for park facilities. Providing copies of

practice and game schedules along with certificates of insurance should be required as part of the written agreement.

Recommendation 4.6 – Establish Strategic Partnerships with the Health Care Community – Parks and recreation and health care organizations share the mutual goal of nurturing healthy and active residents. Growing scientific evidence confirms that being outdoors, especially in natural settings, has essential health benefits. Through partnerships and relationships with the health care community, the Parks and Recreation Department should expand nature-based health and wellness programs and promote both outdoor park experiences and self-directed recreation opportunities, keying on the important link between physical activity and better health.

Recommendation 4.7 – Continue to Seek Outside Funding – Many funding programs exist to support parks and recreation services. The Borough and Township should explore applying for the opportunities best suited to their parks and programs. The adoption of this Comprehensive Recreation, Park, and Open Space Plan will improve the Dover Area's chances of receiving state grants for parks and recreation improvements.

Recommendation 4.8– Develop a Parks and Recreation Volunteer Program – The Parks and Recreation community events cannot be held without volunteers. Neither the Borough or Township currently has a parks and recreation board, which makes forming a joint volunteer group for parks and recreation easier to accomplish. Between 50 to 100 people volunteer for different events throughout the year but no coordinated volunteer program is in place. Developing a Friends of Dover Area Parks and Recreation group would give an identity to those who help with parks and recreation events and allow volunteers to assist with other activities of the Department's operations, such as raising funds, park and trail clean-ups, and expanding programming and partnerships. An online sign-up software program is currently used to register volunteers. Additional online solutions should be explored as well. Promotion of the volunteer opportunities should be done alongside program and special event promotion via the website, social media, flyers, and recreation activity guides.

Goal 5 – Identity and Awareness

We will inform the public about and expand participation in parks and recreation opportunities by doing everything possible to make our parks, recreation facilities, and recreation programs better known and used tomorrow more than they are today. Effective marketing strategies will build awareness among residents and community leaders about the value and quality of the Dover Area parks and recreation system.

Recommendation 5.1 – Brand Parks and Recreation Services as a Cohesive System – In order to begin to promote parks and recreation as a joint service, the following actions should be implemented:

- Adopt the mission statement, vision statement, tagline, and core values presented in this Plan and promote them via the Borough and Township websites and through social media.
- Develop a Parks and Recreation logo to use on all materials.
- Develop a downloadable park system map showing the location of each Borough and Township park including the amenities available.
- Promote as 'Dover Area Parks and Recreation,' dropping the words 'Township' and 'Department.'
- Revise the Township newsletter, which includes parks and recreation information, into a joint Borough/Township newsletter and mail it to Borough and Township residents.

Recommendation 5.2 – Prepare and Distribute an Annual Report – An annual report that features highlights from the past year should be prepared and distributed to community groups and leaders who can advocate for funding and partnerships. The report should include: important projects completed, participation numbers, volunteer spotlights, special event and program successes, photos of people enjoying the parks and programs, and conditions and needs of the parks and recreation system. Yearly (https://yearly.report/) offers a free tool to create engaging digital annual reports, special event recaps, and impact reports to inform stakeholders and sponsors. Yearly integrates stories, videos, social media posts, polls, and more, and offers their basic level of service to agencies for free.

Recommendation 5.3 – Implement Inexpensive Marketing Tools – Simple, inexpensive marketing approaches should be implemented to get the word out about parks and programs which will serve more residents, and increase the public's awareness of services. Employing creative marketing techniques such as those listed here will cost very little to implement.

- Give away free program samples such as two free fitness classes rather than a full eight-week session.
- Ask satisfied residents to refer people, giving them a discount or gift in return for each new customer who mentions their name.
- Transform business cards, letterhead, and forms to contain the Parks and Recreation Department's logo and include a brief list of services and benefits to residents, parks, mission statement, or a coupon.
- Have reprints made of newspaper stories.
- Make special offers with mailings sent to groups and clubs in the community.
- Get involved with the fundraisers sponsored by local charities.
- Place take-one boxes at strategic locations filled with brochures or coupons.
- Give out free gifts with the Parks and Recreation Department's name on them.
- Offer gift certificates.
- Utilize testimonials to prove that people appreciate parks and recreation services.
- In the office reception area, display agency awards and certificates, membership plaques, the artwork of program participants, and photos of the parks.
- Hold demonstrations such as school assemblies, open houses, previews of programs, and recitals to let people see what it would be like to experience the programs.

