

Chapter 9

Community Facilities Plan

INTRODUCTION

Community facilities consist of public services that are directly related to the physical development of the Region and the safety, health, and physical well-being of the citizens that live and work within the Region. These services include sanitary sewerage and water supply, school facilities, emergency services, police and fire protection, stormwater management, trash collection and recycling, libraries, community centers, and recreation facilities. The challenge to municipal government is to provide these services in an efficient and cost-effective manner, while still protecting the character of the Region.

Determination of which community facilities and public services are most needed in the Region is dependent on the availability of current services, residents' needs, municipal policy, financial resources, and availability of the services being supplied by other levels of government, private resources, or other agencies. Financing may be provided through resident user fees, tax revenue, state or federal funding, or through contracts with private or quasi-public agencies, thereby tailoring activities and expenditures for specific needs. Municipal governments need to evaluate the cost of these facilities and services and develop an approach for providing them.

IMPORTANCE OF REGIONAL COOPERATION

It is increasingly important that municipalities find ways to reduce costs of municipal facilities and services as costs and service demands increase. One way of doing this is to increase cooperation among municipalities, school districts, authorities and service providers. The financial capabilities of the Boroughs can be enhanced through cost savings and expense management achieved through increased intermunicipal cooperation and regional grantsmanship. The tax base and revenues can be increased through regional economic development initiatives. Cooperation should not just be limited to Dallastown, Red Lion and Yoe. The Boroughs should work cooperatively with Windsor and York Townships and Windsor Borough.

Throughout the comprehensive planning process, the three Boroughs have stressed the need for increased cooperation among them. As listed below in the summary of the Proposed Regional Cooperation program, there are on-going cooperative activities. These should continue, but be enhanced or improved as noted.

The Comprehensive Plan Implementation Actions discussed previously are also listed. The final category presented is New Organizational/Planning Efforts. This involves three types of efforts. It is important that there be increased communication between the three Borough Councils, to promote the continuation of on-going cooperative activities, but also to discuss the implementation of this comprehensive plan. Economies can be achieved with joint municipal training efforts.

Regional committees are recommended to address areas of concern which are of impact beyond municipal boundaries. Including transportation, emergency management, economic development and recreation. As appropriate, such as with transportation and emergency management, cooperation with additional municipalities such as Windsor and York Townships and Windsor Borough will be necessary.

Windsor Township and Windsor Borough recently completed a joint comprehensive plan. York Township prepared a comprehensive plan on its own. In the future, the Tri-Borough municipalities and the Windsors and York Township should consider a six municipality joint comprehensive plan.

PROPOSED REGIONAL COOPERATION PROGRAM

Continue On-going Activities:

- Regularly scheduled Staff meetings
- Staff cooperation (Managers, Zoning Officers)/equipment sharing. Increase cooperation in training, purchasing and service sharing as appropriate.
- Red Lion Area Senior Center
- Kaltreider-Benfer Library Support
- Regional Police Department (with increased communication)
- Cooperation among authorities, fire companies and ambulance companies in the region
- Ma and Pa Greenway Planning
- Increased participation of municipalities and organizations in the Source Water Protection Steering Committee of the Red Lion Municipal Authority

Comprehensive Plan Implementation Actions

- Execute Intergovernmental Cooperative Agreement
- Establish Regional Planning Committee
- Establish responsibility for plan implementation
- Establish process to discuss intermunicipal consistency, sharing of ordinance provisions and allocation of uses
- Establish process for regional grantsmanship efforts

New Organizational/Planning Efforts

- Representation at each other's Council meetings
- Quarterly or semi-annual joint council workshops
- Joint municipal training efforts
- Regional transportation committee
(including Windsor Township, Windsor Borough, and York Township) to discuss alternative route planning, developments of impact and coordinated corridor management and planning (Routes 24 and 74, 624, George Street - Springwood Road - High Street, and Pleasant Avenue - Broad Street - Lombard Street - Main Street)
- Regional emergency management planning [including more coordination with Windsor and York Townships and York Area Regional Police Department (YARPD)]
- Regional recreation committee to coordinate/schedule use of recreation facilities, complement each municipality's and the Dallastown and Red Lion School Districts' efforts and facilities
- Regional economic development agency/committee (which could also incorporate regional transportation coordination efforts) -
 - Promotion/Marketing
 - Grantsmanship

- Corridor enhancement, planning and management
- Historic preservation coordination
- Downtown revitalization
- Parking
- Wayfinding
- Business recruitment/maintenance
- Industrial revitalization
- Residential revitalization

Consideration should be given to preparing a regional economic development plan in coordination with the YCEDC

- Increased cooperation between the Dallastown Area and Red Lion Area Historical Societies. Participation of Yoe in cooperative historic preservation efforts.

