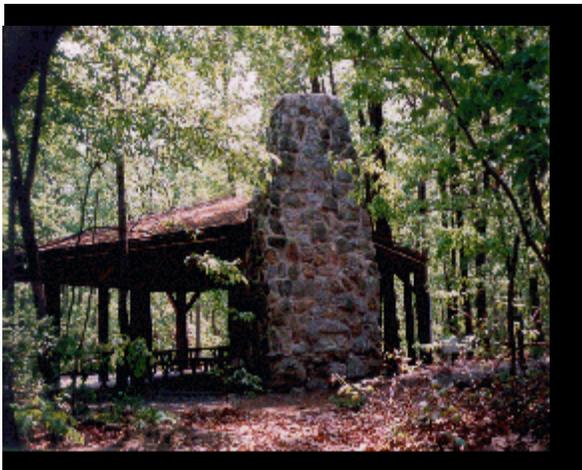


YORK COUNTY OPEN SPACE & GREENWAYS



***A COMPONENT OF
THE YORK COUNTY
COMPREHENSIVE PLAN***

York County Open Space and Greenways Plan

*York County Planning Commission
28 East Market Street
York, Pennsylvania*

Adopted December 13, 2006

This project was financed, in part, by a grant from the Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources.

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GREENWAYS, WHETHER THEY ARE TRAILS DESIGNED FOR PUBLIC USE OR LINEAR CONSERVATION CORRIDORS THAT ENHANCE WILDLIFE HABITAT OR HELP REDUCE POLLUTION IN OUR WATERWAYS, PLAY A SIGNIFICANT ROLE IN HELPING TO BUILD LIVEABLE COMMUNITIES AND EXPAND LOCAL ECONOMICS.

--MICHAEL DiBERARDINIS
SECRETARY
PENNSYLVANIA DEPARTMENT OF
CONSERVATION AND NATURAL RESOURCES



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Chapter I

Purpose of Plan and Scope of Work

Introduction

In 1998, Governor Tom Ridge called on Pennsylvanians to examine the potential of greenways – linear corridors of open space in Pennsylvania. To this end, his administration presented *Pennsylvania Greenways: An Action Plan for Creating Connections*. The plan provides a “**greenprint**” for developing a Statewide network of greenways to be enjoyed by current and future generations. Reacting to the State, the *York County Open Space and Greenways Plan* examines the way in which the County can create greenways and protect open space and natural resources.

York County obtained a Community Conservation Partnerships Program grant through the Pennsylvania Department of Conservation and Natural Resources (DCNR) to develop this *Plan* as a component of the *York County Comprehensive Plan*.

The goals and objectives to create greenways and protect open spaces in York County are defined in this first chapter of the *York County Open Space and Greenways Plan*. The planning process, related to the *York County Comprehensive Plan*’s goals to protect and preserve important natural resources and to direct growth and development to appropriate locations, is also detailed. The chapter continues with York County’s strategy for creating the *Open Space and Greenways Plan*. This first chapter concludes with a review of related plans and studies, findings of which can be applied or should be considered in York County’s open space and greenways planning endeavors.

Purpose of Plan

York County is committed to the protection of open space and natural resources. The purpose of the *York County Open Space and Greenways Plan* is to:

- ✓ Provide an overview of York County
- ✓ Provide an inventory of York County’s open space and greenways
- ✓ Further discuss the protection and preservation of open space and natural resources in Growth and Rural Areas
- ✓ Serve as a guidebook for open space preservation and future greenways
- ✓ Offer an array of techniques that can be used to preserve, to protect, and to acquire open space and greenways.

Goals and Objectives of the Plan

The *York County Open Space and Greenways Plan* has two (2) goals. The first is to provide a vision for a coordinated and comprehensive system of open space and greenways. Within that vision, opportunities will be provided to enhance community identity and vitality and encourage connectivity in York County. The second goal of this *Plan* is to support the maintenance and enhancement of open space and greenways throughout York County in an effort to improve the quality of life for County residents.

The *Plan* employs several objectives to meet these goals. One objective is to identify potential areas for land preservation considerations by municipalities and interested organizations. This will be based on an evaluation and analysis of natural and related man-made resources existing in the County.

Another objective is to raise awareness of greenway and open space opportunities and benefits for consideration in planning at the local municipal level. Emphasis is placed on passive recreation areas. Passive recreation is activity, usually unstructured, that requires little use of physical facilities. Passive recreation areas can include public gardens; trails for walking, biking and horseback riding; picnic areas and memorial gardens. Unlike passive recreation, active recreation typically occurs in a structured environment. It generally requires more extensive development of a site and the construction of facilities, such as ball fields, play equipment and lights, that have a greater impact on surrounding areas.

While York County's *Open Space and Greenways Plan* is not a plan for recreation, passive recreational opportunities are likely matches with some of the recommendations of this *Plan*. It is the role and responsibility of municipalities to provide for the active recreational needs of their residents. Local recreation commissions, school boards, sports leagues, and community groups have a better understanding of residents' needs. This *Plan* emphasizes important connections and identifies significant land resources that may lend themselves to different recreational uses at the discretion of York County municipalities.

The third objective is to coordinate greenway and open space planning at all levels of government. With direction from the Commonwealth of Pennsylvania (Executive Order 1998-3/Pennsylvania Greenways) and cooperation at the County and local municipal levels, creative and responsible planning with regards to greenways and open space can be successfully accomplished.

Planning Process

The *Growth Management Component* of the *York County Comprehensive Plan* identifies two (2) significant Countywide goals which are related to open space and greenway planning. The two (2) goals are as follows:

- ✓ to protect and preserve important natural resource, and
- ✓ to direct growth and development to appropriate locations.

Bearing these overarching goals in mind, components of the *York County Comprehensive Plan* address topics related to land use, growth, environmental resources, natural areas, water resources, agricultural protection, transportation, housing, and community facilities.

The *Growth Management Plan* also provides a clear review of overall growth management issues and serves to guide and chart the future growth and development of the County. This component provides a complete Countywide framework for growth, as well as a mechanism for working with municipalities regarding future development (specific location, pattern, timing, delineating growth and/or rural areas and identifying important agricultural and natural resources).

Through the Municipal Consulting Program, the York County Planning Commission staff works with local municipalities to achieve County/municipal plan consistency and to establish an overall land use framework that accommodates development needs in ways that protect the attractiveness of York County as a place to live and work. Cooperative relationships between the County and its 72 municipalities are essential for the successful development and implementation of a Countywide growth management strategy. It is agreed that greenways and open space uses should be an integral part of growth and rural areas alike to enhance the quality of life.

Related Plans and Studies

The *York County Open Space and Greenways Plan* supports prior planning efforts to achieve the goal of protecting natural areas and open spaces and would be remiss not to include a discussion of previously completed studies and plans that are related. This section will consider the *York County Comprehensive Bikeway and Implementation Strategy*, the feasibility study for the York-Hanover Trolley Line, the Northern Extension of Heritage Rail Trail County Park, the *York County Transportation Plan*, the work of the Susquehanna Greenway Partnership, the *Pennsylvania State Recreation Plan* and *Pennsylvania Greenways: An Action Plan for Creating Connections*.

York County Pennsylvania Comprehensive Bikeway Plan and Implementation Strategy (1998)

An initiative of the York Area Metropolitan Planning Organization (YAMPO), this study recommends the establishment of a core system of bikeways connecting the places where people live with the places they work, shop and recreate. The *Plan and Implementation Strategy* recommends recreational, commuter and combined-use bikeway corridors. Although not formally adopted by the YAMPO, the plan offers an overview of the York/Hanover Bikeway, Dover Trolley Trail and the Codorus Creek sewer right-of-way/North Central Rail Trail as presenting significant opportunities for future bikeway development.

Feasibility Study for the York-Hanover Trolley Line (2003)

This study examines a 16.5 mile corridor in the southwest part of the County that stretches between the Boroughs of West York and Hanover. The corridor was originally developed as a trolley line and is now owned by GPU Energy (utilized for electric transmission lines). Per the Study, the northern terminus for initial construction is at Bair Station in West Manchester Township. The southern terminus for purpose of the study is at Moul Field Recreation Complex in Hanover Borough.

York County Transportation Plan

Adopted in 2003 as part of the *York County Comprehensive Plan*, the Transportation Plan was developed from the 2003-2023 York Area Metropolitan Planning Organization (YAMPO) Long Range Transportation Plan. This Plan not only cites the Comprehensive Bikeway Plan and Implementation Strategy, it includes a map of potential bikeway corridors in York County. The bikeway corridors range from trails to shared roadway corridors. It also contains in its inventory of transportation, the recreational trails in York County, specifically the Heritage Rail Trail County Park (and possible extensions) and the Mason-Dixon Trail. In addition, the Plan discusses York City's potential greenways (Broad Street Greenway and Tyler Run Greenway) and the potential Dover Trolley Trail. The Plan also emphasizes the importance of safe options for pedestrian and non-motorized travel.

Susquehanna Greenway Partnership

The Susquehanna Greenway Partnership is involved in an ongoing planning effort to establish a greenway plan for the Susquehanna River. The Partnership envisions the River's greenway as "a place and a journey that connects people and communities to the Susquehanna River." The themes that are represented in the vision of the Susquehanna Greenways Partnership are recreation, environment, economy, education and community. The Susquehanna River corridor was originally divided into five (5) sections (reaches) for planning purposes and York County fell within the Reach 4 – Lower Susquehanna, Heritage of River Hills and Gorges. The Partnership strives to raise public awareness about the recreational and educational opportunities of the River, with the priorities of

protecting historic, agricultural, natural and archeological features. Linkages are important to the Partnership and can be made between people, projects, natural places and manmade resources. Recently, the organization of the Susquehanna Greenway Partnership has changed. York County is now in the Lower Susquehanna Region. Key local projects within this region are the Lower Susquehanna Water Trail and the Lower Susquehanna Region Utility Lands Study.

Pennsylvania State Recreation Plan, 2004-2008

Pennsylvania's Department of Conservation and Natural Resources (DCNR) has updated the recreation plan for the State of Pennsylvania. *Pennsylvania's State Recreation Plan 2004-2008* is a five (5)-year prioritization of the Commonwealth's recreational needs and will be used as a guide for funding. The 2004-2008 *Pennsylvania's State Recreation Plan* gives the benefits of recreation, highlighting open space conservation and greenways in particular. Also included in the *Plan* are results of a 2003 Recreation Participation Survey conducted for DCNR by Franklin and Marshall College. New strategies include partnership initiatives between DCNR and other State agencies including PennDOT, Pennsylvania Public Utility Commission and Pennsylvania Fish and Boat Commission. Also incorporated into this Plan are findings from regional stakeholders meetings. The regional priority issues identified for the South Central Region, which includes York County, are land use (cooperation between constituencies; comprehensive planning, programming and budgeting; and community education); open space (comprehensive planning and budgeting, natural areas preservation, farmland preservation and natural land and rare habitat preservation) and recreational development (expanded trail opportunities, provision and promotion of accessible recreational facilities and services and an increased understanding by elected officials of the role of recreation and provision of financial support). The *Plan* also establishes Statewide priorities and develops an action plan to meet those priorities.

Pennsylvania Greenways: An Action Plan for Creating Connections

In August 2001, the Governor of Pennsylvania launched *Pennsylvania Greenways: An Action Plan for Creating Connections*. This Plan is designed to provide a coordinated and strategic approach to creating connections through the establishment of greenways in Pennsylvania. The goal is a greenway in every community by 2020 with greenway demonstration projects selected and underway in each community by 2007.

Codorus Creek Watershed Study for Ecosystem Restoration

The Codorus Creek Watershed Study is being conducted by the US Army Corps of Engineers as authorized by Section 206 of the Water Resources Development Act of 1996. The study intends to investigate and potentially restore the degraded ecosystem along the Codorus Creek watershed. This is important as the Codorus Creek is the primary watershed in York County, comprised of 279 square miles. The objectives of the project are to identify, design and construct habitat improvement

measures within the project areas which include the creation of wetlands, improvement of riparian buffers, removal of fish blockages and overall improvement of stream habitat. The areas of highest priority are the West, South and East Branches of the Codorus Creek in the upper basin (an area where development is occurring most rapidly and where stream habitat degradation is the greatest. The goals of this project are to improve habitat conditions for migratory fish species (trout, shad, walleye, herring and eel); to improve overall stream habitat conditions which have degraded due to high sedimentation rates, shallow channel conditions, higher water temperatures, and seasonal algal blooms; to aid municipalities in identifying and protecting riparian buffers; and to reduce the potential for and effects of channel and stream bank erosion which negatively affects habitat conditions within the Codorus Creek, Susquehanna River and Chesapeake Bay.

Lower Susquehanna Utility Lands Planning Project

Completed in 2004, the purpose of this planning project was to ensure the ongoing conservation and protection of utility-owned lands. The report involved the development of a GIS mapping database of the land held by First Energy, PECO, PPL and Safe Harbor. The mapping also identified specific “take-out” interests of the stakeholders involved. This is important as the “take-out” partners would serve as permanent stewards of the land.

The report also includes an acquisition strategy that identifies the protection of utility lands as “*a critical step in the establishing of what many have referred to as a ‘ribbon of green’ along this stretch of the River.*” It was proposed that the Conservation Fund and DCNR work together with the utility companies to identify specific parcels appropriate for divestment, to engage in a land transaction with each utility company and to cooperate with the take out partners regarding specific mutual interests.

Safe Harbor Water Power Corporation - recent announcement that almost 1,000 acres of undeveloped land along the River in both Lancaster and York Counties would be donated to The Conservation Fund, pending FERC approval.

PPL Holtwood 2010 Project includes proposed improvements to the migratory fish passage facility and the construction of a new hydroelectric generating plant. Land management issues surrounding the project lands and waters, as well as the programming related to environmental and recreational management, are key to the discussion.

Citizen Participation

This *Plan* draws upon the valuable input of York County residents. It is understood and appreciated that the open space and greenways potential in a County of 911 square miles and 408,801 residents (2005 United States Census Bureau estimate) requires community input. York County believes that

public involvement is critical to successful planning for several reasons. First, it assures that planning activity and solutions are tailored to local needs. Next, the planning process benefits from the contributions made by organizations, agencies and individuals. Finally, public involvement encourages an open exchange of information and ideas – expanding local know-how to make more efficient and effective use of our resources.

Strategy for Creating the Plan

In order to fulfill the objectives of the *York County Open Space and Greenways Plan*, the following four (4) steps have been outlined:

- 1. Identify and Inventory the Existing Open Space**
- 2. Establish the Criteria for Future Protection**
- 3. Identify the Key Areas for Preservation**
- 4. Develop an Implementation Strategy**

In subsequent chapters, this *Plan* will build upon these action items as it moves forward in the coordinated development of a “**greenprint**” for York County.

York County’s vision for open space and greenways is generally consistent with the goals and objectives of the Pennsylvania Greenways Action Plan. Like Pennsylvania’s vision, York County’s Open Space and Greenways Plan will identify a potential network of greenways that will connect open space, natural landscape features, scenic, cultural, historic and recreational sites and rural and urban communities.

Conclusion

This chapter outlined the purpose of the *Plan* as well as goals and objectives. The discussion of the related plans and studies provides some context. The following chapter (Chapter II) provides an overview of York County. Subsequently, Chapter III defines “open space” and “greenways” within the context of York County’s *Plan* and Chapter IV provides a comprehensive inventory of the resources found in York County.

For planning purposes, York County is divided into five (5) planning regions which are Northern, Greater York, South Eastern, South Central and South Western. The characteristics of each planning region will be discussed further, later in this report.

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Chapter II

An Overview of York County

Introduction

Incorporated in 1749, York County has experienced a rich history. The Continental Congress convened in York for nine (9) months from September 1777 to June 1778. By 1800, the population of York County was 25,643 residents. The first part of the nineteenth century saw abundant and prosperous agriculture. With the advent of the railroads, canals and waterways, industrialization bloomed. Interestingly, the first Civil War battle on Pennsylvania soil was fought in Hanover, York County, in 1863. The twentieth century saw two (2) world wars and increasing industrialization throughout the region. Productive farming continued, while the population was increasing demonstrably. The *Growth Trends* component of the *York County Comprehensive Plan* asserts that the population of York County has increased an average of 12.7% per decade from 1900 to 2000. With a finite amount of land, continued substantial increases in population density have resulted. The population density in 2000 was 422 persons per square mile. This is a 13% increase over 373 persons per square mile in 1990 (source: *Growth Trends* component of the *York County Comprehensive Plan* and the United States Census Bureau).

The first section of this chapter looks at the County's location, land cover and land use. The *Plan* then discusses the challenges facing York County, specifically population growth, urban and suburban sprawl, loss of agricultural land and environmental degradation. Countering the challenges, the benefits of the protection of open space and greenways from economic, environmental and social standpoints are presented.

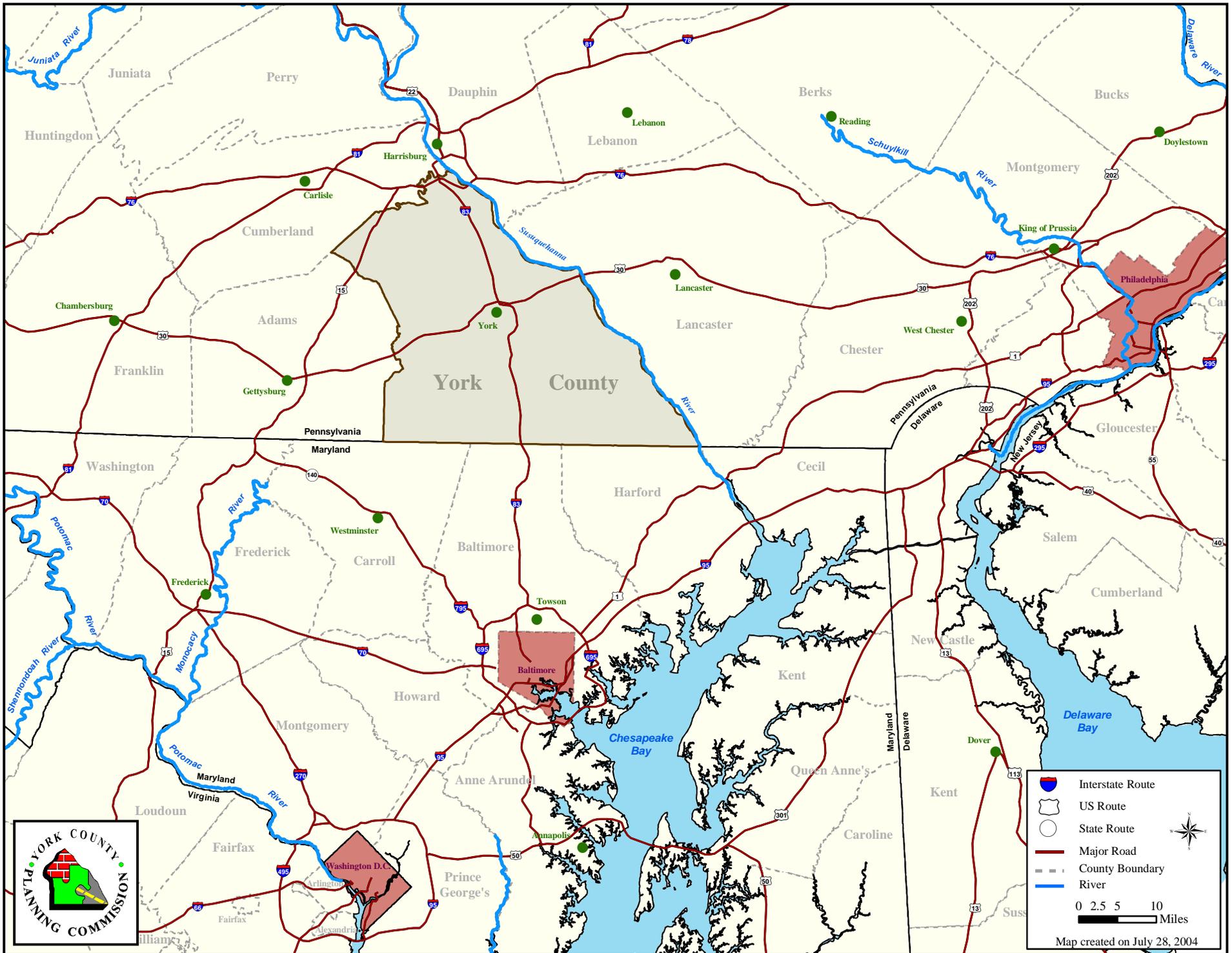
Location

York County is located in the south-central part of Pennsylvania along the western shore of the Susquehanna River, Map 1. East and northeast of the river are Lancaster and Dauphin Counties. York County's southern border is the Mason-Dixon Line, below which are Baltimore, Harford and Carroll Counties in Maryland. York County is bordered by Adams and Cumberland Counties to the west and northwest. York County comprises 911 square miles or approximately 583,040 acres.

Land Cover and Land Use

York County's landscape is varied and can be categorized by natural areas and developed areas. Natural areas include agriculture, forests and pastures. Developed areas include residential, commercial and industrial properties.

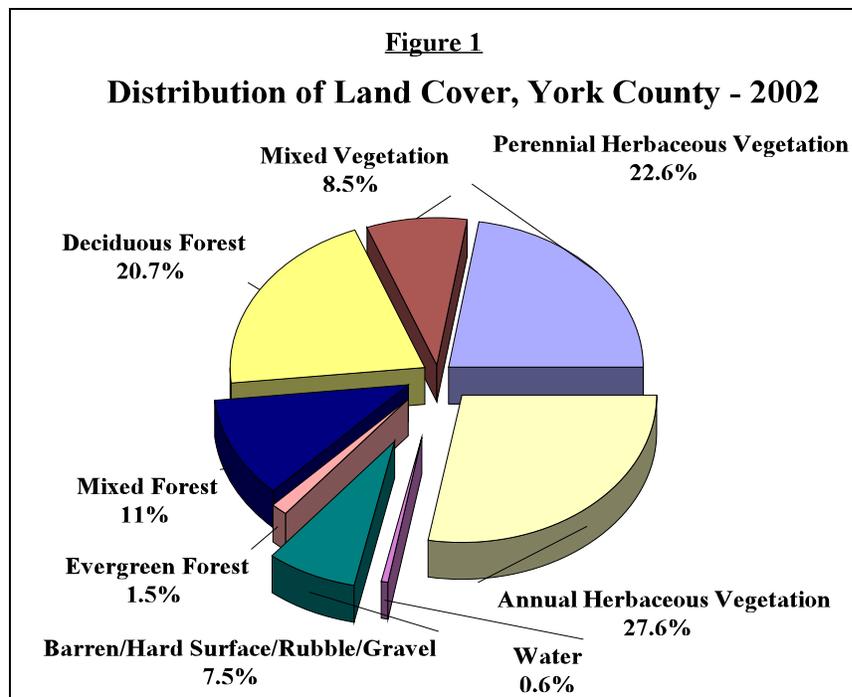
Map 1 - Regional Map of York County, Pennsylvania



	Interstate Route
	US Route
	State Route
	Major Road
	County Boundary
	River
0 2.5 5 10 Miles	
Map created on July 28, 2004	

Land Cover

The Pennsylvania Land Cover Data Set provided by the Pennsylvania Spatial Data Access indicates that annual and perennial herbaceous vegetation and deciduous forests are the predominant land covers in York County. The York County Land Cover Map, Map 2, and Distribution of Land Cover chart, Figure 1, both depict the categories of land cover found in York County. As shown, the primary type of land cover found in York County is annual herbaceous vegetation, covering more than 27% of the County's area. This is followed by perennial herbaceous vegetation and deciduous forest lands. Water is the smallest category of land cover in York County, comprising less than one percent (1%) of the land cover. For more information on land cover, please refer to Chapter 8 of the *Environmental Resources Inventory* component of the *York County Comprehensive Plan*.