Recommendation 5.4 – Utilize One Website for Parks and Recreation – A separate Parks and Recreation website has been created to accommodate online registration and reservations. The Township website Parks and Recreation pages should be moved to the Parks and Recreation website to eliminate confusion and eliminate time required to input and update both websites.

Goal 6 – Connected Community

We will connect the Dover area through a comprehensive network of trails and greenways. We will expand opportunities for fitness, wellness, and safe walking and bicycling through the development of trails as well as pedestrian and bicycle friendly facilities.

Recommendation 6.1 – Designate and Empower a Trail and Greenway Champion – Designate and support a trail and greenway champion tasked with guiding the planning, outreach, and implementation of trail and greenway initiatives.

Recommendation 6.2 – Develop Public Trails Along Identified Corridors – Work with willing landowners and homeowner associations to develop public trails. Seek access easements to extend trails through private property.

- Improve the Dover Trolley Trail in Brookside Park and extend the trail along the corridor of the former York & Dover Electric Railway north to the Borough and south to Green Valley Swimming Pool and Sports Club in West Manchester Township.
- Develop a trail along the Little Conewago Creek working with willing landowners that connects Mayfield Park, Hadley Park, and municipal open space parcels that extends from South Salem Church Road northeast to connect to the Dover Trolley Trail.
- Develop the Community Hub Trail that connects Eagle View Park, Community Park, North Salem Elementary School, Dover Area High School, and Dover Area Middle School.

Recommendation 6.3 – Develop Trails in Existing Parks – Develop and expand trails in Mayfield Park, Brookside Park, Edgewood Park, Hadley Park, Lehr Unity Park, and Terra Vista Park. Connect Lehr Unity Park and Terra Vista Park with a trail link across Wheatland Drive.

Recommendation 6.4 – Expand Pedestrian and Bicycle Connections Beyond Traditional Trails – Embrace the concept of complete streets. Develop sidewalks, bike lanes, and shared roadways to extend safe pedestrian and bicycle connections throughout the area that links parks, neighborhoods, schools, and community destinations. Coordinate with municipal public works, PennDOT, York County, and others to provide pedestrian and bicycle accommodations along public roads when completing road and bridge projects. Prioritize pedestrian and bicycle accommodations to create safe connections to parks with the goal of a park within a 10-minute walk of every home in the Dover area.

Recommendation 6.5 – Protect Natural Resources Along Greenways – Use strategies to include acquisition and donation, land use regulations, easements, and other methods to protect open space and designated greenway corridors.

Recommendation 6.6 – Develop Access to the Conewago Creek – Develop paddle-craft launch and landings at viable locations along the Conewago Creek. Develop a canoe launch at the Dover Area Sewer Authority Parcel community park development. Improve access and parking at the Kunkle Mill Road creek access area.



CHAPTER 11: Action Plan

Action Plan

The Action Plan sets forth the time frame for the actions that the Dover Borough and Dover Township will undertake over the short, medium, and long term through 2033 to address the recommendations of this Plan. The Action Plan is organized around the Plan's six goals.

Priority Recommendations

The Study Committee for the Joint Comprehensive Recreation, Parks, and Open Space Plan has identified recommendations for priority action within the first six months to one year. The implementation of these recommendations are critical to successfully implement the balance of the Plan recommendations.

Recommendation 4.4 – Apply for a DCNR Peer-to-Peer Grant to Facilitate Forming Joint Parks and Recreation Services, Adopting a School District Memorandum of Understanding, and Creating an Umbrella Youth Sports Organization – Providing joint parks and recreation services is strongly supported by residents, with 96% of online survey respondents stating they are in favor of Dover Borough, Dover Township, and the Dover Area School District working together. The DCNR Bureau of Recreation and Conservation Peer-to-Peer technical assistance grant program matches a parks and recreation professional with training, knowledge, and experience in regional recreation with communities that are looking to provide joint services. A maximum grant amount of \$18,000 is provided by DCNR. The communities provide a 10 percent cash match (\$1,800) for a total project cost of \$18,800.