GENERAL COMMUNITY FACILITIES POLICIES FOR THE TRI-BOROUGH REGION

- Implement the Red Lion Municipal Authority Source Water Protection Plan.
- Continue regional cooperation and sharing of equipment, facilities and services. Implement the Regional Cooperation Program.
- Require developers to adequately manage stormwater runoff and erosion and sedimentation in manners consistent with the protection of water resources in the area and municipal ordinances. Encourage recharge of the water table as development occurs.
- Address identified areas of storm drainage concerns in the Boroughs.
- Increase communication with the YARPD. Work with the Department to determine the most effective allocation of hours and method of patrolling to increase perception of police presence.
- Support efforts of the library to enhance its facility and services.
- Continue to monitor the need for additional community, cultural and social facilities and services in the Region.
- Continue to support the Senior Center.
- Encourage the School Districts to allow use of facilities for community activities.
- Identify opportunities for cooperation between the Boroughs and the School Districts in providing regional-oriented events for area residents.
- Encourage utilization of recycling programs.
- Continue support for the fire and ambulance companies in the Region.

- Plan for the continued acquisition, improvement and appropriate development of recreation facilities, greenways, and recreation programs in the Region.
- Promote and support efforts of community organizations to provide services for all area residents.
- Involve local fire companies and school district personnel in review of subdivision and land development plans, where appropriate.
- Encourage volunteerism for fire and ambulance companies and other non-profit agencies and increased coordination of volunteer services among agencies. Address the need for fire and emergency medical personnel as fewer volunteers become available. Cooperate regionally to ensure adequate service throughout the Region.
- Maintain current and workable emergency operations plans.
- Review and use as appropriate resources of PADCED to improve municipal government.
- Monitor needs and opportunities for additional, expanded, or improved community services and facilities, the needs of demographic groups in the region, and grant opportunities. Expand regional cooperation.
- Apply for H₂O grants to address drainage issues.

Incorporate implementation of recommended solutions to the drainage problems in the annual municipal capital or maintenance budgets as funds are available.

IDENTIFIED PROJECTS IN THE REGION

During the course of preparation of this Comprehensive Plan, a number of Comprehensive Plan Committee, focus group and public information and workshop meetings were held to discuss issues in the Tri-Borough Region. During those meetings, a number of potential projects were identified.

The following community facilities related projects have been identified for the Tri-Borough Region.

DALLASTOWN BOROUGH	
•	Replace old maintenance building along West Maple Street with building to be used for maintenance and recreation.
•	Make water system improvements identified by the Dallastown-Yoe Authority.
•	Reconfigure Main Street/Walnut Street intersection.
•	Increase parking opportunities at Cougar Field. No on-site parking creates inconveniences for nearby residents when games are played.
•	Encourage more efficient parking patterns at Charles Street School. Encourage use of existing available parking lots.
•	Develop park in the "Slope Area" in the southcentral portion of the Borough. Encourage non-profit acquisition, planning and development of the park.
•	Plan and construct trail(s), including Ma and Pa Greenway. Trails in the "Slope Area" park would be appropriate.
•	Install sanitary sewers in Colonial Heights. Currently on-site sewage disposal is utilized. This is the only significant portion of the Borough not served publicly.
RED LION BOROUGH	
•	Construct the Ma and Pa Greenway with Red Lion Mile.
•	Remove and replace trees in Fairmount Park, construct restroom facilities, construct additional play areas.
•	Expand Kaltreider-Benfer library to better serve the needs of the Region.
•	Address drainage problems in vicinity of David Edwards.
•	Construct additional recreation facilities at Redco Avenue and Vulcan Road.
•	Facilitate parking in vicinity of library. Expand limited parking opportunities.
•	Improve pedestrian access to Mazie Gable School and Pleasant View School, where no sidewalk exists.
•	Accomplish Red Lion Municipal Authority water main replacements:
<u>No.</u>	<u>Project</u>
1	N. Main Street - Broadway to Borough Line
2	S. Main Street - Broadway to Martin Street
3	E. Broadway - Main Street to Redco Avenue
4	N. Charles Street - W. High Street to Gay Street
5	W. Gay Street - N. Main Street to Franklin Street