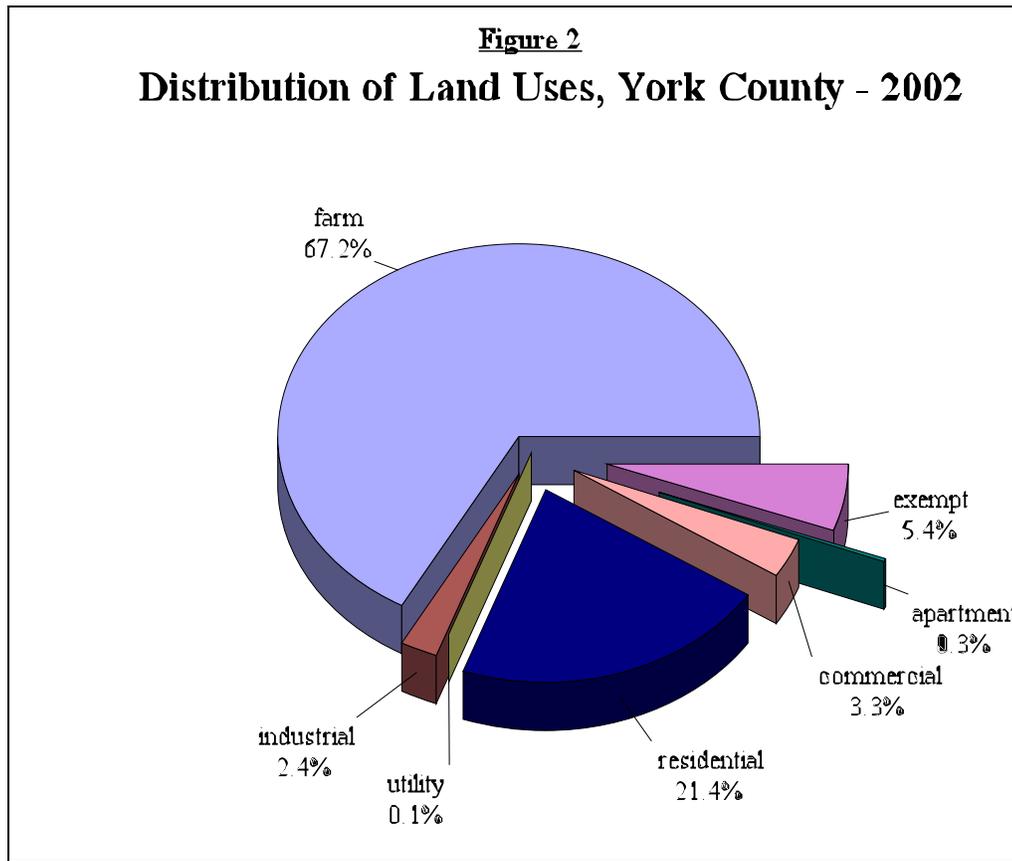
Sources: Pennsylvania Land Cover Data Set and
Pennsylvania Spatial Data Access

Land Use

Land use in York County also varies. Per the York County Tax Assessment data, there are seven (7) categories of general land use classes represented in the County. These categories are farm, industrial, utility, residential, commercial, apartment and exempt (per the York County Tax Assessment office, the “exempt” category includes public/semi-public use buildings, churches, non-profit agencies, and schools). The Landuse Patterns in York County, Pennsylvania Map (Map 3) depicts these seven (7) land use categories.

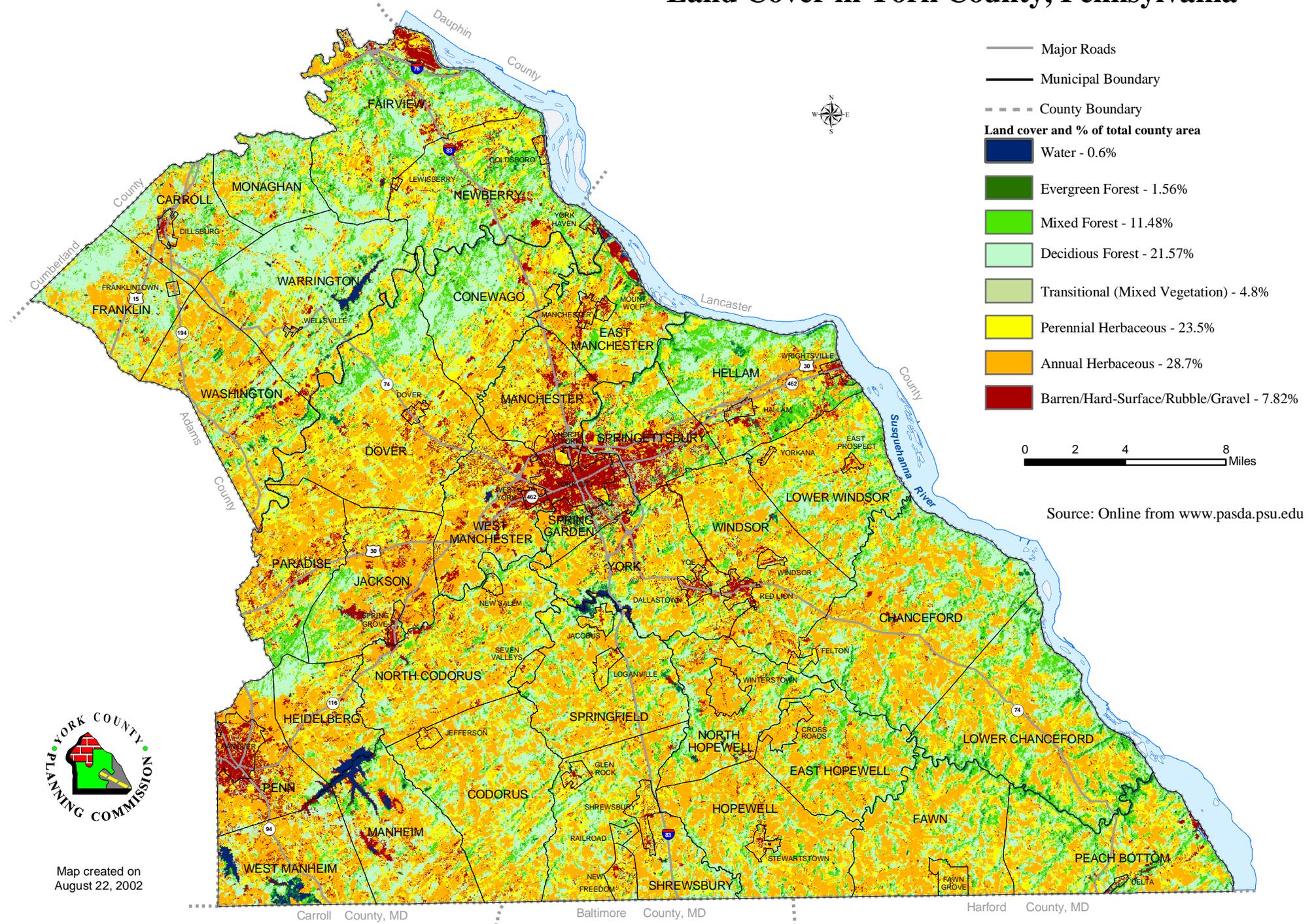
Review of the map shows a concentration of commercial and industrial uses in the center of the County and on the southwest border. Farmland and residential land uses are distributed throughout the County.

The Distribution of Land Uses, Figure 2, shows the breakdown of land use categories. As shown, the categories demonstrating the largest amount of land use are farmland (67.2%) and residential (21.4%), respectively. Please note, mobile home parks are included as “commercial” properties.



Source: York County Tax Assessment

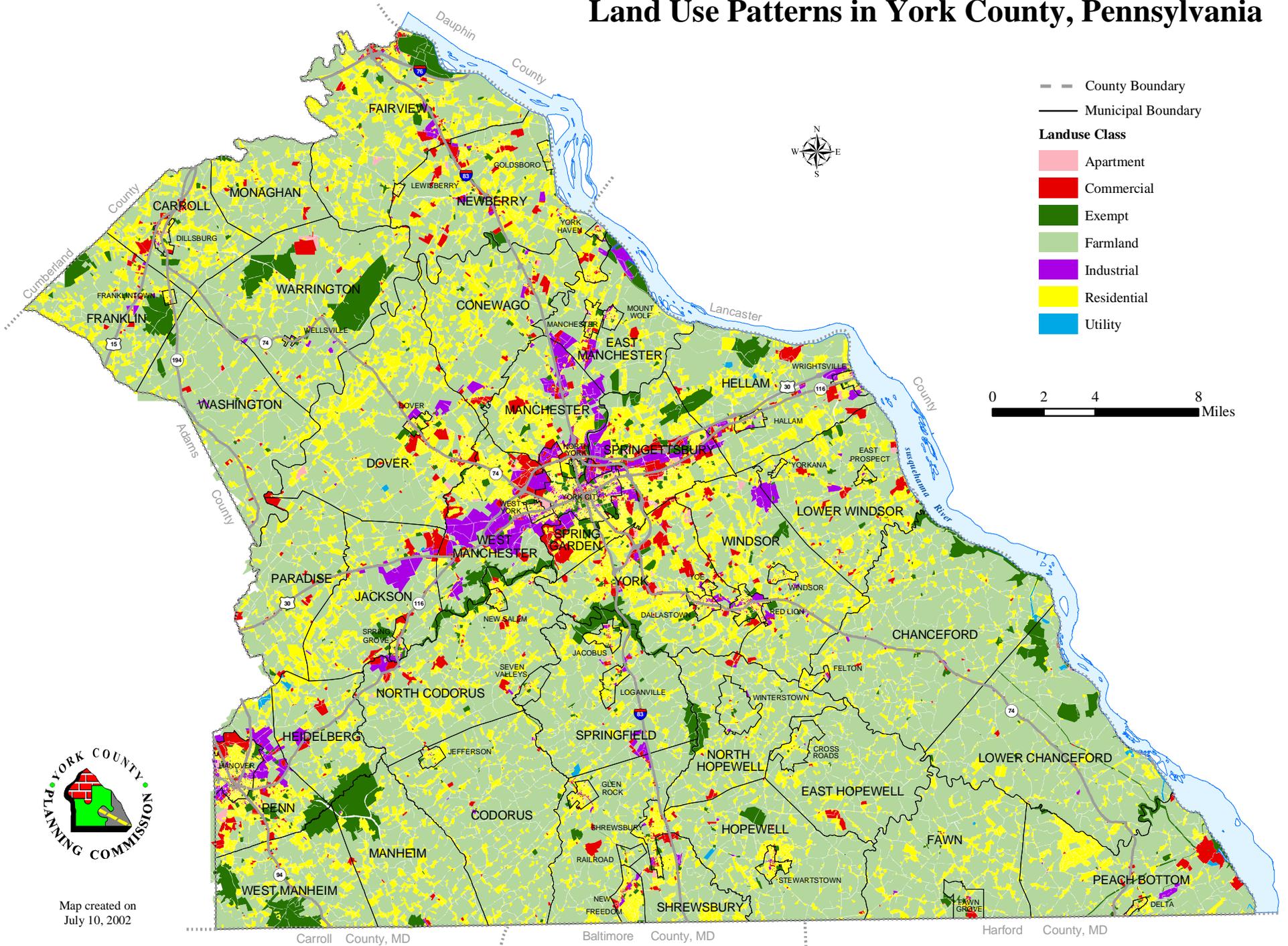
Map 2 Land Cover in York County, Pennsylvania



Map created on August 22, 2002

Map 3

Land Use Patterns in York County, Pennsylvania



Map created on July 10, 2002

Challenges Facing York County

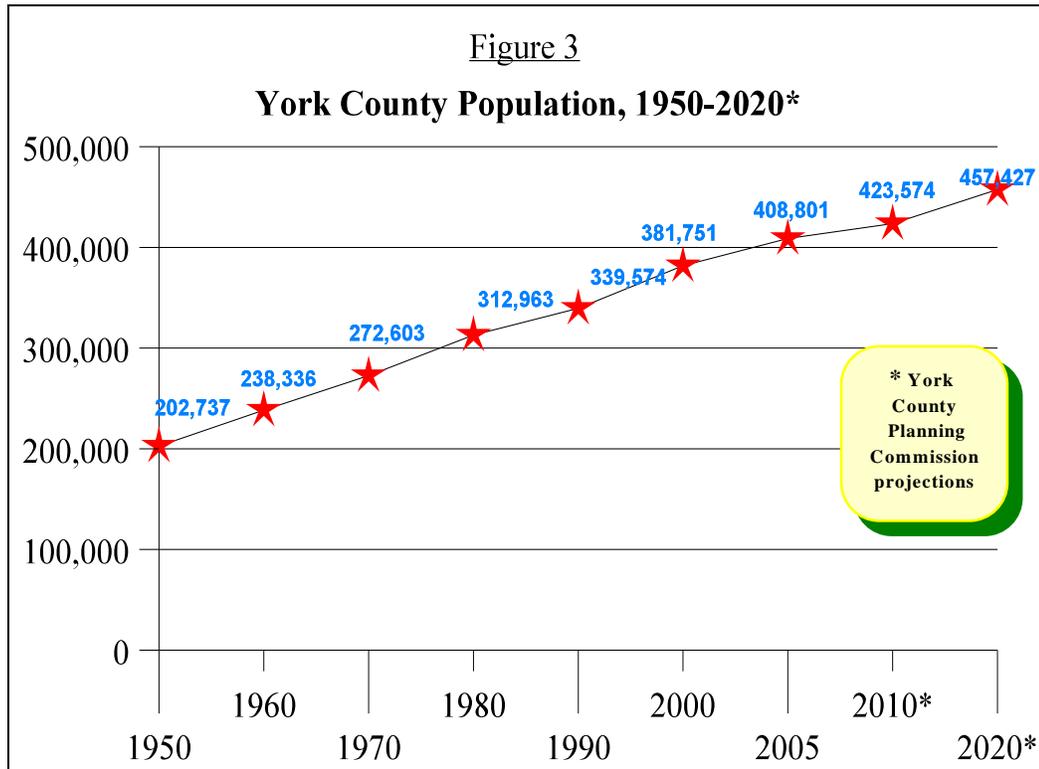
York County faces many challenges, including population growth, urban and suburban sprawl, loss of agricultural lands and environmental degradation. To address these challenges, a cooperative approach is necessary. This ensures that efforts are made to compliment individual and regional plans. York County includes 72 individual municipal governments – 35 townships, 36 boroughs and one (1) city. In addition, York County has 16 school districts. Regional and coordinated strategies, such as the Municipal Consulting Program, will be most effective in addressing the following challenges.

Population Growth

York County is one of the fastest growing counties in Pennsylvania. According to the United States Census Bureau, the County ranked fifth largest in the Commonwealth with a population of 381,751 in the year 2000. Although a detailed study of York County’s population can be found in the *Growth Trends* component of the *York County Comprehensive Plan*, a general discussion of population growth is provided in this report.

The United States Census Bureau provides a snapshot of York County’s people. According to the 2000 census, of the 381,751 total population in York County, 49.1% were male and 50.9% were female; the State of Pennsylvania had a total population of 12,281,054 with 48.3% male and 51.7% female. The median age of York County residents was 37.8 years (State of Pennsylvania median age was 38.0). In the 2000 US Census, 13.5% of the County’s population age 65 years and older; less that the Statewide percentage of 15.6%. There were 148,219 households documented in York County in the 2000 US Census (4,777,003 in the State of Pennsylvania) and the median household income (1999) was \$45,268, higher that the Statewide median income of \$40,106.

The County’s population has increased historically, as shown in Figure 3 , York County Population, 1950-2020. The highest percent increase (17.6%) occurred between the years 1950-1960, with an overall increase in population (1950-2000) of 88%.



Sources: United States Census Bureau (<http://quickfacts.census.gov.qfd/>) and York County Planning Commission

The United States Census Bureau released population estimates for 2005 indicating that York County’s population was 408,801. The York County Planning Commission is projecting a year 2010 population of 423,574 and a year 2020 projection of 457,427.

The County’s population increased more than 12% between 1990 and 2000 and over 20% between 1990-2005. Comparative data from the United States Census Bureau puts this population change into a regional context. Data is presented for adjacent counties, as well as the Commonwealth of Pennsylvania and the nation. See Table 1.

Table 1
Population Percent Change, 1990-2005
York County, Pennsylvania and Surrounding Counties

County	Percent Increase
York County, Pennsylvania	20.4%
Adams County, Pennsylvania	27.4%
Cumberland County, Pennsylvania	14.3%
Dauphin County, Pennsylvania	6.8%
Lancaster County, Pennsylvania	16.0%
Baltimore County, Maryland	13.6%
Carroll County, Maryland	36.6%
Harford County, Maryland	31.4%
Commonwealth of Pennsylvania	4.6%
United States of America	19.2%

Source: United States Census Bureau (<http://quickfacts.census.gov>)

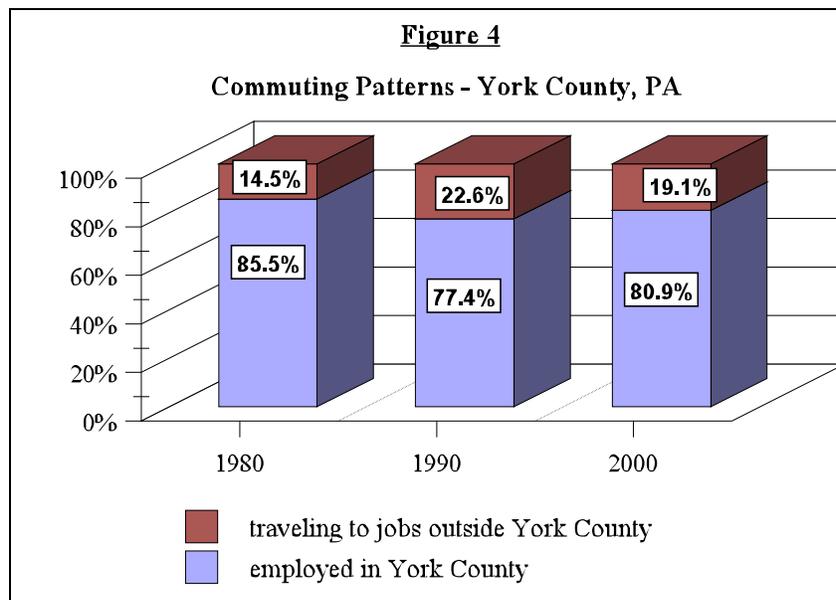
Providing even a broader context, the United States Census Bureau reports that the population percent change, 1990-2005, for the Commonwealth of Pennsylvania was 4.6% increase while the national population percent change for the same period was an increase of 19.2%.

Urban and Suburban Sprawl

Sprawl also presents a challenge in York County. Sprawl means many things to many people and there are varying definitions. For the purposes of this report, the following definition will be used: Sprawl is regional patterns of real estate development typically categorized by low density, non-contiguous outward expansion, spatial segregation of different land uses, consumption of outer suburban agricultural lands and environmentally-sensitive lands, travel dominance by motor vehicle, and, often, developers operating independently of one another (*Source: "The Costs of Sprawl in Pennsylvania," a report by 10,000 Friends of Pennsylvania and sponsoring organizations*). The effects of sprawl include strains on public budgets, public works and utilities, increased traffic congestion, threatened environment, over-consumed land and over-crowded schools. Evidence of sprawl is present in York County and these issues create challenges to establishing a coordinated network of open space and greenways. The *York County Comprehensive Plan*, specifically the

Growth Management Plan and *Agricultural Protection Plan* components, has taken steps to address sprawl throughout the County.

Over the past several years, residential development in rural areas has proliferated sometimes at the expense of productive farms or other green spaces and natural areas in York County. Part of sprawl can be attributed to new residential pressure from the Harrisburg and Baltimore metropolitan areas. The lower cost of living and bucolic character of the County appeal to many who are willing to commute to larger metropolitan areas for work. Analysis of the multi-year United States Census Bureau data on commuting patterns is shown in Figure 4.



Source: United States Census Bureau (<http://quickfacts.census.gov/qfd/>)

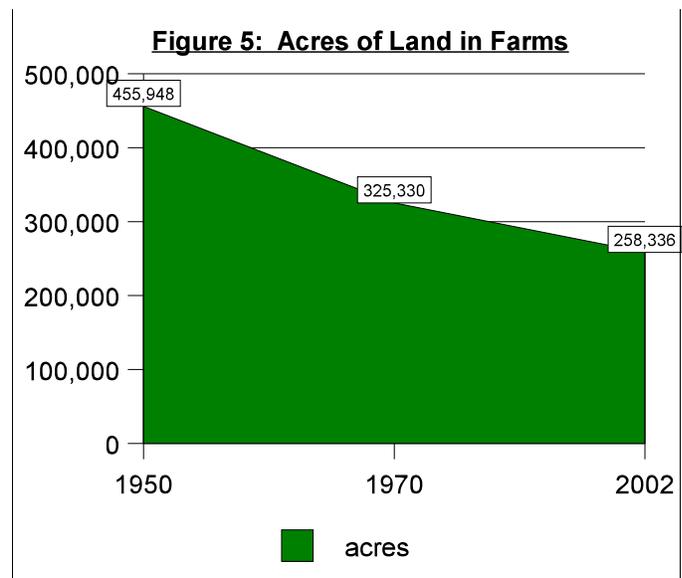
The figures for the number of workers traveling outside the County for work have fluctuated over the last 20 years, with the smallest percentage working out of the County in 1980 (14.5%) and the highest in 1990 (22.6%).

The 2000 United States Census reported that there are 193,126 total workers (age 16 years and older) in York County. A total of 33,597, or almost **one(1) in five(5) workers** over the age of 16 years, works outside the County.

Loss of Agricultural Land

Beyond the designated Primary Growth Areas identified in the *Growth Management Plan* component of the *York County Comprehensive Plan*, the landscape of York County can be characterized by farmlands, villages and small boroughs. The agricultural land, which is an integral part of the cultural, social and economic capital in York County, is increasingly at risk due to the forces of sprawl and uncoordinated growth and development. York County agriculture, on average, adds \$112 million to the local economy, annually. The development trend continues to move away from the traditional borough centers to low density developments where lot size has increased. As population continues to grow, the amount of farmland steadily decreases.

From a developer's perspective, agricultural land is a preferable site for new construction as it requires less grading and provides suitable drainage. Increased residential development, according to some estimates, has contributed to a loss of more than 50% of York County farmland in the last 50 years. Figure 5 shows the loss of agricultural land in York County from 1950 to 2002.



Source: United States Census of Agriculture

As the chart shows, the amount of land in farms in York County has steadily decreased since 1950. This data is from the United States Census of Agriculture. For the period 1969-1992, the State of Pennsylvania lost agricultural land at a rate of 0.9% per year. During the same period, York County lost agricultural land at a higher rate of 1.1% per year (*Source: The Costs of Sprawl in Pennsylvania, a publication of The 10,000 Friends of Pennsylvania*).

Environmental Degradation

With the amount of growth occurring in the County, especially in rural areas, the effect of increased development on the natural environment has become a major concern. Lack of proper planning can lead to problems, such as excessive erosion and siltation from the proliferation of impervious surfaces; contamination of surface and groundwater drinking supplies; loss of native plant and animal species; increased air pollution from dependence on motor vehicle traffic; accelerated water consumption and light pollution. The loss of agricultural and open space resources irrevocably alters

the visual and aesthetic appeal of the landscape, thereby threatening the very distinctions that contribute to the quality of life in York County.

The Benefits of Open Space and Greenways

The previous section discussed the challenges York County faces. One of the ways to deal with these noted challenges is to encourage the protection and preservation of open space and greenways. The protection and/or preservation of open space and greenways provide many benefits. The primary benefits associated with open space and greenways include economic incentives, improved environmental quality and a healthier society.

Economic Benefits

Open space and greenways provide a variety of benefits to a community. These benefits are typically recognized as environmental protection and land preservation, biodiversity, and convenient access to recreational and educational opportunities. These corridors also have the potential to create jobs, enhance property values, expand local businesses, attract new or relocating businesses, increase local tax revenues, decrease local government expenditures and promote local communities. That is to say, open space and greenways provide measurable economic benefits to a community.

Studies have shown that property values and economic development opportunities can be enriched through nearby open space. Together with natural settings, recreational opportunities and cultural offerings, open spaces are identified as the primary features that improve the quality of life, the “new engine of economic growth.” The Joint Economic Committee of the United States Congress has reported that a community’s quality of life is more important to attracting new businesses than purely business-related factors. This same study suggests that the availability of opportunities for recreation provided by open space has been reported to help employees achieve higher levels of relaxation, improved concentration at work and reduced rates of absenteeism. Business can then realize the benefits from increased productivity and worker efficiency and reduced health insurance claims. Attracting new business and retaining existing business provides employment opportunities and generates revenue.

Protected open space can increase the value of adjacent and nearby properties and, consequently, increased property values can contribute more to tax revenues. The marketability of property located near parks, open spaces and trails can also increase. Public cost reduction can also be realized. By conserving open space and parks rather than permitting sprawl development, local agencies may reduce costs for new public services, such as schools, sewers, trash, water and roads. This is evidenced by a local study conducted by the South Central Assembly for Effective Governance in cooperation with the York Foundation and the American Farmland Trust. The *Shrewsbury Township Cost of Community Services* study found that for every one dollar of revenue generated

by residential property in Shrewsbury Township, \$1.22 was spent providing services to those lands. Conversely, for every one dollar received from farm, forest or open land use in the Township, only 17 cents was spent providing services to those lands.

In addition, open space and greenways can stimulate tourism and generate increased economic activity to meet the needs of the visitors. The *DCNR Outdoor Traveler Study* (1997) supports that assertion. The study by DK Shifflet and Associates states that 14% of the total number of persons traveling to Pennsylvania did so for some sort of outdoor recreation vacation travel. Over the course of the study, the total number of outdoor travelers visiting Pennsylvania increased from 13.4 million in 1995 to 15.9 million in 1997. In 1997, Pennsylvania outdoor travelers spent four billion dollars on supplies and activities related to outdoor traveling. This includes but is not limited to food, lodging, meals, beverages, packaged tours, gear and other miscellaneous expenditures.

Preservation of open space and greenways can also increase participation in leisure and recreational activities by residents of the community, thus also infusing the local economy. Expenditures associated with such activities, which range from equipment and apparel purchases to recreational and fitness class fees, can account for considerable allocations of family spending, including food and lodging. Dependent upon the type of open space and greenways, local employment opportunities can also be pursued, i.e., workers are often needed to maintain the grounds, supervise activities and operate facilities.

Open space and greenways can also provide unique resources for the York County Chamber of Commerce and the York County Convention and Visitors Bureau to highlight in their marketing campaigns. Restaurants, lodging, recreational equipment rental and other services compliment the tourism industry and boost the local economy. With regard to tourism, York County and neighboring Lancaster County have established a Heritage Region. The intended plan for the two (2) counties is to conserve, develop and market the natural, historic, cultural, scenic, and recreational resources of the Lancaster-York region. It is the ambition that heritage tourism will strengthen economic opportunities throughout the region.