Recommendation 1.2 – Continue to Invest in Eagle View Park – Dover Township has made significant investment in floodplain restoration and site preparation at Eagle View Park, setting the stage for recreation development as envisioned in the master plan. The Township should continue to prioritize the development of this park.

Recommendation 1.6 – Master Plan Brookside Park – A park master plan should be developed for Brookside Park to locate new and improved recreation facilities and activity areas based on recreation needs, to address accessibility requirements, and to enhance the park's function and visitor experiences.

Dover Borough & Dover Township Joint Comprehensive Recreation, Parks & Open Space Plan – Action Plan

Goal 1 – Renewal and Investment				
Action Item	Cost/Source/Responsibilities	2023-	2026-	2029-
Symbol: $$ Start Project \rightarrow Continue Implementation		2025	2028	2033+
1.1 Divide the Dover Community Building Large Room into P	rogram Spaces			
 Install a wall partition system to divide the large room into smaller programmable spaces so that more indoor recreation programs can be held. 	Dover Township		V	
1.2 Continue to Invest in Eagle View Park				
 Complete Phase 2 (baseball field) development project. 	\$760,000/DCNR-Twp/Dover Township	\checkmark		
 Prepare grant applications to fund future phases of development. 	Staff time/DCNR/Dover Township	\checkmark		

1.3 Develop Terra Vista Park as the Location of the Youth Foo	otball Program			
Prepare grant applications to fund park development.Develop Terra Vista Park phase 1 improvements.	Staff time/DCNR/Dover Township \$1,215,000/DCNR-Twp/Dover Township		\checkmark	
1.4 Rehabilitate Mayfield Park as a Passive, Nature-Based Pa	-			
 Develop a park master plan that coordinates with floodplain restoration initiative. 	\$25,000/Dover Township		\checkmark	
 Prepare grant applications to fund park development. 	Staff time/DCNR/Dover Township			
1.5 Acquire the 29.2-Acre Dover Area Sewer Authority Parce	l and Master Plan for a Communit	y Park		
 Formalize transfer of parcel to Dover Township for parkland 	Dover Township	\checkmark		
 Develop a park master plan for the park site. 	\$30,000/Dover Township			
1.6 Master Plan Brookside Park, Mayfield Park, and New Parl	kland to Maximize Recreation Opp	ortunities		
 Master plan Brookside Park. 	\$8,500/Dover Township			√.
 Master plan Mayfield Park – see 1.4 above. 				N,
 Master Plan new parkland – see 1.5 above. 				٦
1.7 Enhance Parks and Open Space Parcels			,	
 Enhance Lehr Unity Park as illustrated on master plan. Enhance Alda Ketterman Park as illustrated on master plan. 	\$2,165,000/Dover Township \$1,183,000/Dover Borough and Dover Area School District	V	V	
 Reach out to Town Village and Sunrise Acres residents regarding ideas for recreation improvements to open space parcels. 	Staff time/Dover Township			V
 Develop site development drawings for improvements to Tower Village and Sunrise Acres open space parcels. 	\$5,000/Dover Township			V
 Develop improvements to Town Village and Sunrise Acres open space parcels as illustrated on site development drawings. 	\$TBD/Dover Township			V

Action Item	Cost/Source/Responsibilities	2023-	2026-	2029-
Symbol: $\sqrt{\text{Start Project}} \rightarrow \text{Continue Implementation}$		2025	2028	2033+
2.1 Adopt a Written Inclusion Statement				
 Promote and value the involvement of all persons in recreation program offerings and at park areas and recreation facilities, foster an inclusive culture, and celebrate the Dover Area's diverse population by adopting a written inclusion statement. 	Dover Borough/Dover Township	V		
2.2 Provide Park and Program Accessibility Information				
Provide accessibility information on the Borough and Township websites and through social media, including an outline of the accommodations that improve accessibility to park areas, recreation facilities, and programs, along with a description of the process that a resident would follow to request a specific accommodation, to prepare residents who need accommodations for what they will or will not be able to access when they arrive at a park or program.	Dover Borough/Dover Township	1		
2.3 Provide Programming for All Persons				
 Offer recreation program and activity opportunities for individuals with a physical or cognitive disability, non-sports-oriented children, and other underserved populations, and establish equity initiatives to improve support for populations challenged by socio- economic factors through partnerships with other community agencies. 	Dover Borough/Dover Township	V	<i>→</i>	<i>→</i>