6	First Avenue - N. Charles Street to W. Broadway
7	E. High Street - Church Lane to Borough Line
8	Springvale Road - S. Main Street to RL Bible Church
9	S. Camp Street - Valley Road to Thomas Armor Drive
YOE BOROUGH	
<ul style="list-style-type: none"> • Address Borough-wide storm water drainage issues. Borough-wide improvements are necessary to address poor drainage and related problems. 	
<ul style="list-style-type: none"> • Identify route/acquire land as necessary for Ma and Pa Greenway. 	
<ul style="list-style-type: none"> • Create a park at the Main Street/George Street intersection. This will enhance the Borough downtown. 	
<ul style="list-style-type: none"> • Construct sidewalk on Borough Streets to support revitalization and economic development efforts and access to the Borough ballfield and park. 	
<ul style="list-style-type: none"> • Construct municipal parking lot on E. Pennsylvania Avenue. 	

RECREATION FACILITIES PLAN

The Recreation Facilities Plan shows existing facilities, two proposed facilities and two possible facilities.

Existing facilities include:

Dallastown

Dallastown Community Park
 Cougar Field
 Charles Street School
 Dallastown Area Senior and Junior High Schools

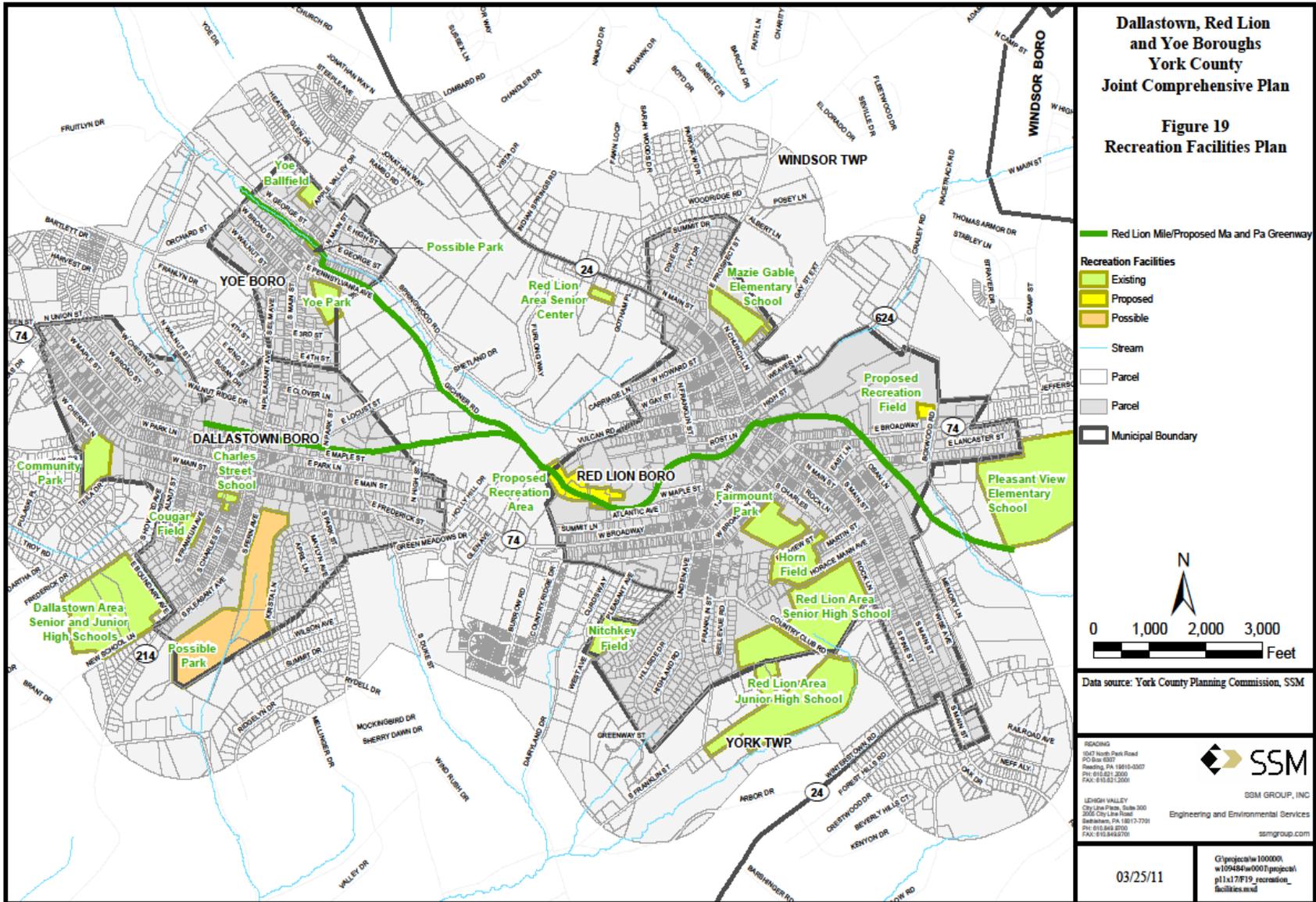
Yoe

Yoe Ballfield
 Yoe Park

Red Lion and Vicinity

Completed Portion of Red Lion Mile
 Fairmount Park
 Horn Field
 Nitchkey Field
 Red Lion Area Senior High School
 Red Lion Area Junior High School
 Mazie Gabel Elementary School
 Pleasant View Elementary School
 Red Lion Area Senior Center

These facilities will be maintained and enhanced in the future.



Proposed facilities include:

- Proposed Recreation Field off Redco Avenue. This will be used for playing fields to meet demand in the Region.
- Proposed Recreation Area at the terminus of the Red Lion Mile between Vulcan Road and Mill Street. This will be used for active recreation facilities and passive park facilities.

Possible facilities include:

- Passive park facilities in the slope area in Dallastown. This would accomplish protection of natural resources, including watercourse, steep slopes and woodland. It would also provide an area for hiking, nature appreciation and other passive pursuits.