Open space lands that are preserved for agricultural uses have a positive economic impact as well. Traditionally, agriculture has been a major industry in York County with significant contributions to the local economy. A study by the Trust for Public Land states “the nation’s farms and ranches are often referred to as ‘working landscapes’ because of the food and fiber they produce.” The study goes on to assert that if agriculture is going to be a vital part of the community or region, it is vitally important that the land is protected. In addition to the agricultural commodities produced by open space via farmland, these agricultural lands demand fewer services than more intensive land uses. Consequently, the cost to the municipality for the provision of services to agricultural areas is relatively low.

Finally, research indicates that open space in the form of greenways or buffers along river and stream corridors reduces flooding and likewise reduces property damage and financial loss from flooding. This correlates to an economic benefit to the community, as well as its residents. (For additional information regarding water corridors and flooding, please refer to the *Water Resources* component of the *York County Comprehensive Plan*).

Environmental Benefits

As stated previously, the benefits of open space and greenways are typically initially recognized as factors of the environment -- land preservation, plant and wildlife habitat protection, and convenient access to recreational and educational opportunities. Open space and greenways not only protect the natural environment from being developed, but also improve the quality of the environment. The protection of open space and greenways protects natural lands and connects fragmented landscapes. Protecting streams, floodplains and wetlands can reduce erosion, sedimentation, stormwater runoff and flooding. Conserving plants and trees provides a valuable contribution toward pollution control as they curtail water, air and noise pollution.

It is very important to protect our water resources. Protecting streams, wetlands and floodplains can reduce erosion, sedimentation, stormwater runoff and flooding. Recharge areas for groundwater supplies are also protected, improving the quality and quantity of available water. The preservation of open space and greenways can reduce the amount of land available for development which lessens the pollution potential created by individual septic systems and increased impermeable surface areas (e.g., streets, sidewalks, driveways). Wetlands absorb pollutants and nutrients and slow surface runoff, serving as a filtering zone. Protected open space and greenways provide access to river fronts and other natural environments. For more information regarding water, please refer to the *Water Resources* component of the *York County Comprehensive Plan*.

Open space that remains in a natural state provides an excellent habitat for plants and wildlife. Protecting and preserving natural habitats can help protect plants and animals from loss or fragmentation of a habitat. Species diversity is also promoted. Increased development places stress on animals that avoid contact with humans. Protection of natural areas will maintain wildlife habitats which will help to keep animals off the highways and out of gardens and landscaping. Additionally, open space in the form of greenways helps to facilitate the migration of wildlife and to afford habitats to species requiring more area during mating seasons. The *Natural Areas Inventory* component of the *York County Comprehensive Plan* is important in this discussion.

Trees and other vegetation help purify the air. Research demonstrates that trees improve groundwater recharge and prevent steep slopes from collapsing. Trees that line streets and parking lots provide shade that reduces the ambient temperatures of the pavement and creates windbreaks that can reduce the amount of dust in the air. Preserving areas of forest coverage can also reduce

wind damage and provide shade over streams to reduce water temperatures and improve aquatic life. Native grasses growing in open fields can serve as a source of food and habitat for wildlife.

Trails in protected open space, as well as greenways, can provide safe alternative transportation routes for pedestrians and bicyclists, thereby lessening the dependence on automobiles and reducing roadway congestion. This contributes to a cleaner environment by decreasing air pollution caused by motor vehicle traffic.

Social Benefits

Although the social benefits of open space and greenways were addressed peripherally in the “quality of life” discussion under the economic benefits, a more in depth discussion follows. It is theorized that open space provides quality of life benefits that can never be fully described by any scientific model or sociological theory.

Open space and greenways provide direct and indirect social benefits to a community. Primarily, participation in outdoor recreational activities can improve the health and wellness of people of all ages. Protected open space and greenways provide numerous options for active recreation. Parks, playgrounds, and sports fields provide safe places to play independently or on organized sports teams. Trails and bike paths, such as the Heritage Rail Trail County Park, provide cycling, hiking and biking opportunities in protected open space.

York County residents can also partake in passive recreational activities – leisurely rowing a boat on a local lake, fishing in a nearby stream, picnicking in a pavilion, riding a horse on an accessible trail or just enjoying a beautiful day while seated on a park bench. Studies have shown that exercise and fitness lead to improved physical health, which can represent a savings on health care costs. Other research demonstrates that strenuous activity, as well as simply taking time to enjoy the natural environment, can provide relief from stress.

Open space and greenways provide individuals with the opportunity to reconnect with the natural environment. This interaction can improve the health and wellness of the greenway and trail recreational users, as well as heighten the sensitivity to the natural surroundings by facilitating the interaction between people and nature. Open space can also heighten awareness about history, heritage and the environment. People can interact with nature and with each other while preserving and protecting the aesthetic appeal and character of a natural area. Open space can become the focal point of a neighborhood or an area, creating opportunities for volunteerism and environmental stewardship.

The community can reap educational benefits from preserved open space by contributing to a higher quality of scientific and educational resources that can create potential for research and academic programs. Conservation groups and advocates can use greenways and open space to educate adults

and children and to bring nature closer to the residents of the community. Safe walking routes to school can also be a benefit.

Conclusion

Public support for preserving land is key. All residents must understand the economic, environmental and social benefits of open space and greenways. Raising awareness of greenway and open space opportunities and benefits is important when planning at all levels – local municipal, County and Statewide. Coordinated efforts can assist in the preservation of our natural lands for generations to come.

Chapter III

Defining Open Space and Greenways

Introduction

As stated in Chapter I, the Governor Ridge administration emphasized the importance of greenways and open spaces in Pennsylvania with Executive Order 1998-3. This charged various State agencies, including the Department of Conservation and Natural Resources (DCNR), the Department of Environmental Protection (DEP), the Department of Transportation (PENNDOT), and the Pennsylvania Greenways Partnership Commission to develop an action plan. Pennsylvania's Greenways Program was launched in 2001 with the release of the *Pennsylvania Greenways: An Action Plan for Creating Connections* report. The definitions and recommendations set forth in the *Plan* are being used as a basis to approach the creation and preservation of greenways and open space in York County.

This chapter begins by defining open space and greenways. The chapter then continues with a discussion of the various types of open space and greenways and why each is so important.

What is open space?

There are many views of what type of land and land uses should be included in the definition of open space. In some plans, open space is defined very broadly to include any land that is not covered by impervious surfaces, such as buildings and pavement; whereas in other plans, it is more narrowly defined to only include natural lands available for public use or lands that are currently preserved. For purposes of this *Open Space and Greenways Plan*, York County will focus on specific public lands and water as delineated below:

Open Space - Any publicly owned land, that is predominantly in a natural state, or water which is dedicated to providing areas for passive or active public recreation, protecting natural or historic resources and/or preserving scenic quality and community character.

Nevertheless, York County realizes that quasi-public and private land and water holdings that serve similar purposes contribute to the overall vision of open space in York County. Consequently, such open space areas will be addressed, but to a lesser extent, in this *Plan*.

This definition is further clarified by differentiating between active and passive recreation. Active recreation typically occurs in a structured environment. It generally requires more extensive

development of a site and the construction of facilities, such as ball fields, play equipment and lights.

The various types of open space are discussed later in this chapter. Each type of open space is described and the characteristics of the particular types of open space are presented. This thorough discussion is intended to distinguish the contributions to open space, as well as to encourage connectivity in the open space and greenway network planning in York County.

What is a greenway?

The following definition of a **greenway** was set forth by the State in *Pennsylvania Greenways: An Action Plan for Creating Connections* and, in order to achieve consistency, will also serve as the working definition for this *Plan*.

Greenway - A corridor of open space that varies 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 scientific features. A greenway can incorporate both public and private property, and can be land- or water-based. It may follow old railways, canals, or ridge tops, or it 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.

(Source: www.dcnr.state.pa.us/brc/greenways/programvision.aspx.)

Types of Open Space and Greenways

Given the comprehensive definitions of both open space and greenways, it is not difficult to imagine that both are found in Pennsylvania and, more specifically, in York County. The types of open space and greenways in York County are varied. The following table (Table 2) describes the various types of open space including conservation areas, special use areas, parks (regional, community and neighborhood) and public school recreation areas. Table 2 also depicts contributors to open space, described as quasi-public and private parks and recreation areas and quasi-public and private conservation areas.

Table 2
Types of Open Space and Contributors to Open Space

<i>Type of Open Space</i>	<i>Description and Characteristics</i>
Conservation Area	Land or water used for the protection of natural or historic resources, plant and animal habitats, and/or scenic views. May include wildlife observation areas, hunting and fishing areas and trails of a passive recreational nature. May also include forests, game lands, greenways, and endangered/threatened/rare species preserves.
Special Use Area	Usually single purpose recreational facilities such as golf courses, boat accesses, swimming pools, shooting ranges and outdoor skating areas. Can be publicly- or privately-owned and are of varying sizes.
Regional Park	Usually serve counties and are typically located within 30 miles or a one-hour drive from a population center or serve several municipalities within a county. Typically consist of 200+ acres. <i>Local examples include Rocky Ridge County Park, William H. Kain County Park, and Codorus State Park.</i>
Community Park	Primarily serve the municipality in which it is located and usually provides active recreational opportunities like baseball, basketball, soccer, tennis and other sports. Generally used by residents within a one- to two-mile radius. Typically consists of 12 or more acres. <i>Local examples include Sunset Lane Park (West Manchester Twp.) and Springettsbury Township Park (Springettsbury Township).</i>
Neighborhood Park	Serve developments/residents within walking distance of the park. Provide for limited athletic activities and are used more for passive recreation. Generally serve those residents located within a less than one-mile radius. Typically consist of one-half (½) to one and one-half (1½) acres. <i>Local examples include Bunker Hill Park (New Freedom Borough), Wirt Park (Hanover Borough) and Wellsville Borough Park (Wellsville Borough).</i>
Public School Recreation Area	Primarily serve the school population with limited access to local citizens. Typically situated adjacent to school land. Generally consist of small playground areas and possibly athletic fields and courts and are of varying sizes.

Table 2
Types of Open Space and Contributors to Open Space

<i>Contributor to Open Space</i>	<i>Description and Characteristics</i>
Quasi-Public and Private Parks and Recreation Areas	Park and recreation areas that are not owned by a public agency, including, but not limited to, college and university athletic fields, sportsmen’s clubs, golf courses, utility owned sites and holdings of conservation and preservation groups.
Quasi-Public and Private Conservation Areas	Land or water, that is not owned by a public agency, and which is used for the protection of natural or historic resources, plant and animal habitats, and/or scenic views. Includes, but is not limited to, forest legacy sites, wildlife sanctuaries, environmental preserves and lands preserved through agricultural and/or open space conservation easements. Local examples would be the Conservation Society holdings.

Table 3 provides information regarding the various types of greenways, including conservation greenways, recreational greenways, riparian buffers and greenbelts.

Table 3
Types of Greenways

<i>Type of Greenway</i>	<i>Description and Characteristics</i>
Conservation Greenways	Exist primarily for the value of their ecological functions, provide habitat for wildlife (food, shelter and cover to numerous species).
Recreational Greenways	Used primarily for informal, low-impact recreation. Recreational use by residents and tourists may take place over the land or along a river enclosed in a riparian buffer greenway. Recreational uses can include trails, hunting, fishing, wildlife watching and enjoyment of cultural and historical sites.
Riparian Buffers	Conservation greenway along a river or creek that traps sediment and nutrients, shades and cools the water, protects the banks from erosion and provides for wildlife movement and habitat.
Greenbelts	Interconnected conservation tracts and corridors that wrap around a community.

Conclusion

This chapter provides the operational definitions of open space and greenways and gives examples. It provides the framework for subsequent chapters of the *Open Space and Greenways Plan*. The following chapter (Chapter IV) presents a comprehensive inventory of existing resources in York County.

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Chapter IV

Inventory of Existing Resources in York County

**We did not inherit this land from our fathers.
We are borrowing it from our children.
– an Amish proverb**

Introduction

The purpose of an open space and greenways inventory is to identify recreation areas and open space as a basis for assessing opportunities and challenges from local, County and regional perspectives. It involves a comprehensive exploration of available resources, both manmade and natural.

This chapter also includes a brief overview of regional recreational areas. The inventory that follows is exhaustive and may be more inclusive than required from an open space/greenway network planning perspective. Analysis of the inventory in subsequent chapters will provide the context for the planning of the open space and greenways network in York County.

The chapter concludes with a discussion of the parks proposed or planned within York County.

Manmade Resources

The types of manmade resources that should be considered within the context of an open space and greenways network are varied. The manmade resources contained in York County's inventory include preserved areas (land with conservation easements), public parks and recreation areas and quasi-public and private parks and recreation areas. These areas can be the site of recreational activities or can serve as connectors. Following is a detailed description of each of the manmade resources included in the County's inventory. See Map 4, Manmade Resources Inventory.

Preserved Areas

There are various tools to preserve natural areas. This section reviews conservation of agricultural land, natural lands and forest legacy lands in York County.

Conservation easements continue to be essential to the preservation of natural land and farms in York County. See Map 5, Conservation Easements in York County. A conservation easement is a legal agreement between a landowner and a land preservation organization. It is a permanent recorded deed restriction which preserves the character of the property by restricting further

development. Conservation easements can support sustainable forestry and protect lands for agricultural, open space, historical, scenic, recreational or educational purposes. Natural resources are also protected, thus supporting the health of watersheds, woodlands and open spaces. Conservation easements allow a farmer or natural land owner to continue to own and operate or maintain the land as it currently exists. Two (2) conservation easement programs currently exist in York County. One is managed by the York County Agricultural Land Preservation Board and the other is managed by the Farm and Natural Lands Trust of York County.

York County Agricultural Land Preservation Board Program - The York County Agricultural Land Preservation Board is an agency of the County of York. The Board operates a County/State government agricultural conservation easement program through which it is authorized to purchase an agricultural conservation easement from interested landowners of qualifying tracts of land. The Board annually receives and ranks applications from landowners whose farms are located in an Agricultural Security Area. The farms must be 50 acres or more in size (or ten (10) acres or more if adjacent to another conservation easement). At least half of the farm must be in high class soils and a soil conservation plan must be in place.

Farm and Natural Lands Trust of York County Program - The Farm and Natural Lands Trust of York County is a private non-profit land preservation organization that accepts donated conservation easements from landowners. The Trust's work is a voluntary agreement with the landowners to place a conservation easement on their property, restricting it from development. The farm or natural lands (including woodlands, pastures, meadows, floodplains, wetlands and streams) considered for easement must be ten(10) acres or more, but tracts of land that are less than ten (10) acres are considered if they adjoin a property with a conservation easement. Landowners will not receive payment for donating an easement to the Trust, except in the Lower Windsor Township program, but rather can experience a tax savings as a result of the charitable donation. The land's market or development value and its present use value are determined by an appraiser of the landowner's choosing. The difference between the two values is the value of the conservation easement and likewise the charitable donation. Ownership of the property can be transferred but the easement restrictions on development remain intact.

According to the American Farmland Trust, in 2003, York County had one of the most active local agricultural easement programs in the nation with regard to the number of acres acquired. The York County Agricultural Land Preservation Board has preserved 178 farms covering more than 30,976 acres of the County's farmland while the Farm and Natural Lands Trust of York County holds over 5,000 acres in agricultural and open space easements.

There has been much discussion with regards to the inclusion of agricultural land as open space. This report recognizes that agricultural land is developed land but notes that preserved agricultural land should be incorporated in open space planning because it does make sense to link other open

space planning to it. As an example, South Branch Farms has a significant portion of the York County Heritage Rail Trail running through it. South Branch is a preserved farm with the Farm and Natural Lands Trust.

Forest Legacy Program - The Forest Legacy Program (FLP) is a voluntary program of the United States Department of Agriculture (USDA) Forest Service. The Program provides grants to states for the purchase of conservation easements and fee acquisition of environmentally-sensitive or threatened forest lands. The FLP provides Federal funding for up to 75% of the cost of conservation easements or fee acquisition of forest lands threatened with conversion to non-forest uses.

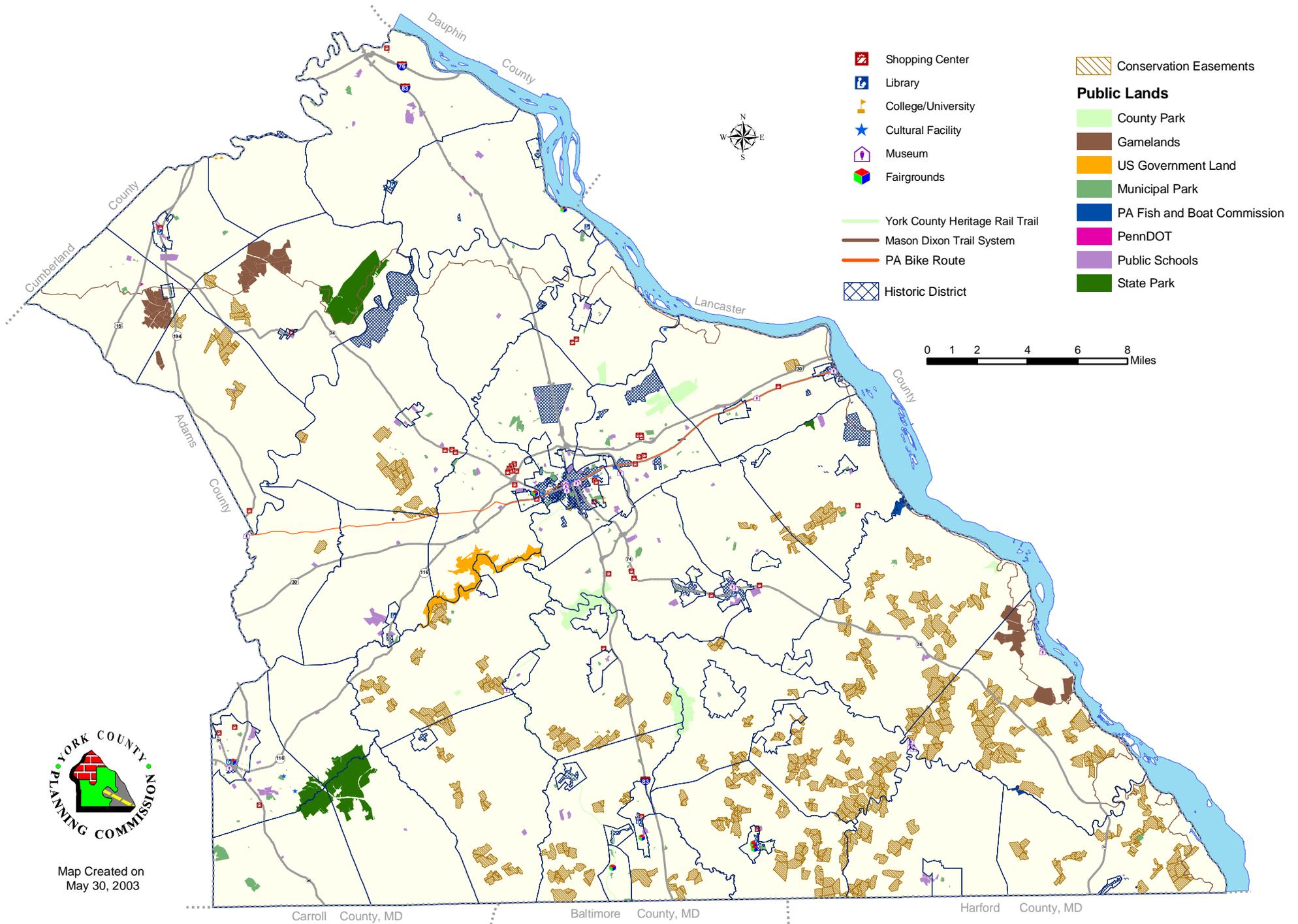
The FLP buys from the landowner at fair market value certain land use rights, such as the right to develop land, with two (2) goals: to promote effective forest land management and to protect land from conversion to non-forest uses. Priority is given to forest land that possesses important scenic, cultural, and recreational resources, fish and wildlife habitats, water resources and other valuable ecology.

In the State of Pennsylvania, the Department of Conservation and Natural Resources (DCNR) serves as the State administering agent for this Federal program. Land trust groups are involved as sponsors of FLP projects. Locally, York County has two (2) projects for consideration as Forest Legacy lands.

- ▶ The River Hills Project was proposed by P.H. Glatfelter Company and was sponsored by the Central Pennsylvania Conservancy. It comprises two (2) parcels of land totaling 540 acres.
- ▶ The River Hills Annex project was sponsored by the Farm and Natural Lands Trust of York County and consists of two (2) parcels (482 acres) of privately-owned forest land.

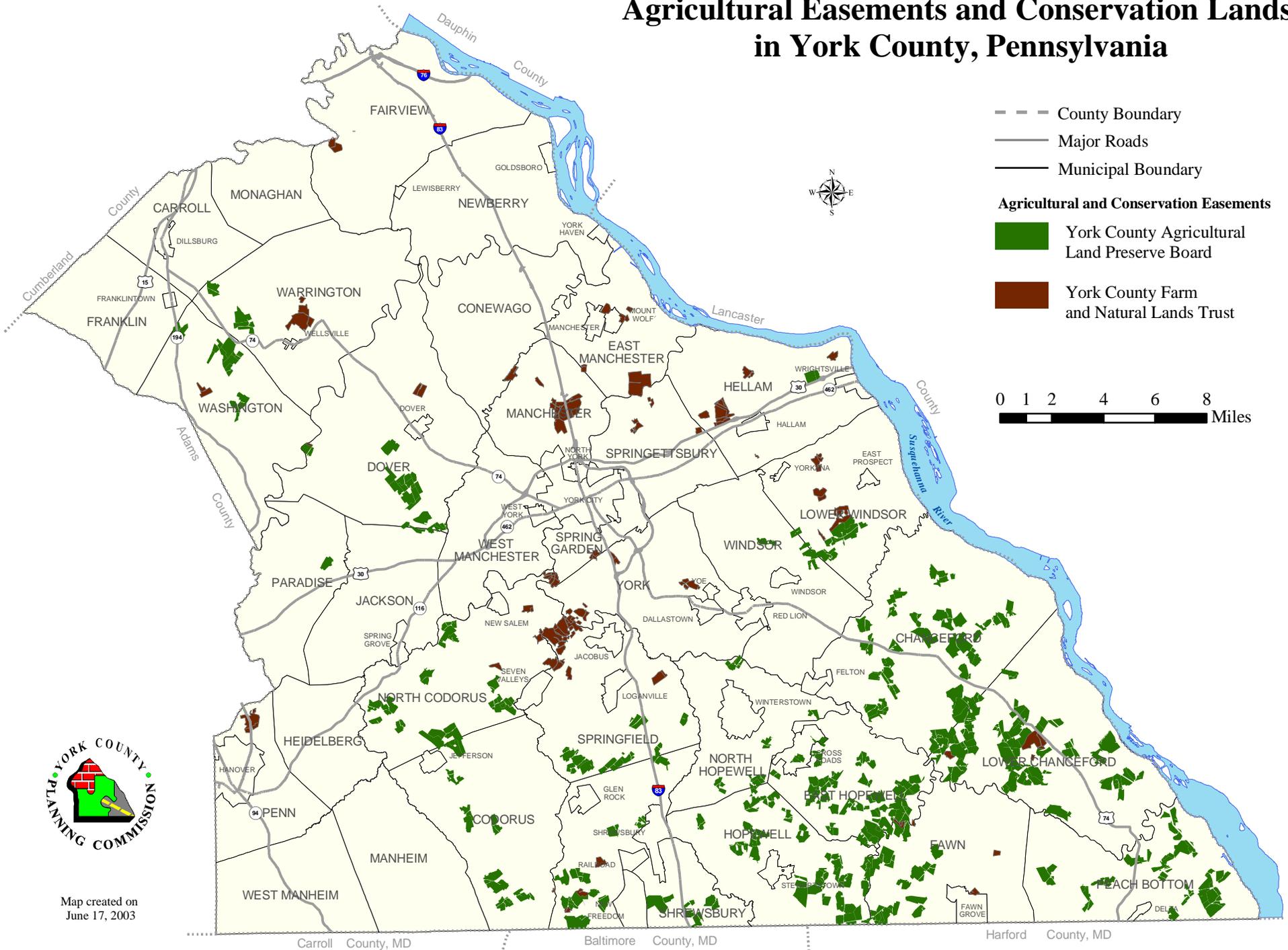
The parcels that comprise these projects are located in Chanceford and Lower Chanceford Townships. The forest land is in the watershed of the Susquehanna River and the preservation of the land in these projects can help to provide protection for Otter Creek (a high quality cold water stream traversing the property), the Chesapeake Bay, the Mason-Dixon Trail and Pennsylvania State game lands. The River Hills Annex project's area is adjacent to Apollo County Park, contains areas included on York County's Natural Areas Inventory and is home to an endangered species. *As of the date of the completion of this report, neither has been approved as a FLP project.*

Map 4 Man Made Resources Inventory



Map Created on
May 30, 2003

Agricultural Easements and Conservation Lands in York County, Pennsylvania



Map created on June 17, 2003

Public Parks and Recreation Areas

Public parks and recreation areas are found throughout York County, creating a mosaic of protected open spaces. See Map 6, Public Recreation Land in York County. Included in this classification is United States government land, Pennsylvania State Parks, Pennsylvania Fish and Boat Commission and Pennsylvania State Game Commission lands, the Mason-Dixon Trail, York County Parks, public school recreation areas and municipal parks and recreation areas. In order to assess their amenities, facilities and contributions to open space in York County, a brief description of each type of park and recreation area is presented.