Goal 3 – Recreation Program Expansion				
Action Item Symbol: $\sqrt{\text{Start Project}} \rightarrow \text{Continue Implementation}$	Cost/Source/Responsibilities	2023- 2025	2026- 2028	2029- 2033+
 3.1 Expand and Diversify Recreation Programming Expand the Dover Area's recreation program focus to conservation and nature education, cultural and performing arts, sustainable living, outdoor sports, youth development, health and wellness, social recreation activities, and additional community-wide special events. 	Dover Borough/Dover Township	V		
 3.2 Create New Parks and Recreation Staff Positions Create two new Township staff positions to recruit, train, and recognize much-needed volunteers and offer the expanded recreation programming that residents desire: a full-time recreation program coordinator and a part-time position to coordinate volunteers and assist with special event planning. 	Dover Township	V		
 3.3 Develop a Recreation Program Revenue Plan Support hiring additional program staff positions by developing a recreation program revenue plan to generate net revenue to help fund the new positions. 	Dover Township	7		
3.4 Reclassify Administrative Clerk and Parks, Grounds, and F				
 Move these staff positions to the Parks and Recreation Department to improve Parks and Recreation operations through expanded supervision and direction of work. 	Dover Township	1		

Goal 4 – Relationship and Capacity Building					
Action Item	Cost/Source/Responsibilities	2023-	2026-	2029-	
Symbol: $\sqrt{\text{Start Project}} \rightarrow \text{Continue Implementation}$		2025	2028	2033+	
4.1 Formalize the Provision of Joint Parks and Recreation Ser		1			
 Enact a purchase of service contract between the Township and Borough to provide joint parks and recreation services and negotiate the cost and length of the contract between the Borough and Township so that it is affordable for the Borough. 	Dover Borough/Dover Township	V			
4.2 Adopt a Memorandum of Understanding with the Dover	Area School District				
 Adopt a written memorandum of understanding between the Borough, Township, and School District to ensure that school buildings and grounds remain available and affordable for public use for recreation activities, improve the access to facilities, and promote community recreation program and youth sports opportunities through the School District. 	Dover Borough/Dover Township/Dover Area School District	4			
4.3 Combine Dover Area Youth Sports Groups Under One Un	nbrella Organization				
 Form one umbrella organization combining the various youth sports organizations serving the Dover Area to coordinate fundraising, save money on insurance costs, implement a joint registration system, streamline promotion with one website and combined social media strategies, streamline volunteer recruitment, training, and background clearances; coordinate scheduling and maintenance of fields and facilities, improve communication with the Township, Borough, and School District; and have one group to work with the high school athletic booster club. 	Dover Borough/Dover Township/Youth Sports Organizations	1			
4.4 Apply for a DCNR Peer-to-Peer Grant to Facilitate Formin	-	ces, Adopti	ng a School	District	
Memorandum of Understanding, and Creating an Umbrella		1			
 Apply for a \$18,000 DCNR Bureau of Recreation and Conservation Peer-to-Peer technical assistance grant (a 10 percent municipal cash match of \$1,800 is 	\$1,800/Dover Borough/Dover Township/Dover Area School	V			