- Possible park at the intersection of George and Main Streets in Yoe. This could be coordinated with the development of the Ma and Pa Greenway and enhance downtown revitalization and economic development efforts.

The National Recreation and Parks Association (NRPA) recommends a minimum of ten (10) acres of parkland for every 1000 residents. The Region's 2000 population was 11,258, which would require 112 acres of parkland per the NRPA standard. The Region currently has 37.1 acres of parkland at the five municipal facilities – Fairmount Park, Nitchkey Field, Yoe Ballfield and Park and Dallastown Community Park. The current deficit is 75 acres.

Four proposed and possible recreation facilities are proposed: the possible park in Dallastown (46.5 acres), park in Yoe of negligible acreage, the Redco Avenue recreation field (2.5 acres), and recreation area in western Red Lion (10.7 acres). These facilities total 60 acres, which would bring the deficit down to 15 acres. Little opportunities exist for additional recreation facilities in the three Boroughs.

There are, however, additional recreation facilities in and adjoining the Boroughs, such as Mazie Gabel Elementary School (1.5 acres), Red Lion Area Junior High School (6.5 acres), Red Lion Area Senior High School (6.5 acres), playground facilities at the Charles Street School, Cougar Field, and the recreation facilities at Dallastown Area Junior and Senior High Schools and Pleasant View Elementary School.

ACT 167 STORMWATER MANAGEMENT PLANNING

Currently in York County, Stormwater Management (Act 167) Plans for the Kreuz Creek Watershed and the South Branch Codorus Watershed have been completed. Development of a combined Act 167 Plan for the Codorus and East Branch Codorus Watersheds is currently in progress, and the Little Conewago Watershed has been designated as the next basin where a plan will be initiated.

Dallastown and portions of Red Lion and Yoe will fall under the combined plan for the Codorus and East Branch Codorus. Portions of Red Lion also fall within the Susquehanna and Muddy Watersheds. The Boroughs will be expected to provide information and input to the County during preparation of Act 167 Plans. At the conclusion of plan preparation, appropriate storm water management regulations must be adopted pursuant to the adopted plan.