United States Government Land - The Federal government purchased approximately 1,540 acres of land in North Codorus, Jackson and West Manchester Townships along the west branch of the Codorus Creek when Indian Rock Dam was constructed. The land, which is owned by the United States Army Corps of Engineers, is posted for public hunting. The land is managed by the Pennsylvania Game Commission as game land.

Pennsylvania State Parks - York County is home to approximately 5,752 acres of State parks, including Codorus State Park, Samuel S. Lewis State Park and Gifford Pinchot State Park. The 3,329-acre Codorus State Park includes Lake Marburg, which provides active recreation for anglers, boaters and swimmers. It is also an excellent site for bird watching during the spring and fall. Hunting, trapping and dog training is also permitted in Codorus State Park. Samuel S. Lewis State Park consists of 71 acres of mowed grass fields, pine plantations and mature woods. It is popular for kite flying and for the views of the Susquehanna River from Mount Pisgah. Gifford Pinchot State Park, a 2,338 acre park consists of reverting farm fields, wooded hillsides and Pinchot Lake. The lake is a popular spot for warm water fishing, sailing and swimming.

Pennsylvania Fish and Boat Commission Lands - The Pennsylvania Fish and Boat Commission oversees 31 boat access areas in York County. The majority of the boat launches are owned by other entities, including utilities and County or local government. The Fish and Boat Commission owns four (4) boat launches which are located in Goldsboro and Wrightsville Boroughs and Lower Chanceford and West Manheim Townships. Additionally, the Commission has tracts of land in Goldsboro Borough and Chanceford, Lower Windsor and Peach Bottom Townships that total approximately 274 acres.

Pennsylvania Game Commission Lands - The Pennsylvania Game Commission owns State game lands #83, #181, #242, #243 and #327 in York County. The State game lands are primarily used by sportsmen for hunting, trapping, fishing and hiking. York County has nearly 4,300 acres of game lands. As mentioned previously, the Indian Rock Dam/Codorus Creek floodplain (owned by the US Army Corps of Engineers) is also managed as a State game land.

Mason-Dixon Trail - Unknown to many, the Mason-Dixon Trail covers 193 miles traveling from the Appalachian Trail south of Harrisburg (Pennsylvania), stretching into Maryland. The trail meanders to Delaware and terminates in Chadds Ford (Pennsylvania), where it connects to the Brandywine Trail. The York County section of the Mason-Dixon Trail covers about 98 miles from US Route 15 in Franklin Township to the Maryland State line, south of Peach Bottom Township. The trail goes through Gifford Pinchot State Park.

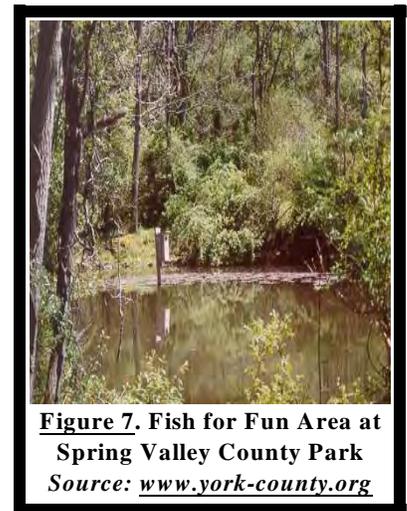
York County Department of Parks and Recreation - The York County Department of Parks and Recreation assists with land acquisitions, conservation and management of park lands and offers a variety of recreational and educational activities. The total acreage of York County Parks is nearly 4,000 acres and includes the following nine (9) parks. A description of each is given, including park features.



- *John C. Rudy County Park* - 150 acres; picnic areas (pavilions and tables), playground, hiking, horseback riding, mountain biking, scenic overlook, volleyball, horseshoes, sports fields, historic structures, sledding, cross country skiing; location of administrative headquarters, ranger unit and maintenance unit for the County Parks Department; three (3) mile cross-country running course, BMX bicycle race track, observatory operated by the York County Astronomical Society; northernmost terminus of the Heritage Rail Trail County Park; access to Codorus Creek available; located near Emigsville.
- *Rocky Ridge County Park* - 750 acres; picnic areas (pavilions and tables), playground, hiking, horseback riding, mountain biking, scenic overlooks, volleyball, horseshoes, sports fields, cross-country skiing; hunting with special parks permit (archery, park also closed four (4) days for antlerless deer hunting); park serves as site for annual Christmas Magic Festival of Lights; located northwest of Hallam Borough in Springettsbury and Hellam Townships(see Figure 6).
- *William H. Kain County Park* - 1,637 acres and two (2) lakes-- Lake Redman and Lake Williams, picnic area (pavilions and tables), playground, hiking, horseback riding, mountain biking, scenic overlook, volleyball, horseshoes, boat launch, fishing area, ice fishing, ice skating, sledding, cross-country skiing, hunting with special parks permit (archery hunting, park also closed four days for antlerless deer hunting); park features annual concerts and

boat launch concession; located near Jacobus Borough in Springfield and York Townships. This land is leased from The York Water Company, as detailed in the utility land holdings section later in this chapter.

- *Apollo County Park* - 149 acres; area of woodlings timber; hiking, horseback riding, scenic overlook, fishing area, ice fishing, hunting with special parks permit (available following State regulations); the Mason-Dixon Trail crosses the park and a stream cuts through the rhododendron-covered ravine; small parking lot available off Lockport Road; limited trail system; located east of the village of New Bridgeville in Chanceford Township. Access to the park is limited.
- *P Joseph Raab County Park* - 73 acres; site of former York Iron Company Mine; small parking lot is available off Hoff Road; a limited trail system and overlook; located in North Codorus Township, west of Seven Valleys Borough.
- *Spring Valley County Park* - 868 acres; old agricultural fields and uneven-aged forest; picnic areas (pavilions and tables), hiking, horseback riding, mountain biking, scenic overlook, fishing areas, historic structures, ice fishing, sledding, cross-country skiing, hunting with special parks permit (small game, archery season, antlered/antlerless deer-shotgun slug); features Animal Activity Area (site of equestrian shows and clinics and dog training events); stocked trout stream and “Fish for Fun” pond (shown in Figure 7); home to annual gold-panning seminar; located in North Hopewell and Springfield Townships.
- *Richard M. Nixon County Park* - 171 acres; meadow woodlands, aquatic habitats and an environmental education center; hiking, scenic overlook, cross-country skiing; special naturalist-led programs are available for school, scout, civic and business groups; located in Springfield Township.
- *Wallace-Cross Mill Historic Site* - historic water-powered mill which operated continuously from 1826 through the 1980's; Friends of the Wallace-Cross Mill provide programmatic administration of this site; located in East Hopewell Township.
- *Heritage Rail Trail County Park* - covers 176 acres, 21-mile linear park; ten (10)-foot wide path of compacted stone; picnic tables, hiking, horseback riding, biking, scenic overlook, historic structures and cross-country skiing; trail amenities include the Howard Tunnel and the Hanover Junction and New Freedom train



stations (set up as comfort stations and museums commemorating the history of the rail corridor); Friends of the Heritage Rail Trail Corridor provide programmatic administration of this site; trail stretches from York City south to the Maryland line, connecting to the Northern Central Railroad (NCR) Trail in Maryland.

Susquehanna Heritage Park

A heritage park focuses on the historic, cultural, scenic and environmental features of the area. As indicated on Map 6 (Public Recreation Land in York County) as County Park/Heritage Park, Phase 1 of the Susquehanna Heritage Park encompasses approximately 78 acres. Phase 1 is a part of the County Park and Recreation system, however a long term partnership with other agencies and organizations to share management of the Heritage Park will be established. The first phase of the Susquehanna Heritage Park provides opportunities for passive recreation and scenic enjoyment.

Public Schools Recreation Areas - Public schools are included in the existing open space and recreational areas inventory primarily because local youth sports teams and athletic groups have become increasingly dependent on public school facilities to hold practices and games. In some municipalities, schools provide the only recreational opportunities. York County's 16 school districts provide nearly 2,125 acres of land combined. School facilities generally include athletic fields, tracks, courts and playgrounds, but rarely contain wooded, natural or undeveloped areas. Many school recreational areas, however, prohibit the walking or exercising of pets.

Municipal Parks and Recreation Areas, by Region - In addition to providing residents with public facilities and services necessary to protect health and welfare, municipal governments also provide for the social and cultural well-being of residents. Most York County municipalities strive to maintain parks and open spaces at levels sufficient to meet the demands of municipal residents. Currently, throughout the County, there are 186 municipal parks and recreational areas totaling 2,824 acres. This discussion is clearly guided within the context of York County's planning regions.

York County has 72 municipalities. For planning purposes, the County has been divided into five (5) planning regions. The Planning Regions, defined in the original York County Comprehensive Plan adopted in 1992, are consistently used in all YCPC planning documents. See Map 7, York County Planning Regions. Referenced within the descriptions of each of the planning regions are "park" maps of each region. The data associated with each municipal park and recreational area shown on the map is provided on the corresponding tables. Note: the County parks are depicted on the Maps but are not included on the associated tables.

The **Northern Region** contains a section of the South Mountain Province. High knobs and long ridges create major limitations for some land uses. The altitude ranges up to 1,460 feet and the soils vary with clay in some sections. This planning region contains Carroll, Fairview, Franklin, Monaghan, Newberry, Warrington and Washington Townships and Dillsburg, Franklinton,

Goldsboro, Lewisberry, Wellsville and York Haven Boroughs. Municipal parks and recreational areas of this region are shown on Map 8, Parks and Recreational Areas in the Northern Planning Region. They total approximately 199 acres and are described on Table 4.

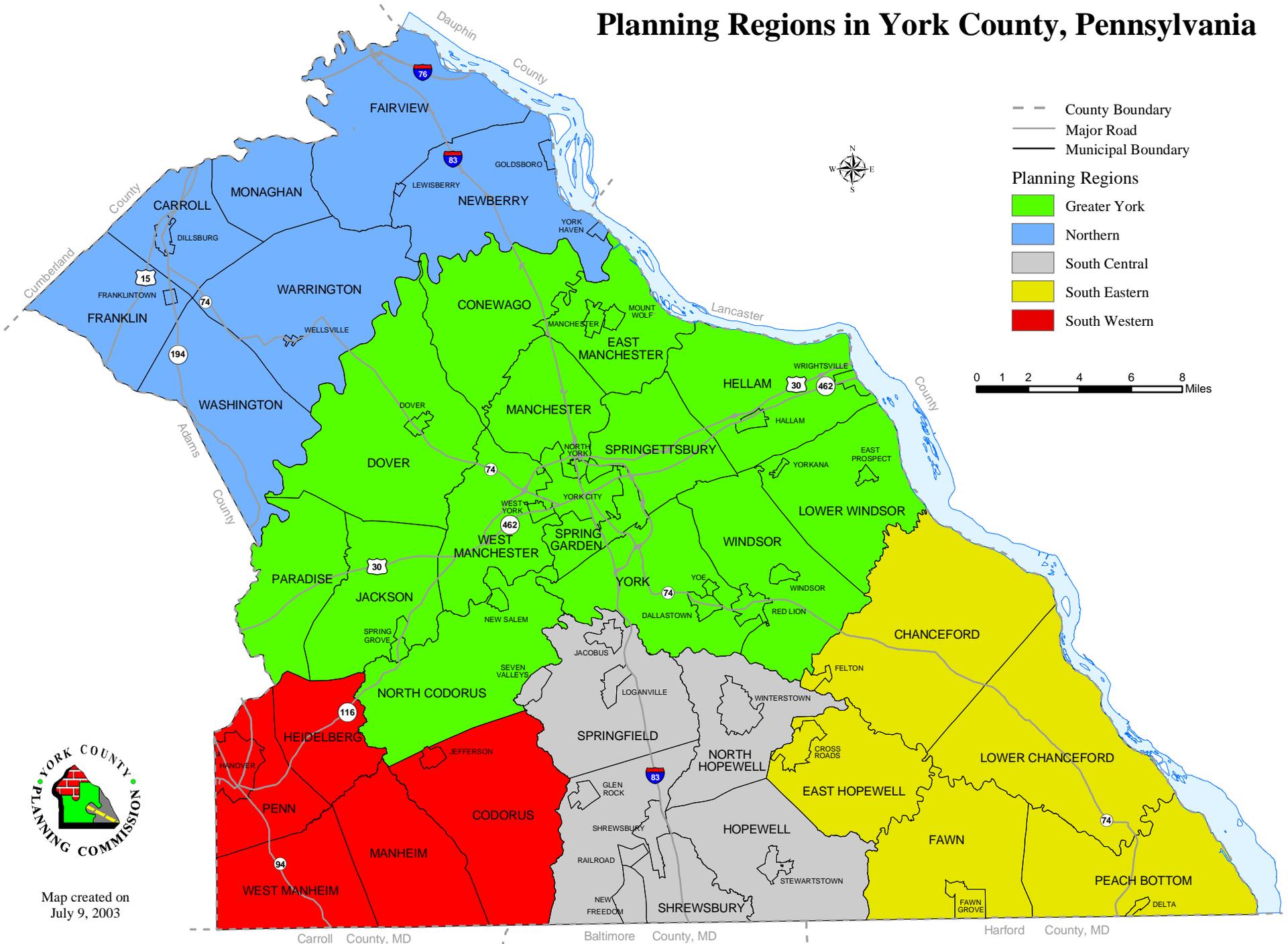
The **Greater York Region** is the most expansive of the five (5) planning regions. Most of the region lies in the Hanover-York Valley. This planning region contains Conewago, Dover, East Manchester, Hellam, Jackson, Lower Windsor, Manchester, North Codorus, Paradise, Spring Garden, Springettsbury, West Manchester, Windsor and York Townships and Dallastown, Dover, East Prospect, Hallam, Manchester, Mount Wolf, New Salem, North York, Red Lion, Spring Grove, West York, Windsor, Wrightsville, Yoe and Yorkana Boroughs. Municipal parks and recreational areas of this region are shown on Map 9, Parks and Recreational Areas in the Greater York Planning Region. They total approximately 918 acres and are described on Table 5.

The **South Western Region** contains the Pigeon Hills with sloping ridges, long steep ridges or moderately steep and curving ridges. This planning region includes Codorus, Heidelberg, Manheim, Penn and West Manheim Townships and Hanover and Jefferson Boroughs. Municipal parks and recreational areas of this region are shown on Map 10, Parks and Recreational Areas in the South Western Planning Region. They total approximately 1,436 acres and are described on Table 6.

The **South Central Region** is located primarily within the Piedmont Upland. The region is characterized by broad to flat-topped hills and shallow valleys with relief ranging from 100 to more than 1,000 feet. This planning region includes Hopewell, North Hopewell, Shrewsbury and Springfield Townships and Glen Rock, Jacobus, Loganville, New Freedom, Railroad, Seven Valleys, Shrewsbury, Stewartstown and Winterstown Boroughs. Municipal parks and recreational areas of this region are shown on Map 11 - Parks and Recreational Areas in the South Central Planning Region. They total approximately 172 acres and are described on Table 7.

The **South Eastern Region** has the lowest elevation of about 120 feet along the Susquehanna River. The region is characterized by broad ridge tops, steep hillsides and overlooks along the Susquehanna River. The Muddy Creek Gorge is characteristic of the steep slopes in the region. The South Eastern Planning Region includes Chanceford, East Hopewell, Fawn, Lower Chanceford and Peach Bottom Townships and Crossroads, Delta, Fawn Grove and Felton Boroughs. Municipal parks and recreational areas of this region are shown on Map 12: Parks and Recreational Areas in the South Eastern Planning Region. They total approximately 99 acres and are described on Table 8.

Planning Regions in York County, Pennsylvania



- County Boundary
- Major Road
- Municipal Boundary

- Planning Regions**
- Greater York
 - Northern
 - South Central
 - South Eastern
 - South Western

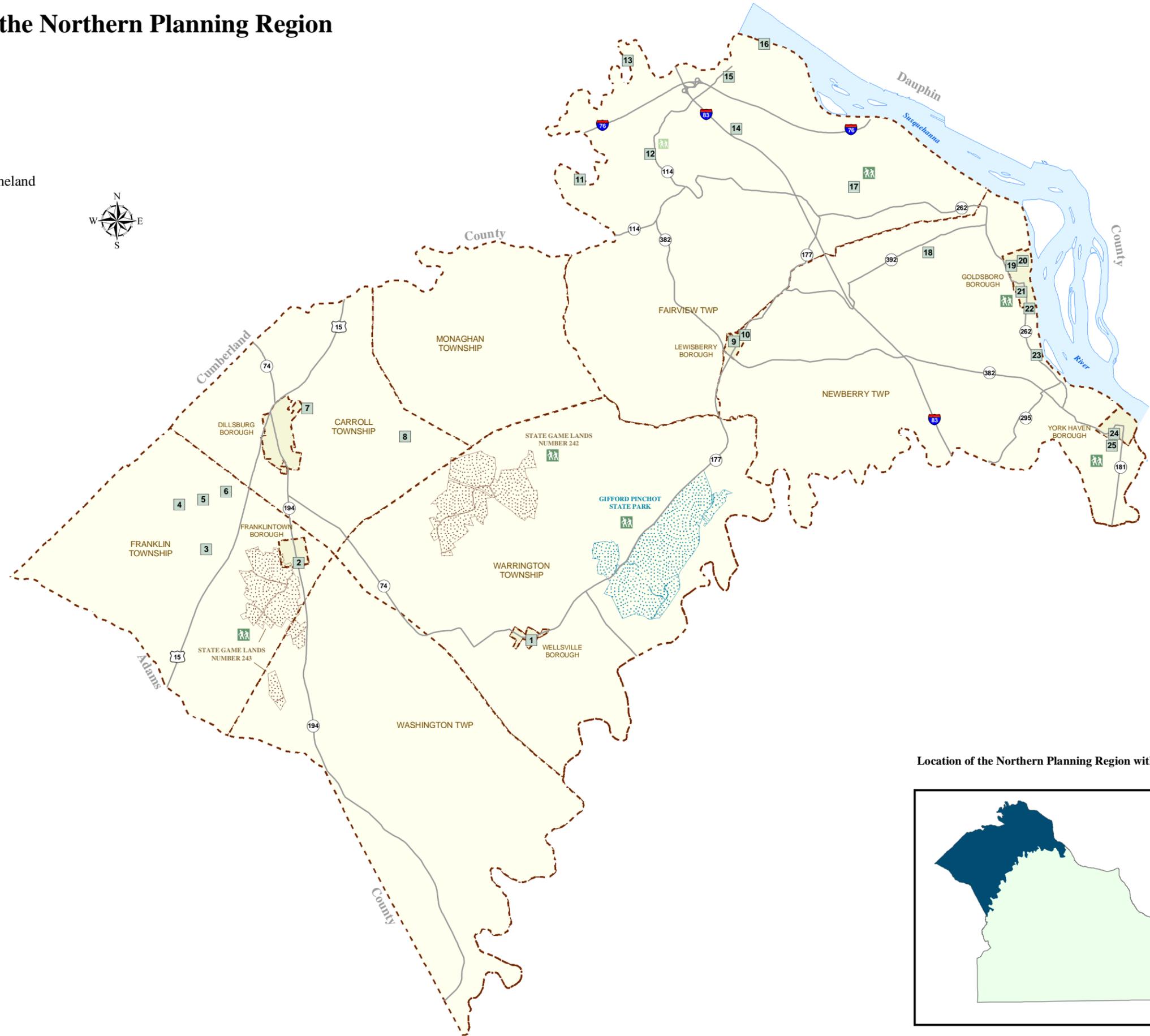


Map created on July 9, 2003

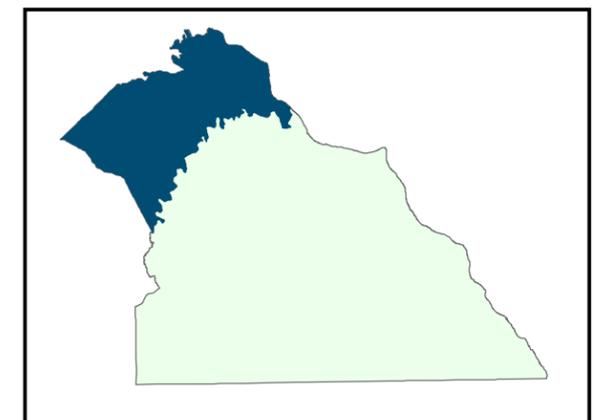
Map 8

Parks Located in the Northern Planning Region

-  Municipal Park
-  Indicates Hiking Trail in Park or Gameland
-  Major Road
-  Municipal Boundary
-  State Game Land
-  State Park



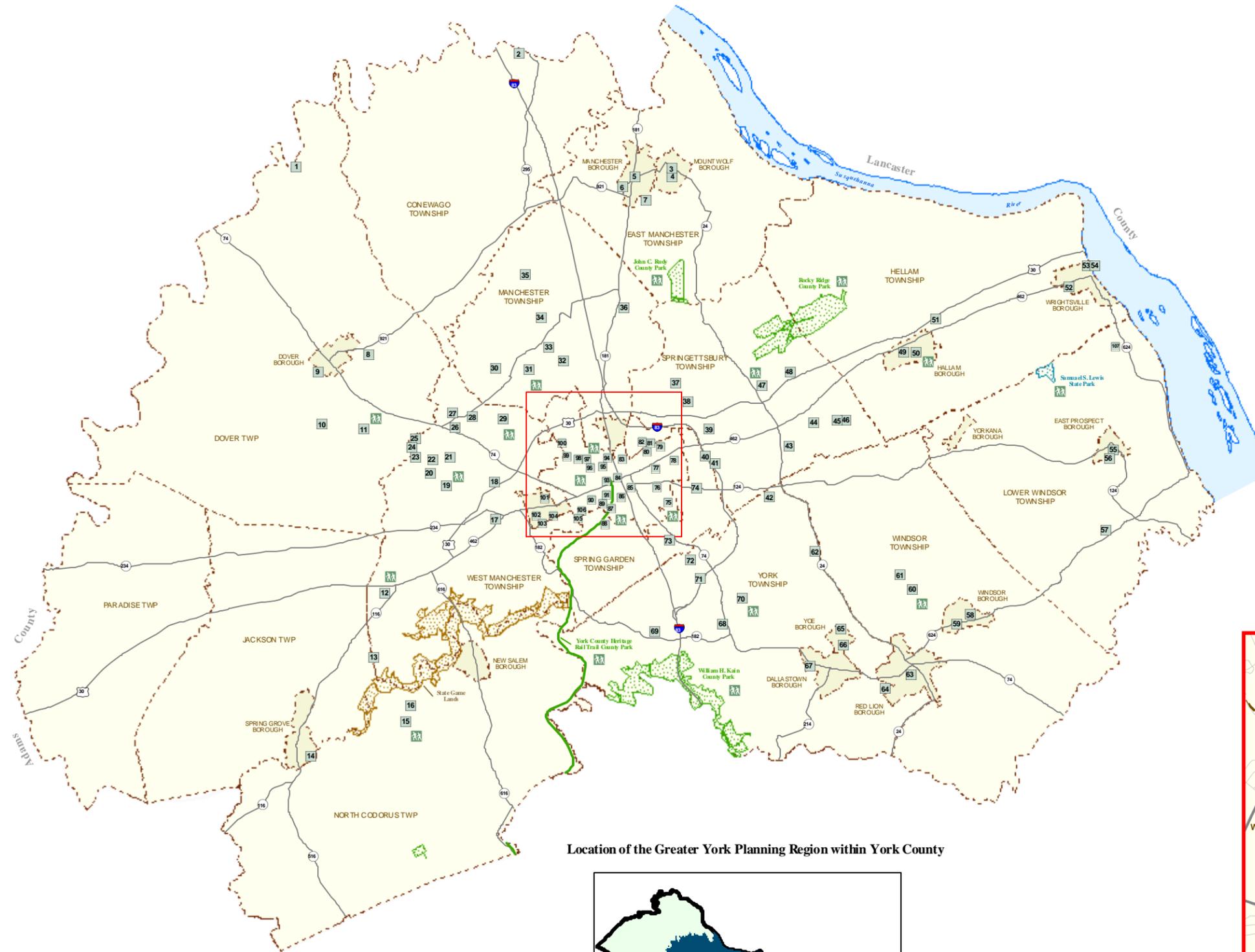
Location of the Northern Planning Region within York County



Map created on
February 14, 2003

Map 9

Parks Located in the Greater York Planning Region



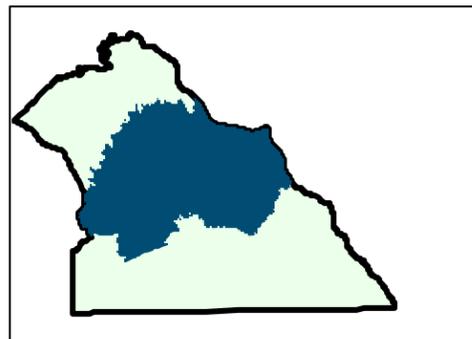
Municipal Park
 Indicates Hiking Trail in Park
 York Co. Heritage Rail Trail Count Park
 Major Road
 Municipal Boundary