needed) to contract with a parks and recreation professional with training, knowledge, and experience in regional recreation to assist with forming joint parks and recreation services, developing a School District memorandum of understanding, and creating an umbrella youth sports organization.	District/Youth Sports Organizations			
4.5 Adopt Written Agreements with Sports Organizations				
 Adopt written agreements with every sports group that utilizes and provides maintenance support for park facilities, with copies of practice and game schedules and certificates of insurance required as part of the written agreements. 	Dover Township	V		
4.6 Establish Strategic Partnerships with the Health Care Cor	nmunity			
 Expand nature-based health and wellness programs and promote outdoor park experiences and self- directed recreation opportunities, keying on the important link between physical activity and better health, through strategic partnerships with the health care community. 	Dover Borough/Dover Township		1	
4.7 Continue to Seek Outside Funding				
 Utilize the adoption of this Comprehensive Recreation, Park, and Open Space Plan to apply for state grants for parks and recreation improvements. 	Dover Borough/Dover Township	\checkmark	\rightarrow	\rightarrow
4.8 Develop a Parks and Recreation Volunteer Program				
 Develop a Friends of Dover Area Parks and Recreation group to give an identity to those that help with parks and recreation events and allow volunteers to assist with other activities of the Department's operations, such as raising funds, park and trail clean-ups, and expanding programming and partnerships. 	Dover Borough/Dover Township	V	÷	÷

Action Item Symbol: $$ Start Project \rightarrow Continue Implementation	Cost/Source/Responsibilities	2023- 2025	2026- 2028	2029- 2033+
 5.1 Brand Parks and Recreation Services as a Cohesive Syste Adopt the mission statement, vision statement, tagline, and core values presented in this Plan and promote them on the Borough and Township websites and through social media. 	e m Dover Borough/Dover Township	\checkmark	\rightarrow	→
 Develop a Parks and Recreation logo and utilize it on 	Dover Borough/Dover	\checkmark	\rightarrow	\rightarrow
 all materials. Develop a downloadable park system map showing the location of each Borough and Township park and 	Township Dover Borough/Dover	\checkmark	\rightarrow	\rightarrow
the amenities available. Promote as 'Dover Area Parks and Recreation,'	Township Dover Borough/Dover	\checkmark	\rightarrow	\rightarrow
 dropping the words 'Township' and 'Department.' Revise the Township newsletter, which includes parks and recreation information, into a joint Borough/Township newsletter and mail it to Borough and Township residents. 	Township Dover Borough/Dover Township	V	<i>→</i>	\rightarrow
.2 Prepare and Distribute an Annual Report				
Develop an annual report that features highlights from the past year including important projects completed, participation numbers, volunteer spotlights, special event and program successes, photos of people enjoying the parks and programs, and the conditions and needs of the parks and recreation system to distribute to community groups and leaders who can advocate for funding and partnerships.	Dover Borough/Dover Township	V	<i>→</i>	÷

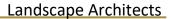
5.3 Implement Inexpensive Marketing Tools				
 Give away free program samples such as providing 	Dover Borough/Dover	\checkmark	\rightarrow	
two free fitness classes rather than a full eight-week	Township			
session.				
 Ask satisfied residents to refer people, giving them a 		\checkmark	\rightarrow	
discount or gift in return for each new customer who				
mentions their name.		,		
 Transform business cards, letterhead, and forms to 		V	\rightarrow	
contain the Parks and Recreation Department's logo				
and include a brief list of services, benefits to				
residents, parks, mission statement, or a coupon.				
 Have reprints made of newspaper stories 				
 Make special offers with mailings sent to groups and clubs in the community. 		\checkmark	\rightarrow	
clubs in the community.Get involved with the fundraisers sponsored by local		J.	$\stackrel{\prime}{\rightarrow}$	
charities.		•	·	
 Place take-one boxes at strategic locations filled with 		\checkmark	\rightarrow	
brochures or coupons.				
 Give out free gifts with the Parks and Recreation 		\checkmark	\rightarrow	
Department's name on them.				
 Offer gift certificates. 		\checkmark	\rightarrow	
 Utilize testimonials to show that people appreciate 		,		
and value parks and recreation services.		N	\rightarrow \rightarrow	
 Display agency awards and certificates, membership 		N	\rightarrow	
plaques, the artwork of program participants, and		\checkmark	\rightarrow	
photos of the parks and programs in the office		N	7	
reception area.				
 Hold demonstrations such as school assemblies, open 				
houses, previews of programs, and recitals to let people		\checkmark	\rightarrow	
see what it would be like to experience the programs.		•		
5.4 Utilize One Website for Parks and Recreation				
 Utilize one Parks and Recreation website to accommodate online registration and reconvetions and 	Dover Borough/Dover	V		
accommodate online registration and reservations and	Township			
information on the parks and program in the Borough and Township.				
anu rownship.				

Goal 6 – Connected Community				
Action Item Symbol: $$ Start Project \rightarrow Continue Implementation	Cost/Source/Responsibilities	2023- 2025	2026- 2028	2029- 2033+
 6.1 Designate a Trail and Greenway Champion Designate a trail and greenway champion to lead the efforts of establishing trails and protecting greenways. 	Dover Borough and Dover Township	\checkmark	\rightarrow	\rightarrow
 Prepare a strategic approach to landowner education and outreach. 		\checkmark	\rightarrow	\rightarrow
 Reach out to landowners along designated trail corridors to discuss the benefits of trails and greenways and the potential of granting easements for trail development and public access. 		\checkmark	\rightarrow	\rightarrow
6.2 Develop Public Trails Along Identified Corridors				
 Develop the Dover Trolley Trail in Brookside Park. Complete a trail feasibility study for the Dover Trolley Trail Brookside Park to Green Valley Swimming Pool and Sports Club link. 	\$TBD/DCNR-Twp/Dover Twp. \$35,000/DCNR-Twp/Dover Twp.	V	V	
 Extend the Dover Trolley Trail south of Brookside Park to Green Valley Swimming Pool and Sports Club. Develop Little Conewago Creek Trail working with 	\$TBD/DCNR-Twp/Dover Township \$TBD/Dover Township			V
 Develop Little Conewago Creek Hair working with willing landowners. Develop Community Hub Trail to connect Eagle View 	\$TBD/Dover Township-Dover	\checkmark	\rightarrow	\rightarrow
Park, Community Park, North Salem Elementary School, Dover Area High School, and Dover Area Middle School.	Area School District			~

6.3 Develop Trails in Existing Parks				
 Develop trails to provide accessible routes to park 	\$TBD/Dover Borough & Dover	\checkmark	\rightarrow	\rightarrow
 facilities and activity areas. Develop trails that expand throughout park sites (Brookside, Dover Community, Edgewood, Hadley, Mayfield). Configure with multiple loops of various lengths. 	Township \$TBD/Dover Township	\checkmark	÷	\rightarrow
6.4 Expand Pedestrian and Bicycle Connections Beyond Trad	itional Trails			
 Coordinate with municipal public works, PennDOT, York County, and others to provide bicycle and pedestrian friendly facilities and accommodations along public roads when completing road and bridge projects. 	Staff time/Dover Borough and Dover Township	V	÷	÷
6.5 Protect Natural Resources Along Greenways				
 Incorporate protection strategies into ordinances. Seek conservation easements along natural corridors. Educate landowners about the benefits of land donation for conservation. 	Staff time/Dover Boro. and Twp. Trail & Greenway Champion Trail & Greenway Champion	イイ	\rightarrow \rightarrow \rightarrow	${\rightarrow}$ ${\rightarrow}$
6.6 Develop Access to the Conewago Creek				
 Evaluate potential public access locations for paddle craft launch along Conewago Creek 	Trail & Greenway Champion		\checkmark	\rightarrow
 Plan and develop a paddle craft launch at the Dover Area Sewer Authority Parcel. 	\$TBD/Dover Township		\checkmark	\rightarrow
 Evaluate potential to improve access and provide parking at Kunkle Mill Road creek access area. 	Staff time/Dover Township		\checkmark	\rightarrow
 Improve Kunkle Mill Road creek access area. 	Staff time/Dover Township		\checkmark	\rightarrow



APPENDIX A: Online Questionnaire



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



Online Recreation Opinion Summary of Findings

То:	Dover Area Joint Recreation, Parks, and Open Space Plan Stu Committee	Copy: dy	
From:	Ann Yost, YSM	Date:	June 21, 2022 Updated – August 18, 2022
Re:	Online Opinion Survey – Preliminary Findings		