County and State Lands

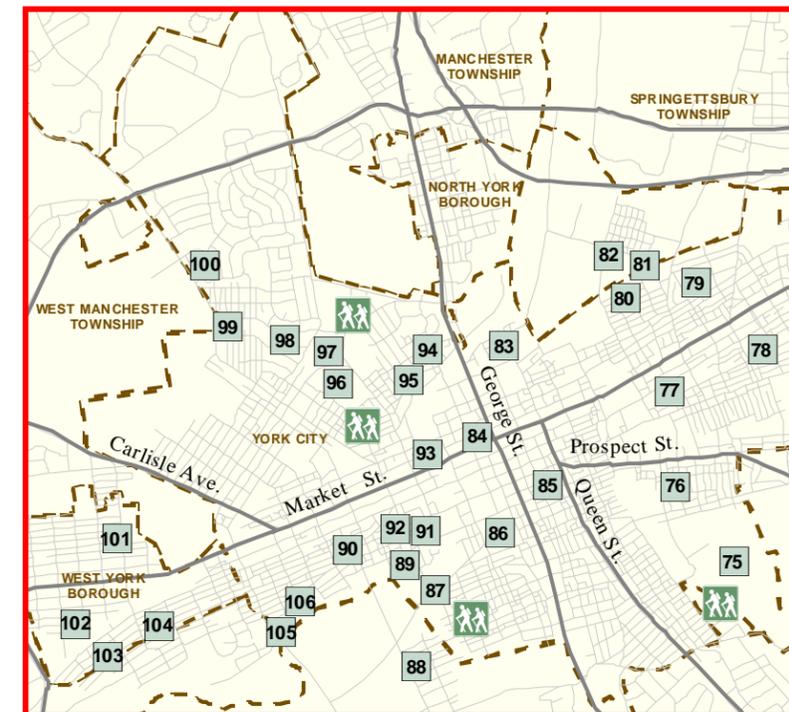
State Game Land
 County Park
 State Park

0 0.5 1 2 3 Miles

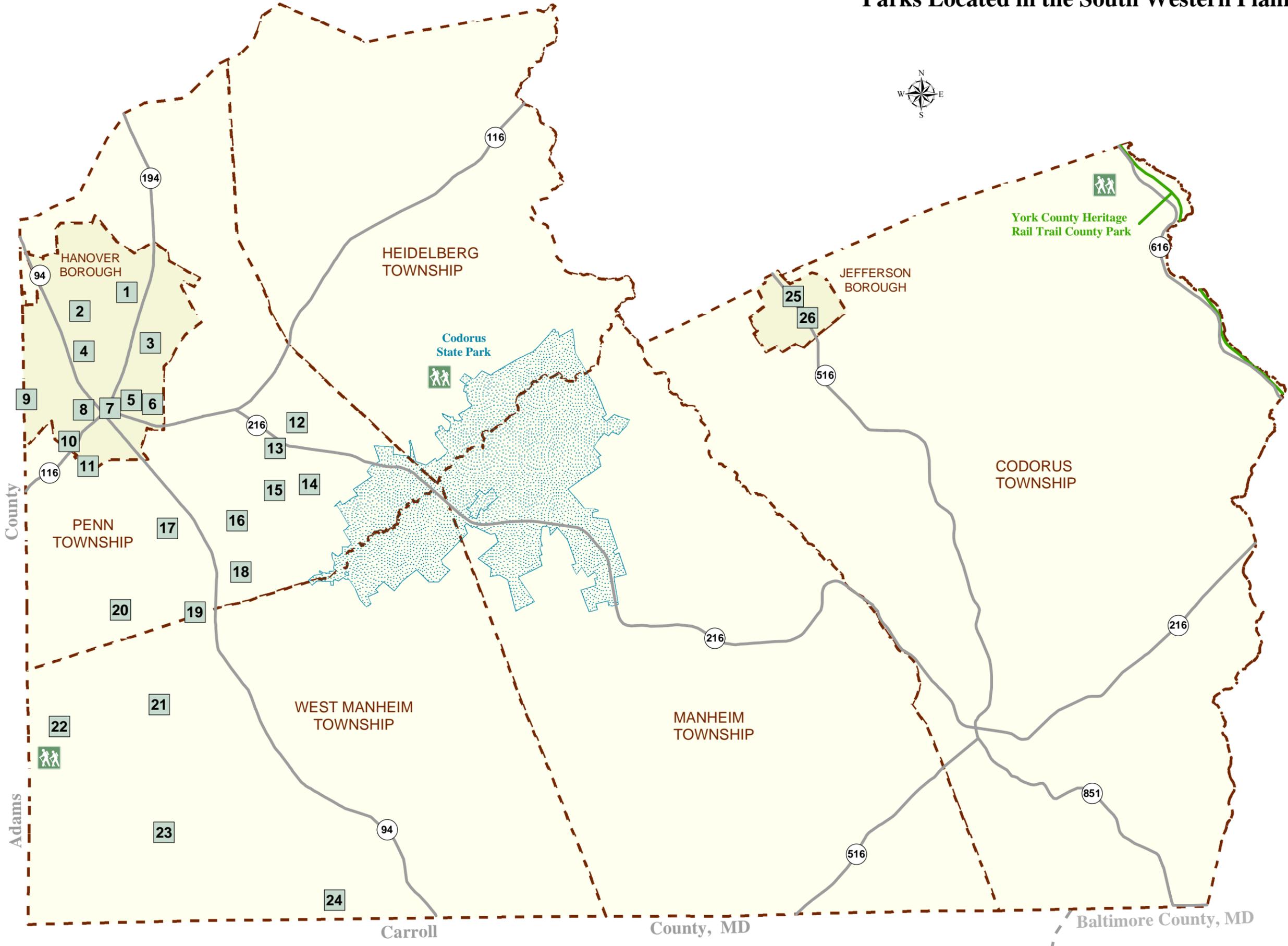
Location of the Greater York Planning Region within York County



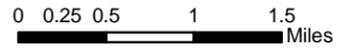
Inset of York City



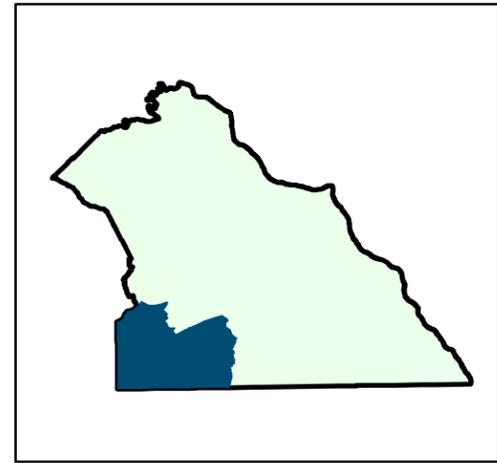
Parks Located in the South Western Planning Region



-  Municipal Park
-  Indicates Hiking Trail in Park
-  Major Road
-  York County Heritage Rail Trail County Park
-  Municipal Boundary
-  State Park



Location of the South Western Planning Region within York County



Map Created on February 14, 2003

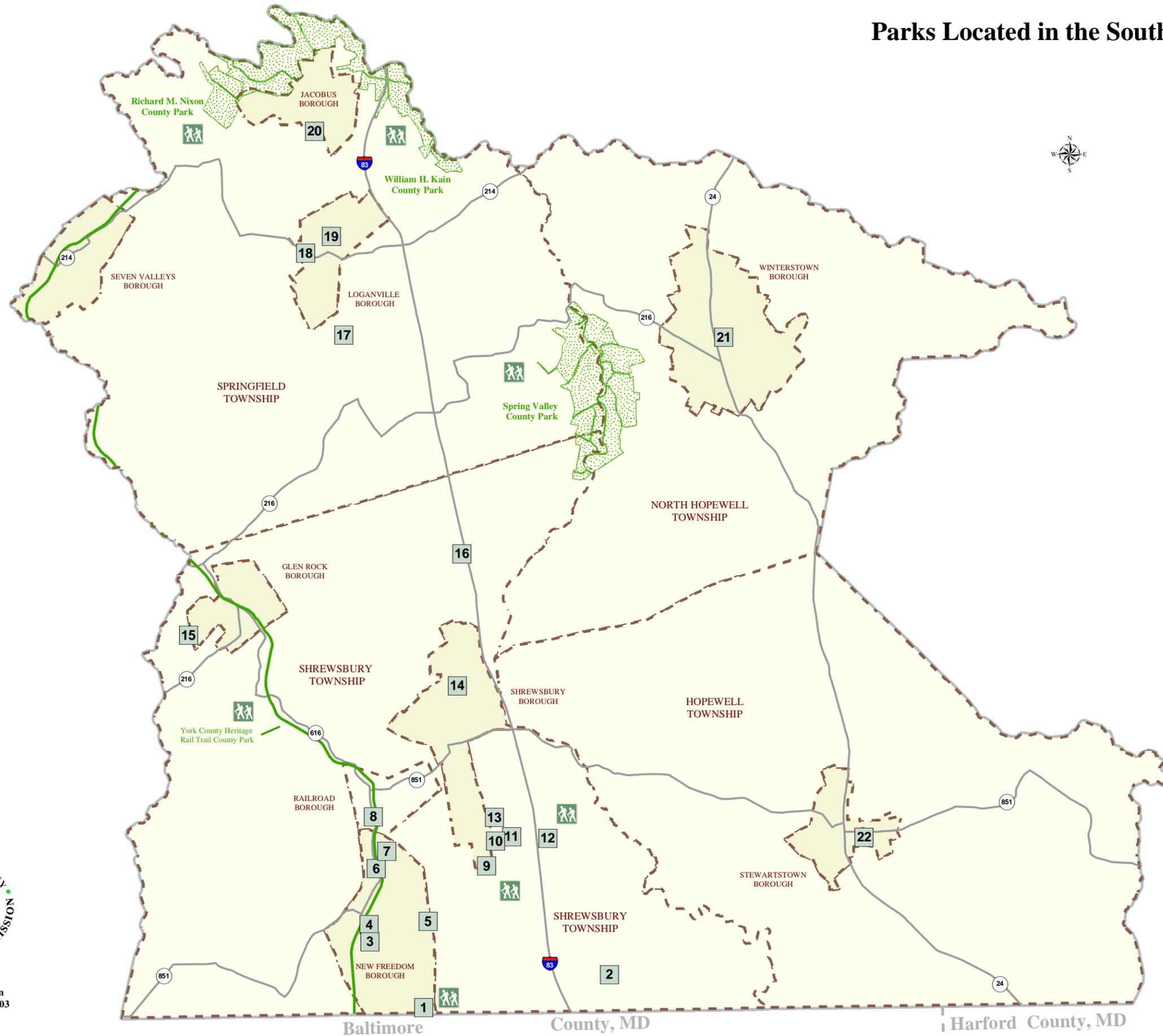
County Adams

Carroll

County, MD

Baltimore County, MD

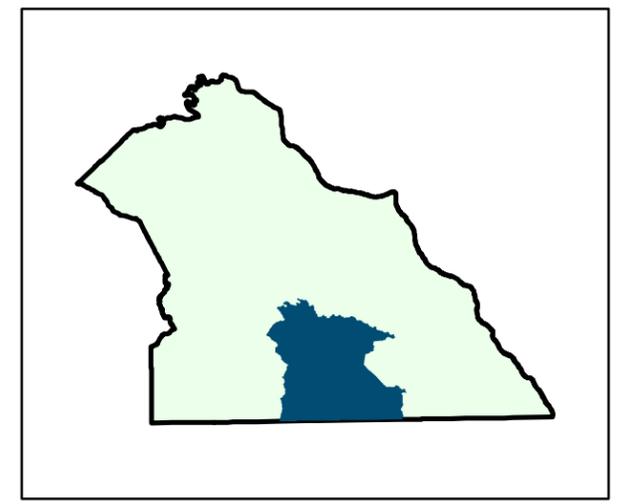
Parks Located in the South Central Planning Region



-  Municipal Park
-  Indicates Hiking Trail in Park
-  Major Road
-  York Co. Heritage Rail Trail County Park
-  Municipal Boundary
-  County Park



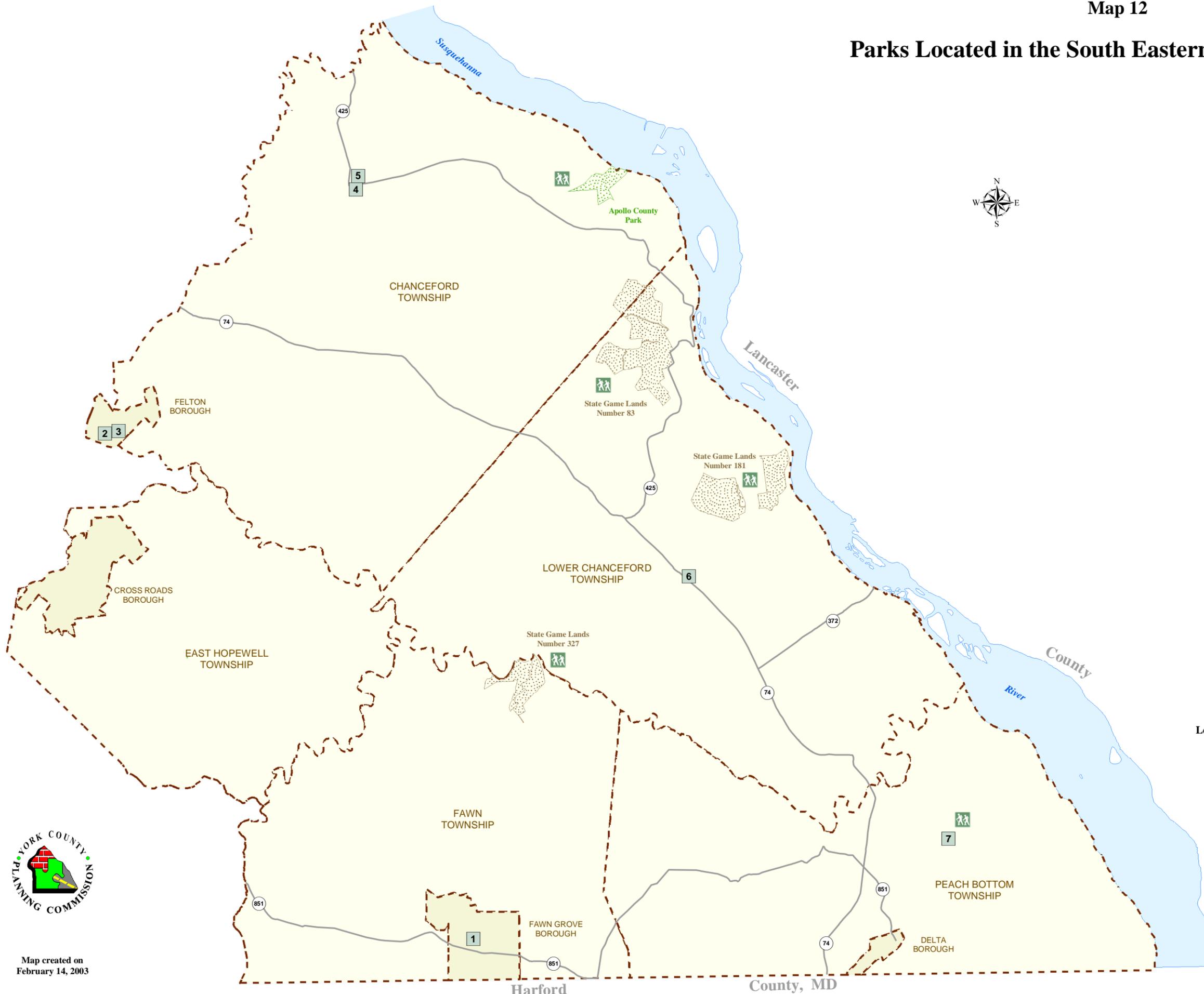
Location of the South Central Planning Region within York County



Map created on February 14, 2003

Baltimore County, MD Harford County, MD

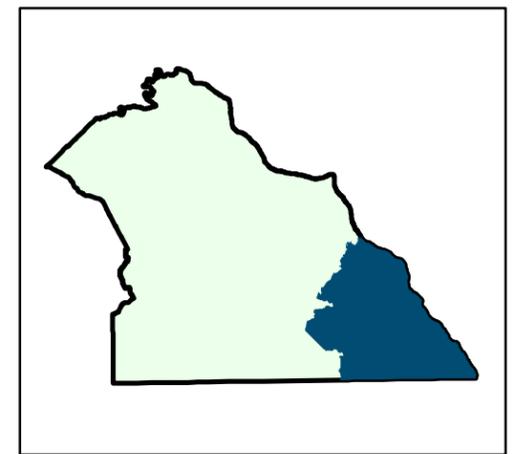
Parks Located in the South Eastern Planning Region



-  Municipal Park
-  Indicates Hiking Trail in Park or Gameland
-  Major Road
-  Municipal Boundary
-  County Park
-  State Gamelands



Location of the South Eastern Planning Region within York County



Map created on February 14, 2003

Harford County, MD

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Quasi-Public and Private Parks and Recreational Areas

Further contributing to the mosaic of protected open space in York County are sites at which private or semi-private organizations make recreational activities available to County residents. See Map 13, Quasi-Public and Private Parks and Recreational Areas in York County. Examples, some of which are described below, include colleges, private schools, community-based organizations, sportsmen's clubs, golf courses, religious-based organizations, picnic areas, parks, private campgrounds, scout organizations and YMCA/YWCA-owned properties. This category of open space provides approximately 6,200 acres to the area available for recreational opportunities in York County. Although the County does not have jurisdiction or authority over the disposition of quasi-public and private recreation areas, the land contributes immeasurably to the County's overall open space and recreation network. It is worth noting, however, that this could change due to the private nature of ownership and zoning and deed restrictions.

Penn State University-York Campus - The York campus of the Pennsylvania State University is located in Spring Garden Township. The campus has an athletic field, tennis courts, NCAA soccer field and a youth soccer field. The University also owns and maintains a tract of woodlands, located north of Rathton Road and south of Edgecomb Avenue, known as Penn State Woods, which is used for passive recreation.

York College of Pennsylvania - York College is a private college which has a track, fields and a pedestrian path along Tyler Run. York College is located in Spring Garden Township, adjacent to property owned by the York Water Company.

Glatfelter - Glatfelter supplies pine and hardwood fiber for use in pulp and paper mill manufacturing operation in the Spring Grove Borough facility. While timber production is the focus of the Glatfelter's land management, the Company recognizes "multiple use benefits of soil and water protection, wildlife habitat enhancement, recreational activity and the aesthetics of undeveloped open space." Glatfelter owns Lake Pahagaco in Jackson Township; Lake Lehman in North Codorus Township; and Glatco Lake in Heidelberg Township. Glatco Lake is open to use by the public.

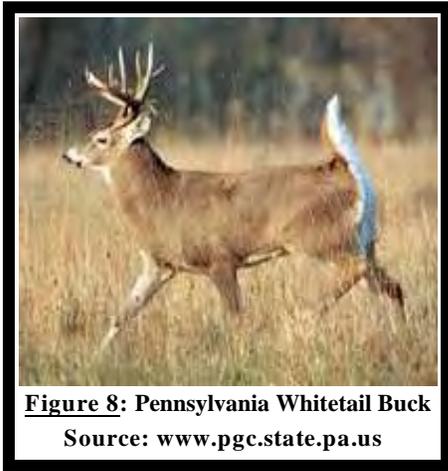
Lake Marburg in the Codorus State Park was a cooperative project between the Commonwealth of Pennsylvania and Glatfelter. The project was designed to serve the water supply needs of the Glatfelter operations and Spring Grove Borough. Glatfelter owns in excess of 5,100 acres of woodlands in Chanceford, Codorus, Heidelberg, Jackson, Lower Chanceford, Manheim and North Codorus Townships. The sizes of the parcels range from 73 to 272 acres.

Ski Roundtop - Ski Roundtop provides recreational opportunities for snow sport enthusiasts in York County and surrounding areas. The resort has ten lifts, 16 slopes, a snowboarding area and a snow tubing area. Ski Roundtop is located in Warrington Township.

Golf Courses - York County is home to 20 public and private golf courses which are popular destinations for golfers throughout the northeast. Courses range in length from 5,910 yards to 6,546 yards. The following table, Table 9, Golf Courses in York County, provides information including course name, membership requirements and location.

Table 9
Golf Courses in York County

Golf Course Name	Membership	Location
Bon Air Country Club	private	Shrewsbury Township
Briarwood Golf Course	public	West Manchester Township
Cool Creek Country Club	public	Hellam Township
Grandview Golf Course	public	Dover Township
Hanover Country Club	private	Paradise Township
Hawk Lake Golf Club	public	West Manchester Township
Heritage Hills Golf Course	resort	York Township
Hickory Heights Golf Course	public	North Codorus Township
Honey Run Golf Club	public	Dover and West Manchester Townships
Little Creek Golf Course	public	Jackson Township
Midlantic Eagleview Executive Golf Course	public	Dover Township
Outdoor Country Club	private	Manchester Township
Pleasant Valley Golf Club	public	East Hopewell Township
Range End Golf Club	public	Carroll Township
Regents Glen	private	Spring Garden Township
Riverview Golf Club	military	Fairview Township
Rolling Acres Golf Course	public	Windsor Township
South Hills Golf Club	public	Penn Township
Valley Green Golf Course	public	Newberry Township
York Country Club	private	Spring Garden Township



As shown, York County has a number of golf courses with both public availability or private membership. The courses are dispersed throughout the County, providing recreational opportunities to County residents and visitors alike.

Private Sportsmen's Clubs - York County's connection to hunting is a reflection of its background and rural character. Pennsylvania has one of the Nation's greatest number of hunters, annual harvests and populations of whitetail deer. York County, along with neighboring Adams and Lancaster Counties, was once recognized nationally as the pheasant capital of the Commonwealth. This was due in part to the habitat and agricultural land in the region.

In the past, the York County hunting heritage focused on small game, as deer hunters favored the northern counties of the State. As pheasant became less abundant and the deer population increased, hunters began harvesting more deer in south central Pennsylvania, including York County. Many hunters in the County belong to clubs and associations that own land used for hunting, fishing, target practice, trapping and dog training. A complete listing of the sportsmen's clubs and associations can be found in Table 10.

York County additionally offers a diverse range of fishing opportunities, including cold and warm water fisheries. The Pennsylvania Fish and Boat Commission stocks many trout streams and there are several streams that are capable of supporting limited reproduction of trout. An example is the west branch of the Codorus Creek, which is a native brown trout fishery made possible by the cold water discharge from Lake Marburg. Some of the best warm water fishing in the County is found along the Conewago Creek and the Susquehanna River. Many of the fish and game associations in York County participate in the Pennsylvania Fish and Boat Commission's cooperative hatchery program.

The table on the next page lists some of the fish and game associations and clubs that make significant contributions to the open space of York County.

Table 10
Fish and Game Associations and Sportsmen’s Clubs in York County

Club Name	Location
Collinsville Fish and Game Club	Chanceford Township
Craley Fish and Game Commission	Lower Windsor & Chanceford Townships
Delta-Peach Bottom Fish and Game	Peach Bottom Township
Dillsburg Fish and Game Association	Franklin Township
Dover Fish and Game Association	Dover Township
East Prospect Fish and Game Association	Lower Windsor Township
Hopewell Fish and Game Association	Hopewell Township
Izaak Walton League of America, York Chapter #67	Springfield and York Townships
Jefferson Rifle Club	Codorus Township
Mason-Dixon Fox Hunting Club	Codorus Township
Northern York County Game and Fish Association	Dover Township
Pinchot Chapter - Izaak Walton League	Warrington Township
Rambo Run Fishing Club	East Hopewell Township
Seitzland Rifle Club, Inc.	Shrewsbury Township
South Mountain Trap Shooting Association	Franklin Township
Springfield Township Farmers and Sportsmen Association	Springfield Township
Spring Grove Sportsmen’s Club	Jackson Township
Starview Sportsmen Association	East Manchester Township
Trout Unlimited, Codorus Creek	Manheim Township
Trout Unlimited, Muddy Creek	Peach Bottom Township
Warrington Club	Warrington Township
West Manchester Sportsmen Club	West Manchester and Dover Townships
Westshore Sportsman Association	Fairview Township
Windsor Fish and Game	Windsor Township
Yellow Breeches Anglers Association	Fairview Township

Table 10
Fish and Game Associations and Sportsmen’s Clubs in York County

York County Archer’s Association	Lower Windsor Township
York-Adams Beagle Club	Jackson Township
York and Adams County Game and Fish Association	Hanover Borough
Yorkana Gun Club	Lower Windsor Township

Conservation Society of York County - In 1922, during the Governor Pinchot administration, a group of local residents set their priorities on conservation. The Conservation Society of York County was formed to promote the Indian Steps Museum and to save the covered bridges of York County. Today there are more than 200 members who are committed to preserving historic landmarks and natural environments in York County. In addition to helping to save the Quaker meeting house in York City, the Conservation Society of York County is also responsible for some important conservation land in the County, as below listed.