Survey Data and Demographics:

- Survey Online Posting Period: April 14, 2022 to August 18, 2022 127 days.
- Responses: 411 people logged onto the on-line survey.
- Survey Composition: 18 questions, including 4 that asked for demographic information, 4 open-end question, and the opportunity to add an email address to get updates about future public participation opportunities.
- Respondent Residence Breakdown: 88.9% reside in Dover Township, 8.0% in Dover Borough, and 3.1% reside elsewhere.
- Respondent gender: 23.6% male, 74.6% female, 1.8% prefer not to answer
- Respondent Age Group Breakdown:
 - 18-24 years old: 2.1% 55-64 years old: 15.9%
 - 25-39 years old: 37.0% 65-74 years old: 9.5%
 - 40-54 years old: 33.0% 75 years old and older: 2.5%
- Household Demographic Breakdown:
 - Child (9 years old and under): 42.2% - Older child (10-17 years old):43.8%

- Senior adults: 28.6%

- People with a disability: 11.4%
- Single head of household: 15.3%
- Dogs: 56.8%

Survey Summary:

- The most popular experiences respondents look for when visiting parks and recreation areas are:
 - Walking on trails/pathways (77.3%)
 - Enjoying time with friends/family (67.0%)
 - Spending time outdoors (59.6%)
 - Relaxation (54.9%)

The lowest response rates were for:

- Volunteering (7.1%)
- Organized adult sports activities (22.2%)
- Self-directed athletic court/field use (27.6%)
- Fishing (29.6%)

Enjoying time outside alone and with friends, walking park trails and relaxing are the primary reasons respondents indicate they visit parks in the Dover area.

The Other category received 41 comments.

- Respondents indicate that the following initiative should be the High Priority (HP) for parks and recreation in the Dover area. Combined High Priority and Medium Priority (HP+MP).
 - Maintain existing park areas and recreation facilities (HP 75.8%) (HP+MP 96.7%)
 - Conserve open space and natural resources (HP 59.0%) (HP+MP 92.9%)
 - Develop walking/biking connections between schools/parks/neighborhoods (HP 54.5%) (HP+MP 88.8%)
 - Rehabilitate older parks (HP 54.4%) (HP+MP 95.6%)
 - Achieve a Balance of All the Above (HP 53.7%) (HP+MP 95.7%)

Maintain existing park areas and recreation facilities is well above other options for HP ranking and remains highest when HP+MP combined.

When High Priority and Medium Priority are combined, *Achieve a balance of all* is higher than *Conserve open space and natural resources*.

The highest respondent percentages for the Low Priority category include:

- Sell underutilized park areas (LP 47.0%)
- Develop new parks (LP 34.6%)
- Build athletic fields (LP 32.1%)

Investing in the existing park facilities and improving what exists is the priority for park investment. Conserving open space is also a priority.

Respondents indicate that expanded programming is desired across all age groups, with Combined High Priority and Medium Priority (HP+MP) responses showing the following.

- Expand recreation programs for youth under 18 (HP+MP 87.9%)
- Expand recreation programs for persons with disabilities (HP+MP 86.6%)
- Expand recreation programs for adults 18-54 and older adults 56+ (HP+MP 74.6%)

Respondents indicate combined High Priority and Medium Priority interest in the following.

- Improve promotion of park areas and recreation program opportunities (HP+MP 81.0%)
- Expand volunteer involvement with parks, recreation programs, and special events (HP+MP 78.9%)
- Expand nature education opportunities (HP+MP 74.3%)

The Other category received 44 comments.

- When asked what was one thing that should be done to improve parks and recreation in the Dover area, 269 responses were provided.
 - 50 responses mentioned trails, safe walking and biking.
 - 13 respondents indicated that finishing Eagle View Park should be a priority.
 - 9 respondents mentioned dog park.

- 8 respondents mentioned splash pad.
- The following questions were asked about benefits of local parks and recreation and can be correlated to the same questions asked on a NRPA (National Recreation and Park Association) national survey conducted in 2016 by Penn State University.