- *Indian Steps Museum* - The Conservation Society of York County leases the Indian Steps Museum from PPL Corporation. The Museum, named for the footholds carved in the Susquehanna River rocks once used for shad fishing, is one of York County’s richest historic sites. The 9.6 acre estate originally belonged to John Edward Vandersloot, a local attorney who died in 1936. His collection included Native American artifacts found in York County. Among the artifacts are arrowheads, spear heads, stone axes, tomahawks and pottery. Vandersloot imbedded into the walls of the Museum some 10,000 artifacts in pictographs. Today, the Indian Steps Museum contains an arboretum, a nature center and a self-guided trail through the Indian Steps Woods. An American Indian Festival is held annually at the Museum. The Indian Steps Museum is located along the Susquehanna River, a short distance from SR 425 in Lower Chanceford Township.
- *Bonham Wake Robin Wildlife Sanctuary* - The Conservation Society of York County owns a 125-acre wildlife sanctuary south of Airville in Lower Chanceford Township. The sanctuary also includes the Henry Allaman Nature Center.
- *Ulmer-Root-Haines Park* - The Ulmer-Root-Haines Park was named for the late Henry C. Ulmer, former President Judge of the York County Court System. This natural area includes a self-guided horseshoe-shaped trail and a number of exhibits including charcoal mounds, an umbrella magnolia and evidence of glacier movement. There is also a trail leading to a waterfall. The Ulmer-Root-Haines Park is located along Indian Steps Road in Lower Chanceford Township.

- *Codorus Furnace Forge* - The Codorus Furnace Forge (see Figure 9) is the oldest remaining landmark of iron history in York County. Built in 1765, the Codorus Furnace once supplied ammunition to the colonists fighting the war for independence. At one time, York County considered dismantling the Furnace for safety reasons, but the Conservation Society of York County agreed to restore it.

The Codorus Furnace provides one of the only public locations where kayakers can access the shores of the Codorus Creek. Several “Important Bird Species” have been sighted near the Furnace, including the Acadian flycatcher, yellow-throated vireo and northern parula. The Codorus Furnace is located in Hellam Township, six (6) miles southeast of Mount Wolf Borough, on the south side of the Codorus Creek.



Figure 9: Codorus Furnace
Source: <http://www.yorklinks.net>

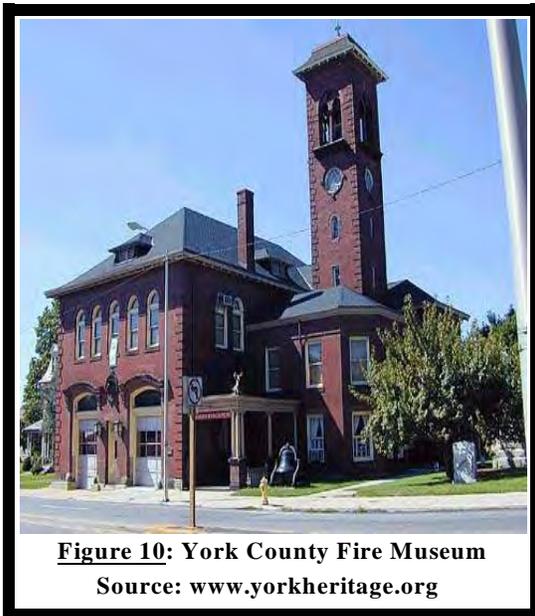
- *Wills School House* - The Wills School House is a one (1) room school house that was built in 1875. It was once owned by the Windsor School Board. The School is located along the north side of SR 124 in Lower Windsor Township.

York County Heritage Trust - The York County Heritage Trust is a private non-profit organization that was formed after the 1999 merger of the Agricultural and Industrial Museum of York County and the Historical Society of York County. The York County Heritage Trust operates a number of historical sites and museums that recount the County’s history. These sites include the Historical Society Museum and Library, the Gates House, the Plough Tavern, the Bobb Log Home, the Colonial Courthouse and the Bonham House. The Trust also operates the Agricultural and Industrial Museum and the Fire Museum.

- *Historical Society Museum* - The Historical Society Museum houses both exhibits and an extensive research library. The Museum is housed in a former automobile dealership that was built in 1921 and was donated to the Historical Society in the 1950's. In addition to more than 10,000 square feet of exhibitions, it houses the main offices of the York County Heritage Trust. It is located on East Market Street in York City.
- *Gates and Plough Complex* - The Gates and Plough complex includes the Gates House, the Plough Tavern, the Bobb Log House and the Colonial Courthouse. These buildings reflect the public and private lives in historic York County. The Gates House was constructed circa

1751. The Plough Tavern was built in 1741 and served as a hotel and restaurant. The Bobb Log Home is representative of private residences in the 1800's. The site also hosts a reproduction of the Colonial Courthouse. The complex is located at the corner of West Market Street and North Pershing Avenue in York City.

- *Bonham House* - The Bonham House was built in 1875 by Horace Bonham, a local attorney and artist. The town home was occupied continuously by Bonham family members until Bonham's daughter's death in 1965. The furnished home provides an example of life for an upper-middle class York family in the late nineteenth and early twentieth centuries. The Bonham house is located on East Market Street in York City.



- *Fire Museum* - The York County Fire Museum is located in the historic Royal Fire House (see Figure 10). The Fire Museum holds an extensive collection that includes fire engines, sirens and antique fire alarm systems, vintage firefighter uniforms and scores of photographs. The Fire Museum is located on West Market Street in York City.
- *Agricultural and Industrial Museum* - The Agricultural and Industrial Museum commemorates the rich agricultural and industrial history of York County. Included in the Museum is a reconstruction of a grist mill dating back to the 1830's. The Museum is located on West Princess Street, near the Heritage Rail Trail.

Maryland and Pennsylvania Railroad Preservation Authority - The Maryland and Pennsylvania Railroad Preservation Society was founded in 1986 to preserve the history of the Maryland and Pennsylvania ("Ma & Pa") Railroad. The Authority owns much of the town of Muddy Creek Forks, including a turn-of-the-century general store, a mill and grain elevator and other buildings. The Society is restoring the 11 structures situated on 31 acres of land and is open to the public on selected dates and times.

In 1996, the Authority was created by the County of York to act as non-profit for the preservation and reservation of this historic village. The Authority owns land in Lower Chanceford Township, including a museum and the old Muddy Creek Forks roller mill.

Northern York County Historical and Preservation Society - The Northern York County Historical and Preservation Society promotes and encourages the study, collection and preservation of all aspects of the historical, educational and cultural heritage of northern York County. The Society owns two (2) acres of land in Dillsburg Borough, including a museum in the Maple Shade Barn (constructed circa 1900).

Utility Land Holdings - The Federal Energy Regulatory Commission requires its licensees to manage and utilize project land and water and adjoining non-project land and water in an orderly manner for optimum public use and benefits. Below are the electric utilities that provide public recreational opportunities in York County.

- *Holtwood* - PPL Corporation owns and manages more than 5,000 acres of land near the Holtwood Hydroelectric Plant in the Lake Aldred area for conservation of soil, water, timber, wildlife and natural areas. There are 600 acres of PPL timberland registered in the American Tree Farm system and agricultural land is leased to farmers for cultivation.

Lakeside recreational opportunities and facilities for camping, hiking, picnicking, boating, sightseeing, fishing and hunting are available at the Holtwood Environmental Preserve. Birdwatching and nature walks are also popular.

The following features compliment the Holtwood project's contribution to recreation and open space in York County:

- Counselman Run Natural Area
- Holtwood Dam Overlook (closed to the public since 9/11/2001)
- Indian Steps Museum (discussed in a previous section)
- Lock 12 Historic Area
- Mason-Dixon Trail
- Otter Creek Trail
- Oakland Run Natural Area
- Urey Overlook

The York County opportunities at the Holtwood Environmental Preserve are found mainly in Chanceford Township.

- *Brunner Island* - Brunner Island Steam Electric Station is a coal-fired power plant owned by PPL Corporation. The 766-acre tract has a range of habitats, including shoreline, wetlands, fields and woods. Below the dam is a boat launch and a public access recreational area. Soccer and baseball fields are planned for Ash Basin #7 at the plant facility. Additionally, a public golf course, to be owned by PPL Corporation, is planned for East

Manchester Township. Brunner Island is located on the west bank of the Susquehanna River in York Haven Borough and East Manchester Township. It is the York Haven Dam.

- *Safe Harbor Water Power Corporation* - The construction of the Safe Harbor Dam in 1931 created Lake Clarke. In addition to the lake, the Safe Harbor Water Power Corporation maintains 2,300 acres of land and water in the region for recreational purposes. The Corporation provides picnic areas, boat ramps and playgrounds along the shores of the ten (10)-mile lake. The following recreational facilities are provided by Safe Harbor:
 - Cabin Branch Creek Pond
 - Lock 2 Boat Access Area
 - Kline's Run Park
 - Wrightsville Boat Access Area

Several recreational and water safety organizations are located within the Safe Harbor project area. The organizations include Lakeview Boat Club, Susquehanna Yacht Club, Lake Clarke Marina, Susquehanna Boat Works, Lake Clarke Rescue Club, Inc. and the United States Coast Guard Auxiliary. These recreational facilities and those discussed above are located in Wrightsville Borough and Chanceford and Lower Windsor Townships. The Mason-Dixon Trail traverses the Safe Harbor lands.

- *Peach Bottom Atomic Power Plant* - The Peach Bottom Atomic Power Plant is owned by the Exelon Corporation. The Conowingo Dam creates the Conowingo Pond. The Peach Bottom plant also provides Dorsey Park as a recreational facility available for public use in Peach Bottom Township.
- *The York Water Company* - The York Water Company has a long term recreation management agreement with the County of York, administered through the York County Department of Parks and Recreation to provide water-based recreation in York County.

Lake Redman and Lake Williams, shown in Figure 11, are bodies of water located in William H. Kain County Park (discussed in detail earlier in this chapter) which is owned by the York Water Company and leased to the County. These reservoirs are located in

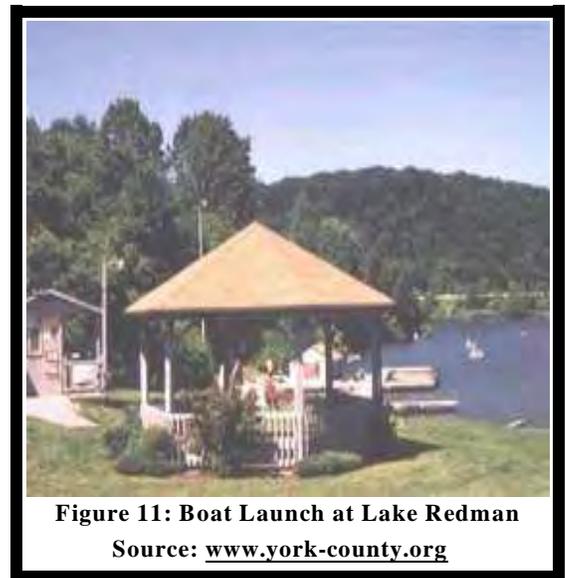


Figure 11: Boat Launch at Lake Redman
Source: www.york-county.org

Springfield and York Townships and offer a variety of recreational activities including boating, fishing, picnicking and hiking. The parks also host some of the most exciting mountain biking in the area. Reservoir Park in Spring Garden Township is another example of York Water Company's contribution to the recreational opportunities in the County.

Cultural and Historical Sites - Cultural and historical sites can be protected, preserved, interpreted and connected by greenways and open spaces. Cultural and historical sites provide yet another dimension to link the people with the landscape; they provide a sense of place as well as a sense of origin.

In response to a parks survey administered by the York County Planning Commission, several municipalities identified areas that are historically significant and could be considered valuable to the residents of York County. These areas include the Emig Mansion, Aughenbaugh Church (cemetery), Lime Kiln, Bentzel's Mill and Willis House in Manchester Township. Springettsbury Township's Camp Security Park area was identified as an historic feature worth preserving. In Windsor Borough, the old jailhouse may present an additional opportunity for preservation. The Mount Zion Cemetery in Delta Borough contains head stones made from Peach Bottom slate and local marble and mark the graves of Civil War veterans. These historic areas, among others, present opportunities for preservation and contribute to the mosaic of open space in York County.

The Pennsylvania Historical and Museum Commission - The Pennsylvania Historical and Museum Commission (PHMC) maintains a database of more than 6,000 historic resources in York County. Most of the locations have been mapped based on a variety of different resources. See Map 14, Historic Resources in York County. The PHMC also manages a database of archeological sites. However, only basic data, e.g., number and types of sites, is available. Specific site location is kept confidential to protect the artifacts. Map 15 - Archeological Sites in York County, shows the general location of archeological sites in York County.

Safe Harbor Petroglyphs - The Safe Harbor petroglyphs are found in the lower Susquehanna River, just below the Safe Harbor Dam. At one time, upwards of 1,000 petroglyphs could be found among several sites on the River between Columbia, Pennsylvania, and Port Deposit, Maryland. Many are now gone or have been submerged by modern dams. Currently, one (1) group of petroglyphs containing more than 300 carvings can be seen.

The petroglyphs are stone carvings created by a Native American group known by some archeologists as the Shenk's Ferry Culture. The petroglyphs include images of nature, humans, animals and their tracks, an example is shown in Figure 12. It is believed that the carvings conveyed information like tribal boundaries or hunting grounds, or about significant events and sacred places.

According to the Pennsylvania Historical and Museum Commission (PHMC), the Safe Harbor petroglyphs are believed to be one of the largest existing concentrations of Native American rock art in the northeastern United States. Although there is limited access available from the York County shoreline, the Safe Harbor petroglyphs are an important part of the manmade resources in York County.

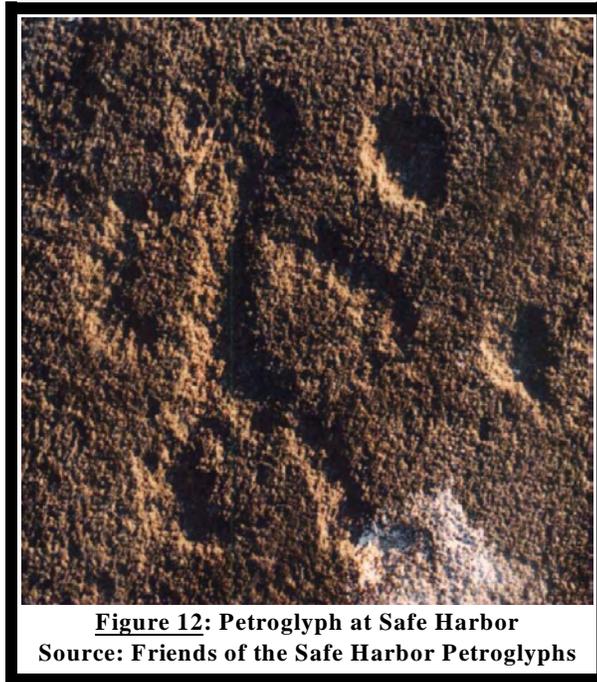
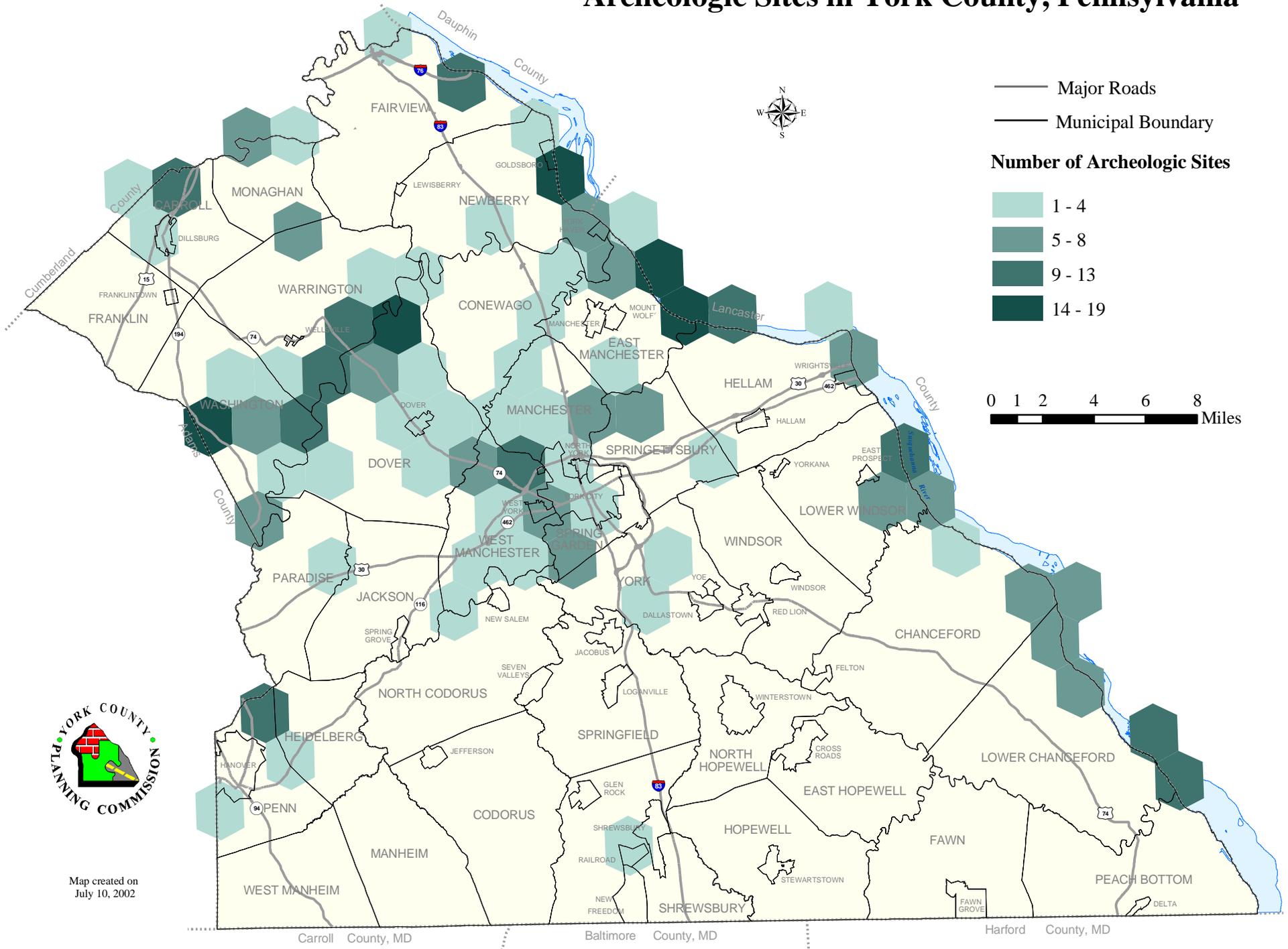


Figure 12: Petroglyph at Safe Harbor
Source: Friends of the Safe Harbor Petroglyphs

Archeologic Sites in York County, Pennsylvania



Map created on July 10, 2002

Transportation and Utility Corridors - Transportation and utility corridors and related facilities can include canals, abandoned rail lines, utility rights-of-way, pedestrian walkways, park and ride lots, and bus and train terminals. The following section discusses transportation and utility corridors within the context of York County. The major transportation facilities in York County are clearly shown on Map 16, which was adapted from the Major Transportation Facilities Map of York County. Included on this Map are rail trails, transit lines, terminals and park-and-ride lots (located in Dillsburg, Shrewsbury and Yocumtown).

- *Railroads* - Railroads are important assets to York County's transportation network, historically and currently. They are beneficial from both economic and environmental standpoints. Heritage Rail Trail County Park is an example of how inactive railroad corridors can be developed into important recreational resources. See Map 17 - Railroads in York County, which shows the active and abandoned rail lines in York County. It is essential to note that there are safety issues related to pedestrians along active rail lines and that not all railroads are appropriate recreation corridors.
- *Trolley Lines* - Trolley travel was popular in York County around the turn of the twentieth century. The Hanover Trolley Line was in service from 1908 to 1939, operating as a passenger trolley. Following the decline of the trolley service, the corridor was purchased by First Energy to use as a right-of-way for electricity transmission lines. Recently, this corridor was identified as an area for potential development as a multi-use recreational trail, leased to the County. A feasibility study was completed and it determined that there is currently an opportunity to develop two (2) sections of the historic trail – one section extending from Bair Station (West Manchester and Jackson Townships) to Menges Mill and another extending 1.5 miles from Heidelberg/Penn Township to Moul Recreation Field in Hanover Borough.
- *Utility Corridors* - Utility corridors are included in this section of manmade resources. Electric utility providers serving the York County area include the Metropolitan Edison Company (Met-Ed), PPL Corporation, and Adams Cooperative Electric Company. Columbia Gas of Pennsylvania and UGI Gas Service are the major gas utility providers in the County. Water and sewer rights-of-way also traverse the County. Mapping of this data is currently unavailable.

Natural Resources

Natural resources are also quite varied and plentiful throughout York County. The natural resources inventory portion of this Plan includes unique natural areas, water resources (floodplains, wetlands, surface waters and aquifers), forested areas, geologic features, prime agricultural land, steep slopes

and priority areas in the Natural Areas Inventory. Below is a description of the natural resources included in the County's inventory. Also see Map 18, Natural Resources Inventory.

Outstanding Scenic Geologic Features

Per the Pennsylvania Geological Survey, York County is situated within three (3) sections of the Piedmont Province – the Gettysburg-Newark Lowland, the Piedmont Lowland and the Piedmont Upland sections. The Gettysburg-Newark Lowland section is developed on red sedimentary rock and consists mainly of low rolling hills and valleys. The Piedmont Lowland section consists of broad moderately dissected valleys and low hills and is developed on limestone and dolomite rock. The Piedmont Upland section is developed mainly on metamorphic rocks and consists of broad, gently rolling hills and valleys. Each section boasts many outstanding geological features, several of which are in York County.

As stated, York County has some very unique geological features, many of which are highlighted in the *Environmental Resources Inventory* component of the *York County Comprehensive Plan*. For purposes of this *Open Space and Greenways Plan*, the most noteworthy features are those that are considered to be scenic.

Several years ago, the Pennsylvania Natural Diversity Index (PNDI) noted three (3) scenic geologic features in York County. Those features and an additional six (6) were included in Outstanding Scenic Geological Features of Pennsylvania, a study by Alan R. Geyer and William H. Bolles (Pennsylvania Geological Survey Environmental Geology Report 7).

The nine (9) scenic geologic locations in York County as identified by Geyer and Bolles in 1979 are listed below and shown on Map 19, Unique Features in York County. An asterisk (*) indicates a site listed on the coverage from the Pennsylvania Natural Diversity Inventory.

- ✓ Balanced Rock - Gifford Pinchot State Park, Warrington Township
- ✓ Chimney Rock - one mile north of Hallam Borough, Hellam Township*
- ✓ Conowingo Island - south of Holtwood Dam, Lower Chanceford Township (the islands are in Lancaster County but are visible from York County)
- ✓ Counselman Run Area - one mile northwest of Holtwood, Lower Chanceford Township
- ✓ High Rock - 4.7 miles north of the Hanover Borough square, Paradise Township*
- ✓ Mount Pisgah - Samuel S. Lewis State Park, Lower Windsor Township
- ✓ Otter Creek Gorge - 1.4 miles south of Shenk's Ferry, Lower Chanceford Township
- ✓ Pulpit Rocks - 4.4 miles north of Hanover Borough, Heidelberg Township
- ✓ Wildcat Run Gorge - 1.8 miles south of Accomac, Hellam Township*

In 1987, Geyer and Bolles published a second volume of Outstanding Geological Features, however, it included only one (1) entry for York County. The “River Hills” refers to the hilly terrain along the Susquehanna River from just north of the Safe Harbor Dam to the Maryland State Line. Although the features that were identified in their previous study were not specifically included in the 1987 volume, they are still recognized as significant by State geologists.