Household benefit for local parks and recreation opportunities				
	A great deal	Somewhat	Not at all	
Dover Area	50%	45%	5%	
NRPA	41%	40%	19%	
Dover Area benefit f	rom local parks and ı	recreation opportunit	ies	
	A great deal	Somewhat	Not at all	
Dover Area	60%	38%	2%	
NRPA	63%	29%	8%	

- When asked how often members of your household visit each park, respondents answered:
 - Seasonally, was the highest responses for Brookside Park, Community Building at Lehr Unity Park, Dover Community Park, Lehr Unity Park, and Ketterman Park.
 - Never, was the highest response for Edgewood Park..
 - Not aware of this park/facility, was the highest responses for Hadley Park and Mayfield Park.
- When asked how important it is to expand or add recreation facilities the following were considered Very important (VI) or Very Important + Somewhat Important (VI+SI):
 - Restrooms (VI 84.2%) (VI+SI 97.7%)
 - Walking paths/trail (VI 71.3%) (VI+SI 95.9%)
 - Shade/tree areas (VI 70.9%) (VI+SI 95.9%)
 - Sitting areas (VI 65.0%) (VI+SI 93.6%)
 - Fully accessible (all abilities) playground (VI 61.3%) (VI+SI 94.8%)
 - Furnishings (benches/bike racks/drinking fountains) (VI 55.5%) (VI+SI 92.2%)

- Youth Playground/Tot Lot (VI 53.0%) (VI+SI 85.2%)
- Nature Trails (VI 52.6%) (VI+SI 92.4%)

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

- Cricket field (NN 38.1%)
- Inline hockey rink (NN 34.0%)
- Gaga ball pit (NN 29.8%)

The responses correspond to the experience that bring visitors to Dover area parks. To enjoy time outside alone and with friends and enjoying walking and relaxing. Playgrounds enhancements are more important that other facility improvements other than trails.

The Other response receive 12 comments.

- Most respondents access local parks by driving (78.6%). Only 15.3% walk and 3.5% bike.
- When asked how satisfied respondents were with specific park features, none of the options received a rating of Very Satisfied. The highest ranking for Dissatisfied responses were"
 - Availability of trails/walkways (D 36.5%)
 - Variety of recreation facilities (D 34.8%)
 - Availability of restrooms (D 29.1%)
 - Availability of shaded areas/sitting areas (D 27.6%)
 - Condition of playground equipment (D 22.2%)

95 respondents provided follow-up detail on their dissatisfied responses.

Respondents provide information on age group interests in recreation activity categories. Age groups were divided into six groups from preschool to older adult. The findings allow programs to target the interested audience.

The top five recreation activity interests by age group were:

Age Group	#1	#2	#3	#4	#5
Preschool (2-5)	Summer day camps	Family activities	Adaptive programs for persons w/ disabilities	Instructional sports programs	Aquatics/Perfor ming Arts Instruction
Elementary School (6-11)	Summer day camps	Instructional sports programs	After school programs	League sports	Family activities
Middle/High School (11-17)	E-sports on-line gaming	After school programs	Extreme sports/ adventure programs	League sports	Summer day camps
Young Adults (18-39)	Social recreation, cards, parties, picnics	Family activities	Extreme sports/adventur e programs	Special interest clubs	Special events
Adults (40-64)	Trips	Self- improvement and education classes	Special events	Visual arts instruction	Exercise and fitness
Older Adults (65+)	Trips	Social recreation cards, parties, picnics	Adaptive programming for persons w/ disabilities	Special events	Seif- improvement and education classes

64 responses provided suggestions for improving or expanding recreation activities, programs, and events sponsored by Dover Township and Dover Borough.

Additional comments related to recreation programming showed strong interest in bus trips, concerts and music events, family seasonal events, festivals, swimming pool, sports courts, and nature programs.

Safety issues and vandalism were frequently mentioned with the need for security cameras.

- 96% of respondents stated that they are in favor of a joint recreation organization between Dover Township, Dover Borough, and Dover Area School District.
- Respondents provided 33 comments under the Additional Comments section. Frequently repeated comments include:
- 102 Respondents provided their email address for park updates and volunteer opportunities.