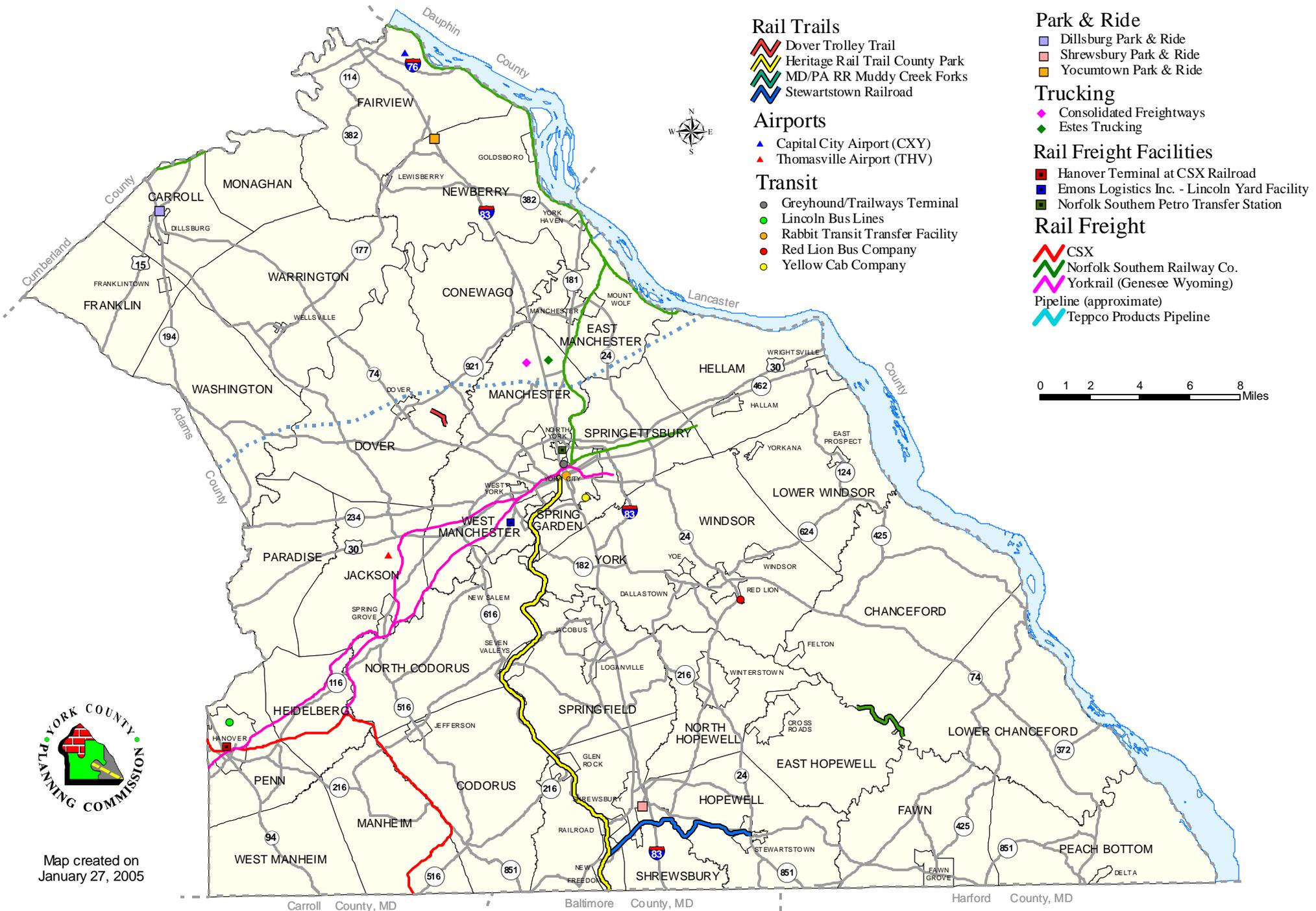
Water Resources - The *Water Resources Plan* component of the *York County Comprehensive Plan* was adopted in 2003. The report provides detailed and inclusive information regarding the County’s natural resources of water. The following discusses water as it relates to the preservation of open space and the creation of greenways, specifically floodplains, wetlands, surface waters and aquifers.

- *Floodplains* - Floodplains are areas of land vulnerable to an incursion by floodwaters from any source. A 100-year floodplain is an area adjoining a river, stream or other waterway that is covered by water in the event of a 100-year flood (a flood having a one percent chance of being equaled or exceeded in severity in any given year). One hundred year floodplains are considered Wetland Resource Areas under the Federal Wetlands Protection Act. Map 20 - Floodplains in York County, Pennsylvania, depicts the 100- and 500-year floodplains in the County.
- *Wetlands* - Wetlands are important features in the York County landscape that contribute to the mosaic of protected open space. The wetlands contained in York County are shown on Map 21. Wetlands are defined as areas that are inundated or saturated by surface water or ground water at a frequency and duration to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are identified by the presence of hydric soils.

Wetland benefits include improved water quality, provision of natural resource products, support of fish and wildlife habitats, as well as providing floodwater and erosion control. Wetlands are generally categorized as swamps, marshes, bogs and like areas. For more information, please refer to the *Water Resources Plan*.

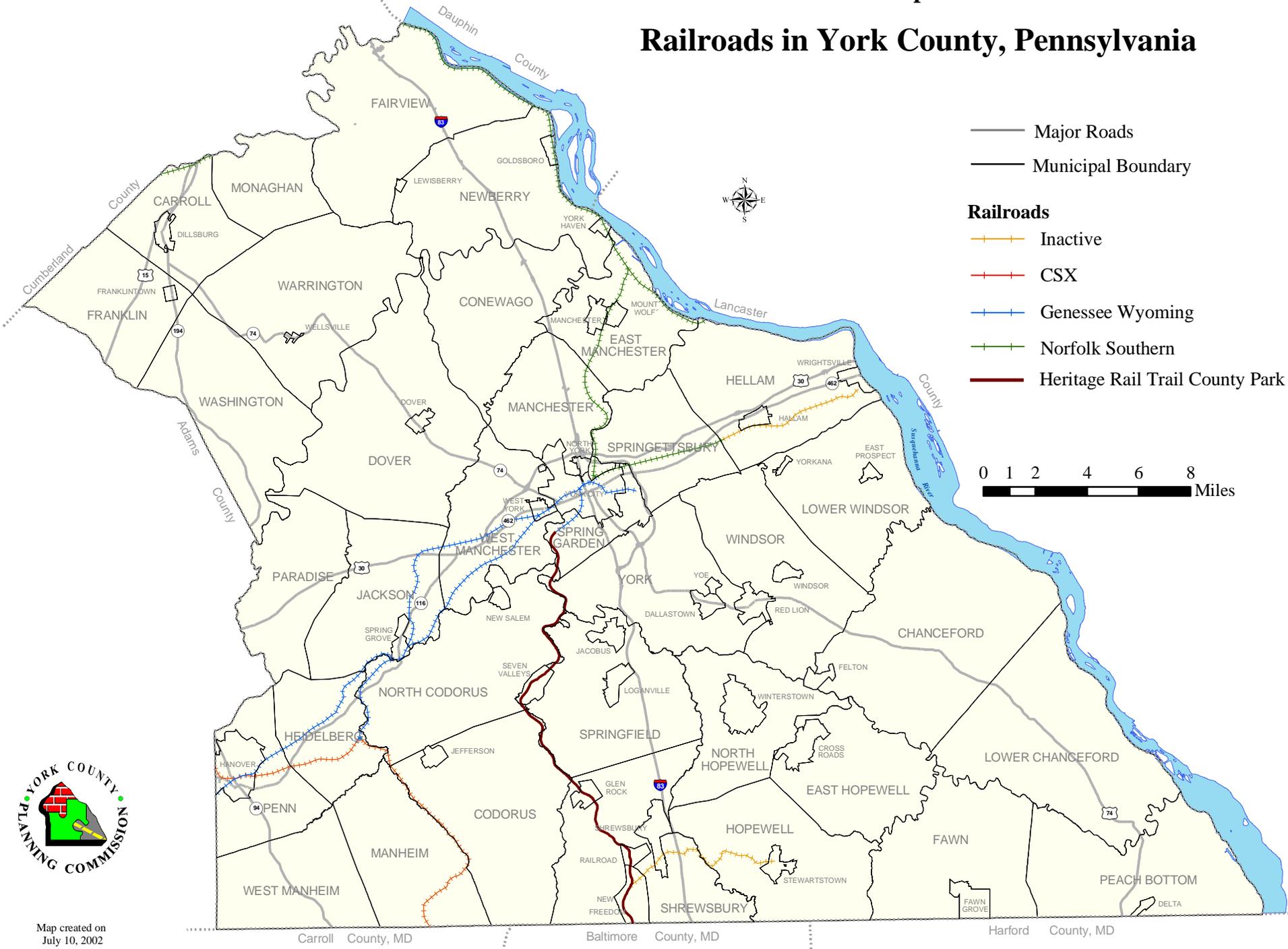
- *Surface Waters* - Surface waters include reservoirs, lakes, ponds, and river and stream corridors. York County is home to a variety of streams and one (1) large river, the Susquehanna River. (See Map 22.) As classified by the Pennsylvania Department of Environmental Protection (DEP), Bureau of Watershed Conservation, York County contains water with varied protected uses. For more detailed information regarding the classifications of protected water uses in the County, please refer to the *Water Resources Plan*.

Major Transportation Facilities

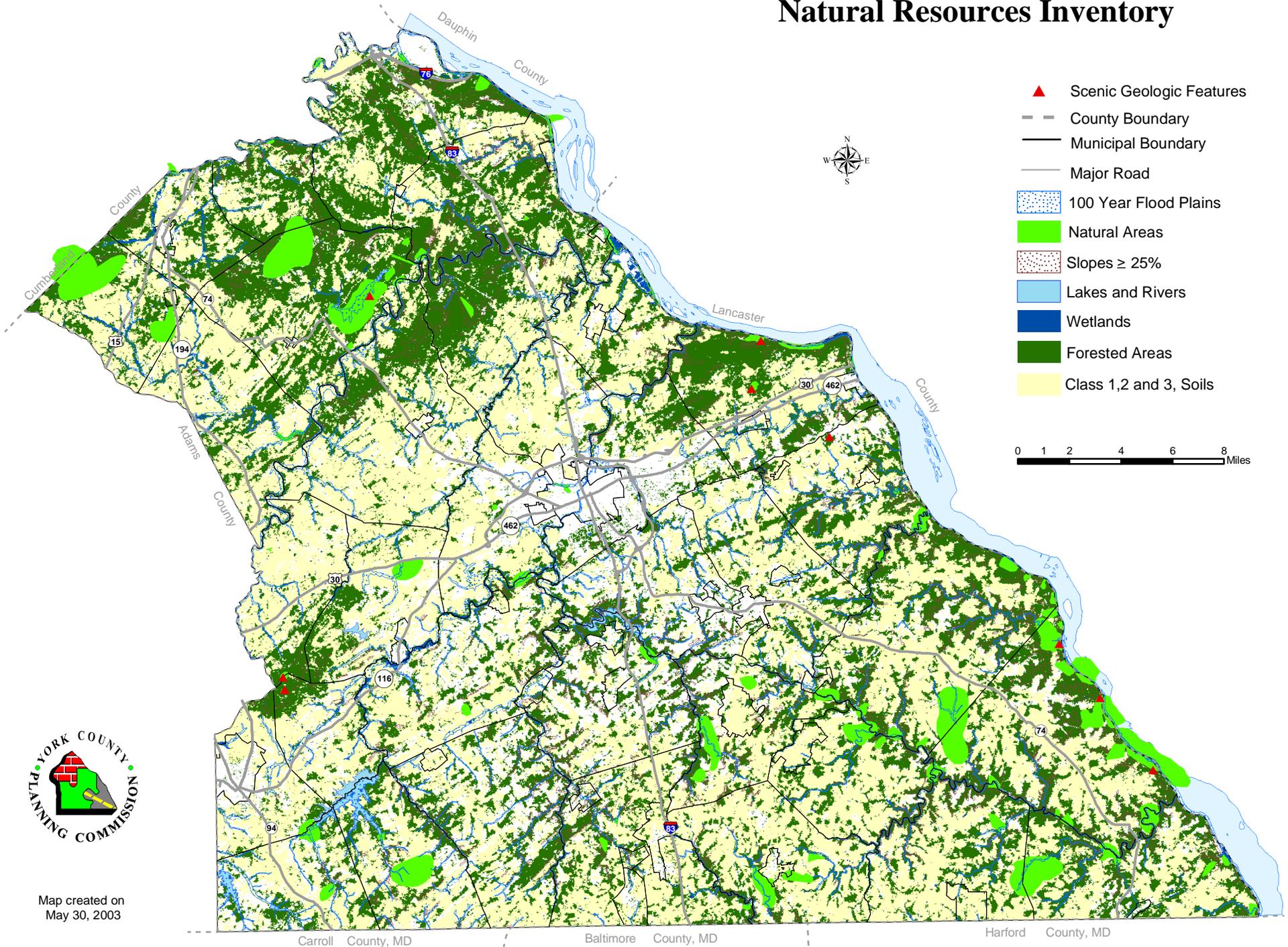


Map created on January 27, 2005

Railroads in York County, Pennsylvania



Map 18 Natural Resources Inventory



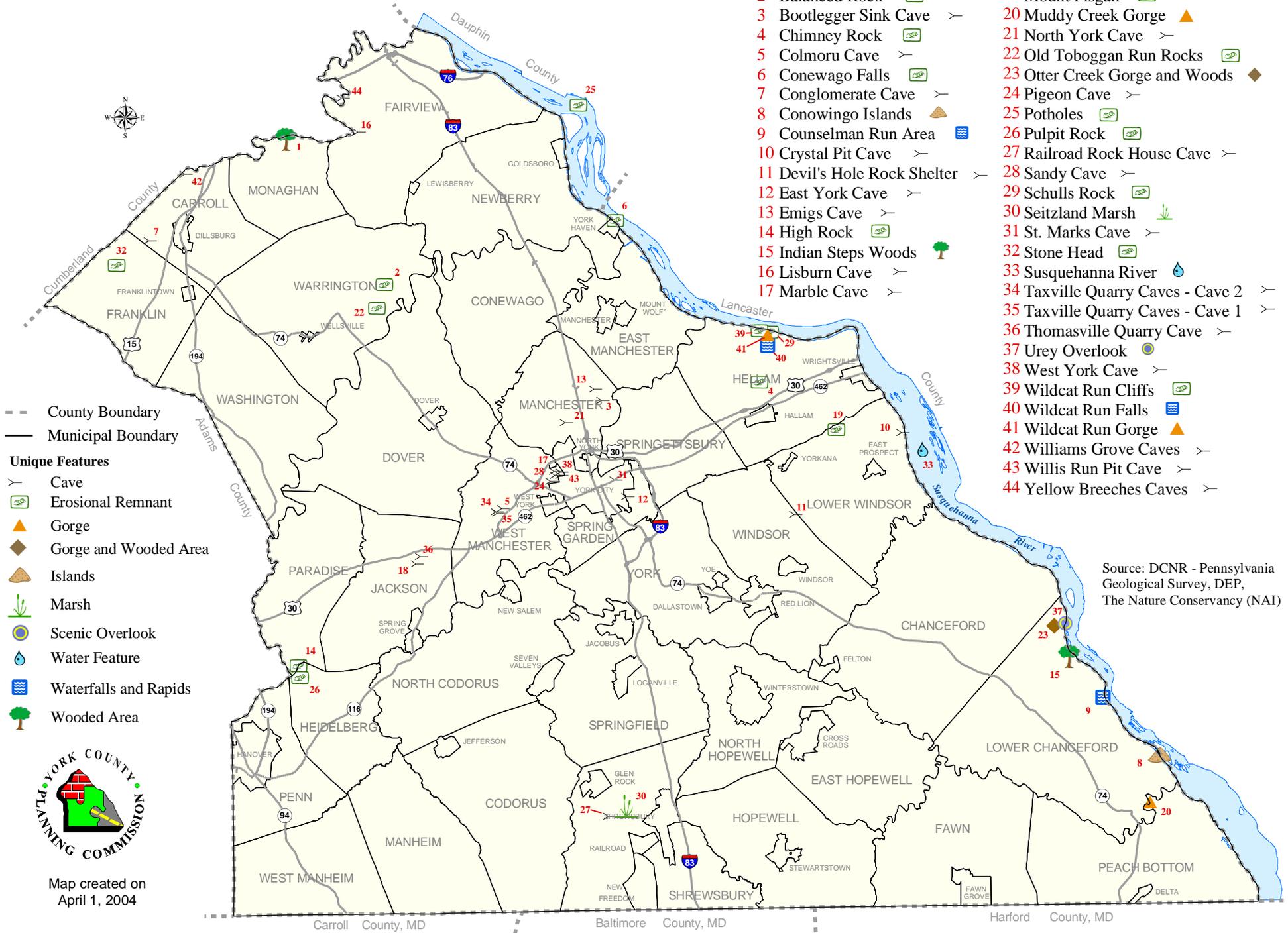
Map created on
May 30, 2003

Map 19

Unique Features in York County, Pennsylvania

Unique Features List

- | | |
|------------------------------|-----------------------------------|
| 1 Andersontown Woods | 18 Midnight Cave |
| 2 Balanced Rock | 19 Mount Pisgah |
| 3 Bootlegger Sink Cave | 20 Muddy Creek Gorge |
| 4 Chimney Rock | 21 North York Cave |
| 5 Colmoru Cave | 22 Old Toboggan Run Rocks |
| 6 Conewago Falls | 23 Otter Creek Gorge and Woods |
| 7 Conglomerate Cave | 24 Pigeon Cave |
| 8 Conowingo Islands | 25 Potholes |
| 9 Counselman Run Area | 26 Pulpit Rock |
| 10 Crystal Pit Cave | 27 Railroad Rock House Cave |
| 11 Devil's Hole Rock Shelter | 28 Sandy Cave |
| 12 East York Cave | 29 Schulls Rock |
| 13 Emigs Cave | 30 Seitzland Marsh |
| 14 High Rock | 31 St. Marks Cave |
| 15 Indian Steps Woods | 32 Stone Head |
| 16 Lisburn Cave | 33 Susquehanna River |
| 17 Marble Cave | 34 Taxville Quarry Caves - Cave 2 |
| | 35 Taxville Quarry Caves - Cave 1 |
| | 36 Thomasville Quarry Cave |
| | 37 Urey Overlook |
| | 38 West York Cave |
| | 39 Wildcat Run Cliffs |
| | 40 Wildcat Run Falls |
| | 41 Wildcat Run Gorge |
| | 42 Williams Grove Caves |
| | 43 Willis Run Pit Cave |
| | 44 Yellow Breeches Caves |



- County Boundary
- Municipal Boundary
- Unique Features**
- > Cave
- [Green box with 'SP'] Erosional Remnant
- [Yellow triangle] Gorge
- [Brown diamond] Gorge and Wooded Area
- [Brown mound] Islands
- [Green grass] Marsh
- [Blue circle with yellow center] Scenic Overlook
- [Blue water drop] Water Feature
- [Blue waterfall] Waterfalls and Rapids
- [Green tree] Wooded Area



Map created on April 1, 2004

Source: DCNR - Pennsylvania Geological Survey, DEP, The Nature Conservancy (NAI)

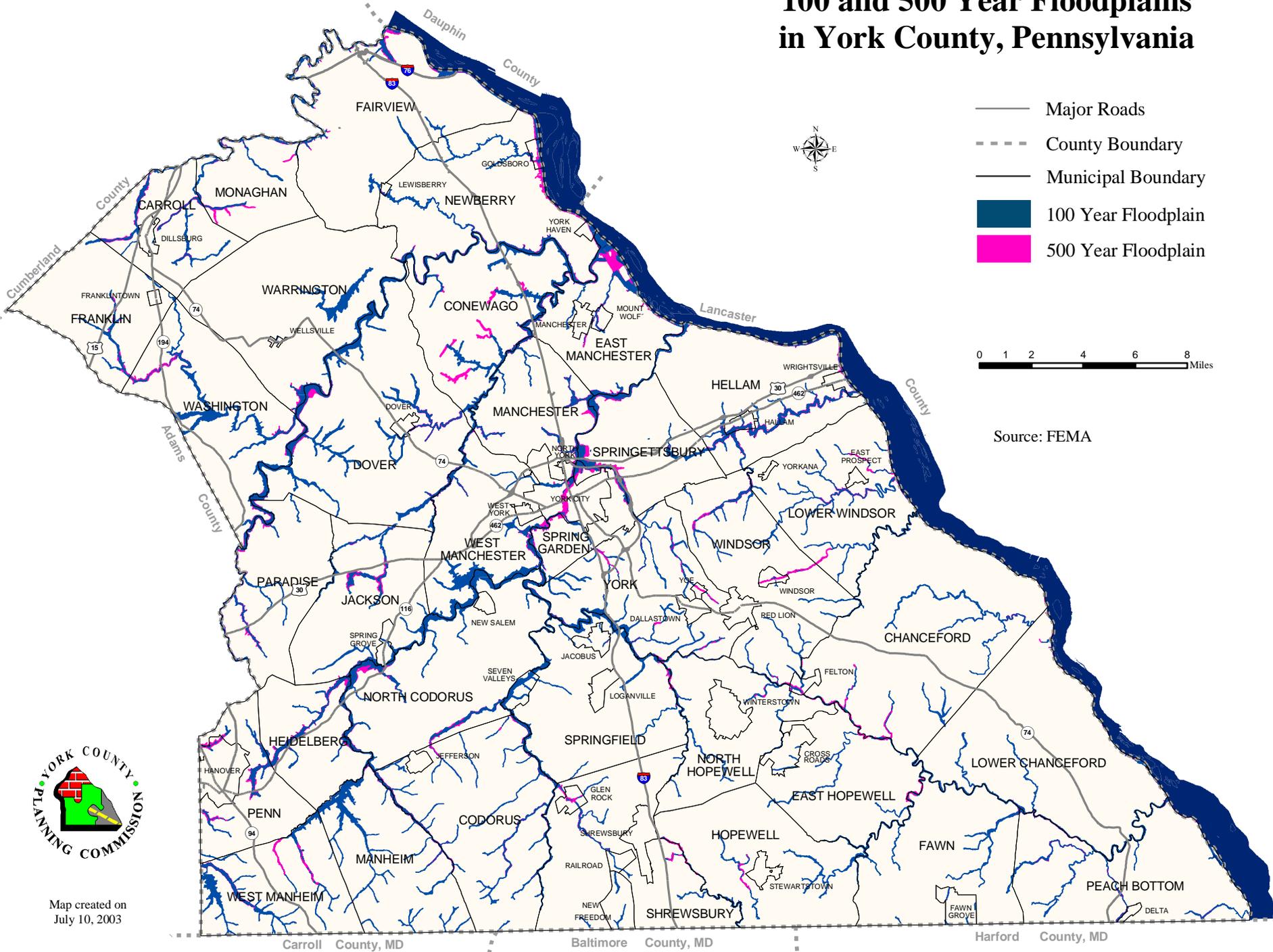
The streams, including the River, benefit the County's residents in many ways – community water supplies, educational areas, recreational areas, groundwater recharge, wildlife corridors and aesthetics. Within the context of greenways and open space, streams present a multitude of opportunities including creating riparian buffers, providing recreational opportunities and protecting water supply. The issues of riparian buffers and stream corridor protection are discussed comprehensively in “Pennsylvania Stream ReLeaf: A Plan for Restoring and Conserving Buffers along Pennsylvania Streams,” published by DEP. This project has many environmental benefits – streamside buffers provide leaf fall into the stream providing important energy sources for the aquatic food chain, shade trees keep water cooler storing more dissolved oxygen for fish and other aquatic animals. Forested streamside habitat supports many types of plant and wildlife, enhancing the biodiversity.

Surface water also includes lakes and reservoirs. These waterways provide recreational opportunities and can also contribute to the network of greenways and open spaces in York County. The larger reservoirs and dams in York County are manmade as results of dam construction (Lake Marburg, Lake Redman, Lake Williams, Pinchot Lake, Long Arm Reservoir, and Sheppard Myers Reservoir). Other lakes include Memory Lake, Silver Lake, Kiwanis Lake and Lehman Lake.

- *Aquifers* - Aquifers are geologic formations within the saturated zones of the water table. The aquifer contains enough permeability to store and to transmit useable amounts of water. Per the United States Geological Survey, there are four (4) types of aquifers found in York County: Valley and Ridge aquifers, Early Mesozoic Basin aquifers, Piedmont Carbonate Rock Aquifers and Crystalline Rock Aquifers.

Valley and Ridge Aquifers are found in the extreme northern regions of Fairview and Carroll Townships. The Piedmont and Blue Ridge Carbonate rock aquifers create a swath along the midsection of the County from Hanover Borough and Penn Township to Hellam Township and Wrightsville Borough. The area includes portions of Heidelberg, Jackson, North Codorus, West Manchester, Manchester, Spring Garden, Springettsbury and East Manchester Townships, and all of York City, as well as Hallam, New Salem, North York and West York Boroughs. The Piedmont and Blue Ridge Carbonate Rock aquifer-type is also identified in regions of Codorus and Springfield Townships and Jefferson and Seven Valleys Boroughs (source: *York County Water Resources Plan*).

100 and 500 Year Floodplains in York County, Pennsylvania



- Major Roads
- - - County Boundary
- Municipal Boundary
- 100 Year Floodplain
- 500 Year Floodplain



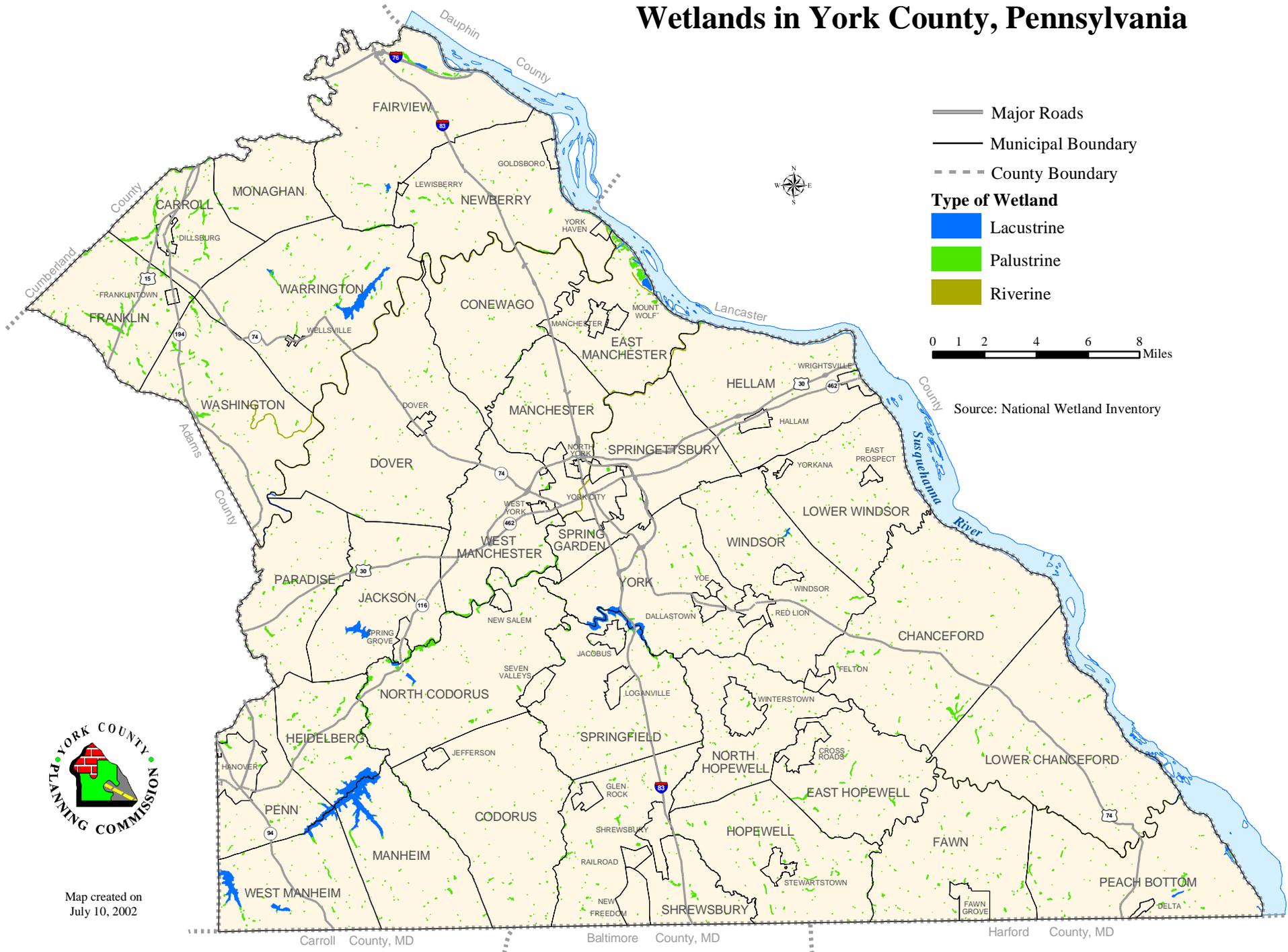
Source: FEMA



Map created on July 10, 2003

Map 21

Wetlands in York County, Pennsylvania



Map created on July 10, 2002

Forested Areas - Forested area land cover in York County makes up less than 35% of the total County land area. See Map 23 - Forested Areas of York County. The majority of the forested land area is deciduous, followed by mixed and coniferous respectively. Deciduous forests have trees that lose their leaves in the fall and regrow leaves in the spring. Animals and plants have special adaptations to cope with these yearly changes. The soil in the deciduous forests is quite fertile since it is enriched annually with fallen leaves, twigs, logs and dead organisms. The evergreen forests have trees that are tall and narrow so that the snow slides off the branches without breaking them. The trees grow closely together, providing protection from the wind. Evergreen needles last for more than one (1) year and the needles resist frost and wind damage and conserve water. These trees also have thick bark that resists damage from summer fires.

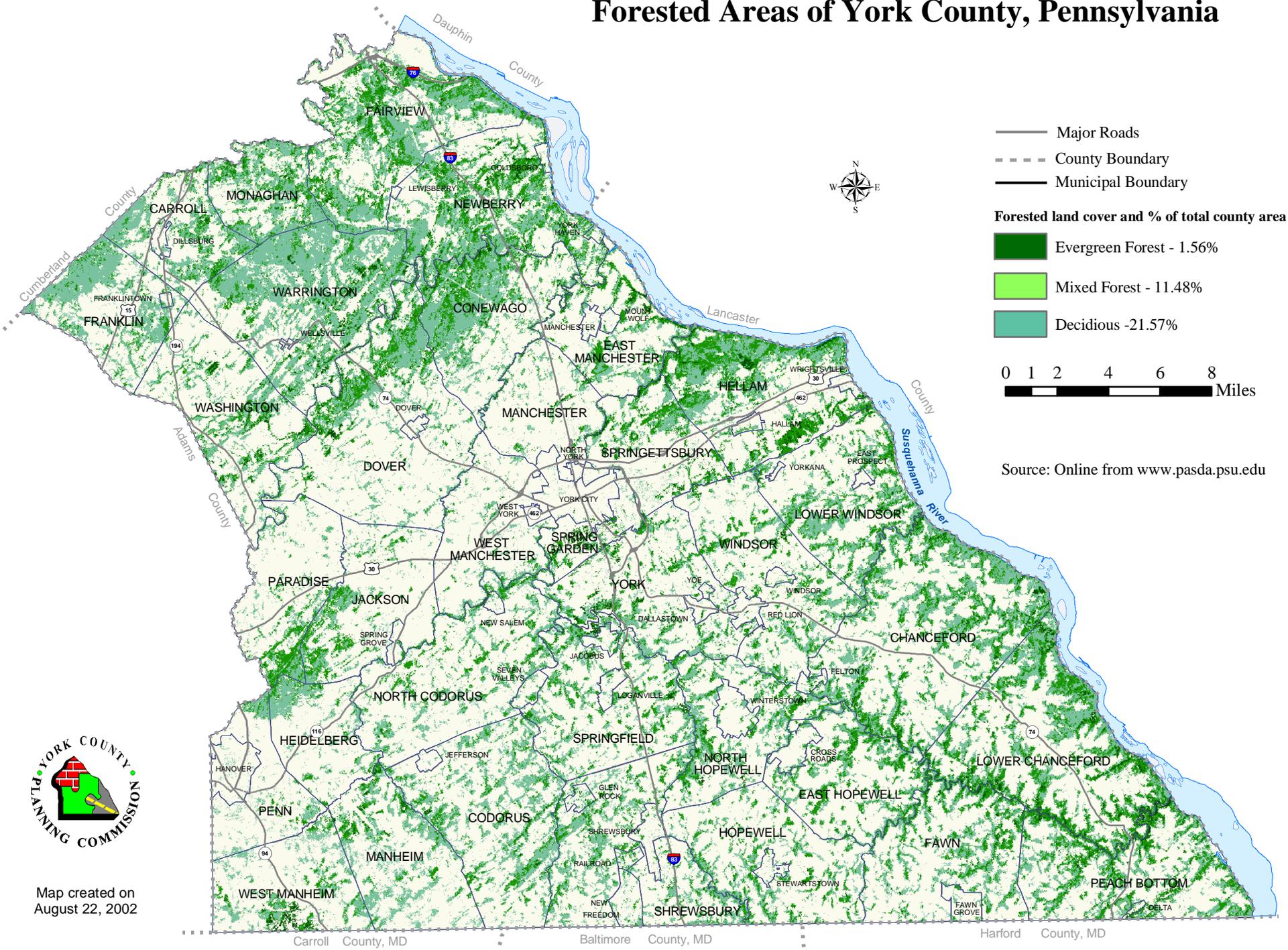
The mixed forests are the most complex and most highly developed organically. The mixed forest is considered to be the center of dispersal from which the other forest types are formed. In all, there are about 30 tree species that assume dominance in the mixed forest area.

Prime Agricultural Land - The United States Department of Agriculture (USDA) defines prime agricultural land as the land best suited to feed, fiber, food, forage and oilseed crops. Prime agricultural land produces the highest yields with the minimum inputs of energy and economic resources. Farming prime agricultural land results in the least damage to the environment. The Pennsylvania Municipalities Planning Code defines prime agricultural soils as class one(1), two (2) and three (3) designated by the United States Department of Agriculture (USDA) Natural Resource Conservation Service County Soil Survey.

The USDA's Natural Resource Conservation Service (NRCS) established definitions of land capability classes and subclasses. Capability class is the broadest category in the land capability classification system. Class codes one (1) through eight (8) are used to represent both irrigated and non-irrigated capability classes. Class one (1) soils have slight limitations that restrict their uses. Class two (2) soils have moderate limitations that reduce the choice of plants or require moderate conservation practices, while class three (3) soils have severe limitations that reduce the choice of plants or require special conservation practices or both. Map 24 - Prime Agricultural Soils of York County shows the distribution of prime agricultural soils in York County.

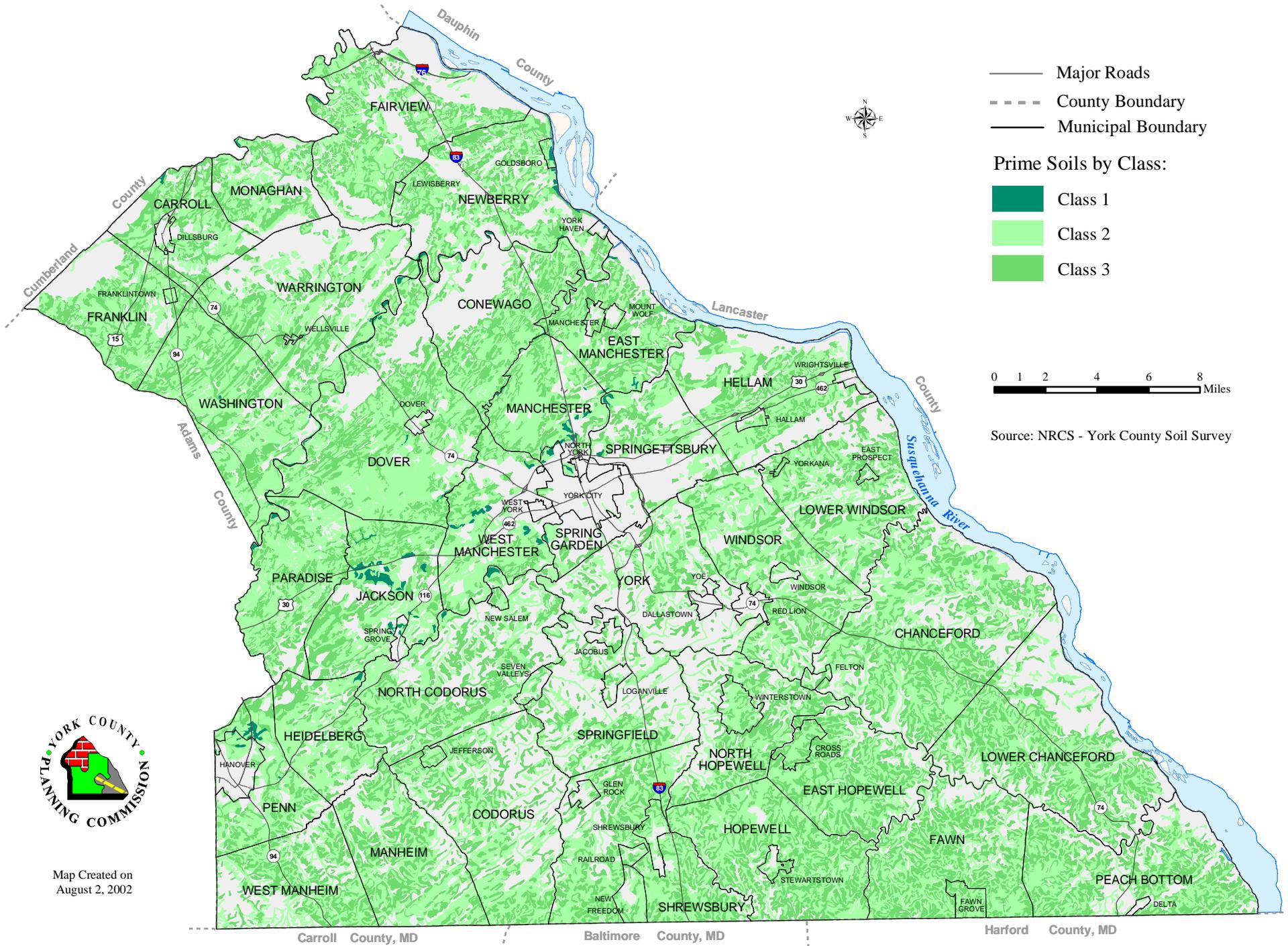
The primary tools used for agricultural preservation in York County are comprehensive planning, agricultural protection zoning and conservation easements. Agricultural preservation is carried out cooperatively between private land owners and local municipalities, the York County Planning Commission, the York County Agricultural Land Preservation Board, the York County Assessment Office, the York County Recorder of Deeds, the Pennsylvania Department of Agriculture and the Farm and Natural Lands Trust of York County.

Forested Areas of York County, Pennsylvania



Map created on August 22, 2002

Map 24 Prime Agricultural Soils of York County, Pennsylvania



- Major Roads
- - - County Boundary
- Municipal Boundary

Prime Soils by Class:

- Class 1
- Class 2
- Class 3



Source: NRCS - York County Soil Survey



Map Created on August 2, 2002

Carroll County, MD Baltimore County, MD Harford County, MD

Conservation easements, as explained previously in this chapter, are essential to the preservation of farms and natural lands in York County. Although Agricultural Security Areas do not provide perpetual protection to agricultural land, participation in the Agricultural Security Area Program does indicate that the land is a step closer to qualifying for participation in the County Agricultural Land Preservation Board easement program.

Steep Slopes - Steep slopes are another natural resource to be considered within the open space and greenway network. Steep slopes create impressive landscapes. Typically, as the slope increases, the depth of the topsoil and the ability of the soil to support structures decreases. Steep slope environments support unique plants and wildlife and can also provide educational and recreational opportunities.

Percent slope is a measure of steepness that is calculated as the ratio of vertical rise in elevation per horizontal distance traveled. For example, a distance of 100 horizontal feet having a three (3)-foot vertical rise is equivalent to a three percent (3%) slope. According to the United States Department of Agriculture, steep slopes greater than three percent (3%) have a greater risk for soil erosion. For comparison in York County, a 12% slope is usually the steepest grade on which local roads are built. Steep slopes are often left as open space areas because it would be impractical or cost prohibitive to develop them. Map 25 (Slope of Soils in York County) depicts the various slopes in the County.

Natural Areas Inventory - As stressed throughout this *Open Space and Greenways Plan*, York County's natural landscape is defined by its geology, forested areas, agricultural lands, slopes and streams. The County also hosts a variety of plant and animal species. It is asserted that the more completely a natural system is preserved, the greater the possibility of environmental benefits. Open space preservation can promote biodiversity, sustainable soil use, improved water quality and recreational opportunities by protecting important or sensitive natural system components.

An effort to define the natural resource characteristics of the County was conducted by the Pennsylvania Science Office of the Nature Conservancy. The original Natural Areas Inventory (NAI) of York County was completed in 1996 by the Pennsylvania Science Office of The Nature Conservancy and adopted as a component of the *York County Comprehensive Plan* in 1997. The report, which was updated in 2004, provides maps of the best natural communities (habitats) and all of the known locations of animal and plant species of special concern (endangered, threatened or rare) in York County. See Map 26, Natural Areas of York County.

Top Priority Natural Areas of York County, per the 2004 update, include:

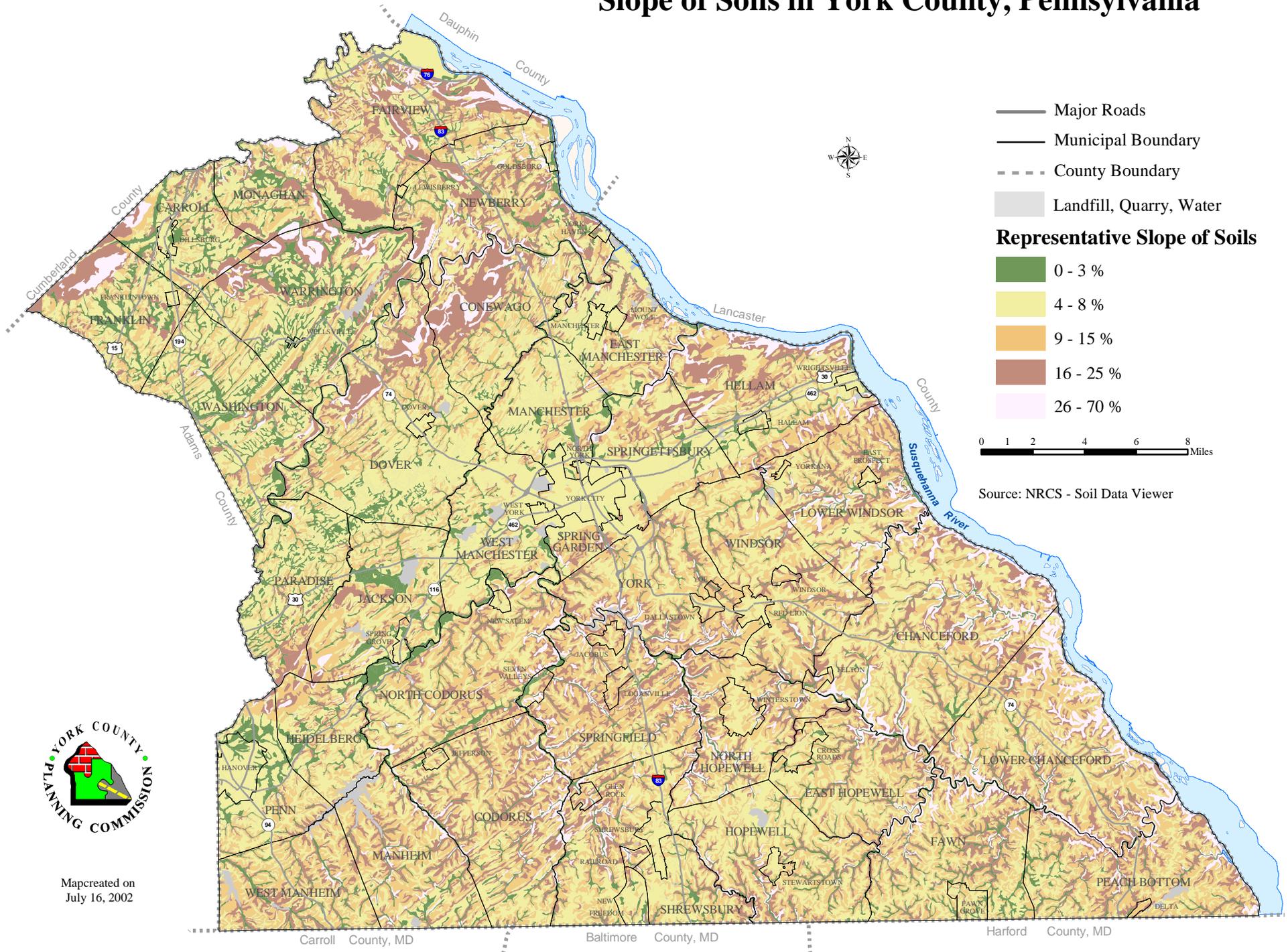
- ✓ Accomac Riverbank - Hellam Township
- ✓ Beecher Hill Site - Manheim Township

- ✓ Camp Minqua Site - Lower Chanceford Township
- ✓ Conowingo Islands macro site - Lower Chanceford Township
- ✓ Kylesville Peak - Lower Chanceford Township
- ✓ Neill Run - Fawn Grove Township
- ✓ Straight Hill Site - Warrington Township
- ✓ West Branch Toms Run - Lower Chanceford Township

Preservation of the biological diversity in York County is dependent on the integrity of larger scale systems such as the Susquehanna River and its adjacent forested watersheds. The NAI provides general recommendations for the pursuit of protecting biological diversity within York County. There are specific recommendations in the NAI which relate to the goals of the *York County Open Space and Greenways Plan*. These objectives include protecting the reservoirs, wetlands, rivers and streams of York County; minimizing the encroachment on the parks and conservation lands throughout the County; maintaining vegetated buffer zones along shore lines; and creating natural buffers between development and preservation areas.

Important Bird Areas - Important Bird Areas or IBA's also contribute to the natural resources inventory. IBA's are sites that provide essential habitat for one (1) or more species of bird. A conservation initiative of the National Audubon Society, an IBA can include sites for breeding, wintering and migrating birds. IBA's vary in size and may include public and/or private and protected and unprotected land. To qualify as an IBA, sites must support at least one (1) of the following criteria: species of conservation concern (threatened or endangered); restricted-ranges species (species vulnerable because they are not widely distributed); species or groups of similar species that are vulnerable because they occur in high densities due to their congregatory behavior.

Slope of Soils in York County, Pennsylvania



Map created on July 16, 2002

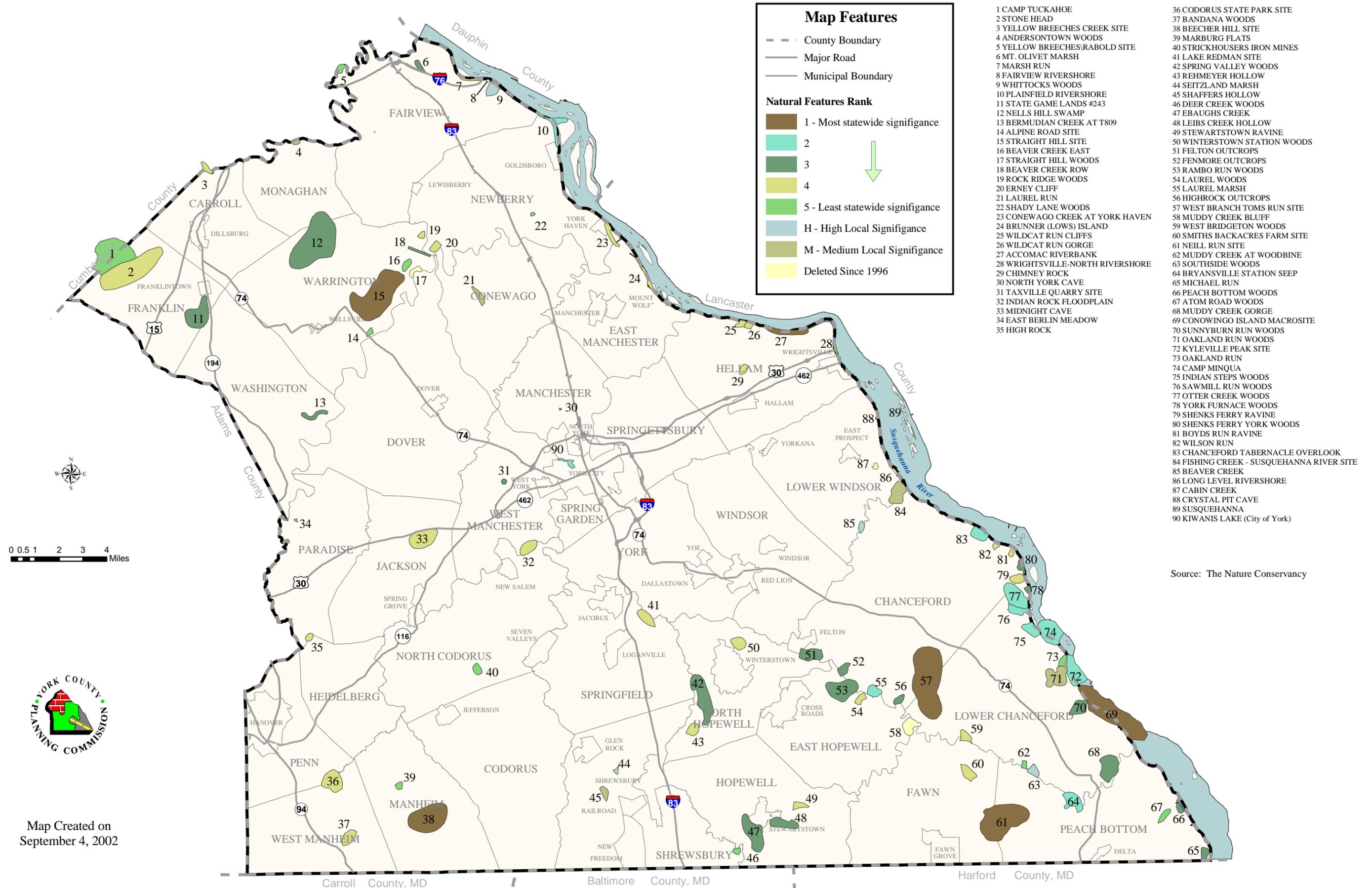
Carroll County, MD

Baltimore County, MD

Harford County, MD

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Natural Areas of York County, Pennsylvania



Source: The Nature Conservancy



Map Created on September 4, 2002

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York County is home to one (1) IBA: Codorus State Park IBA.

- *Codorus State Park IBA* (#47) covers 3,326 acres owned by the Pennsylvania Department of Conservation and Natural Resources. Osprey, Bald Eagle, Black Tern, Great Egret, Northern Harrier, Black-crowned Night Heron, Pied-billed Grebe, American Coot, Green-winged Teal and Common Snipe are the representative birds of this IBA site. Codorus State Park is located three (3) miles southeast of the Borough of Hanover in Manheim, West Manheim, Heidelberg and Penn Townships.

Regional Resources

In addition to the many resources within York County, there are additional attractions within an hour driving distance, as shown on Map 27 - Regional Resources within 50 Miles of York County. York County's neighboring counties included in this radius are Chester, Cumberland, Adams, Dauphin, Franklin, Lancaster, Lebanon and Perry Counties in Pennsylvania and Frederick, Carroll, Baltimore, Harford and Cecil Counties in Maryland.

The regional inventory includes sections of the Appalachian Trail, Mason-Dixon Trail and Pennsylvania/Maryland Rail Trail. Major waterways include the Susquehanna River and the Chesapeake Bay. Neighboring counties in both Pennsylvania and Maryland contain County and State parks and Federal lands. State game land and State forest land (including Michaux and Tuscarora State Forests) are also found in Pennsylvania, within 50 miles of York. National parks and landmarks including the Gettysburg National Military Park in Pennsylvania and Catoctin Mountain Park in Maryland, see Figure 13, also contribute regionally to open space as shown on the map of regional resources.

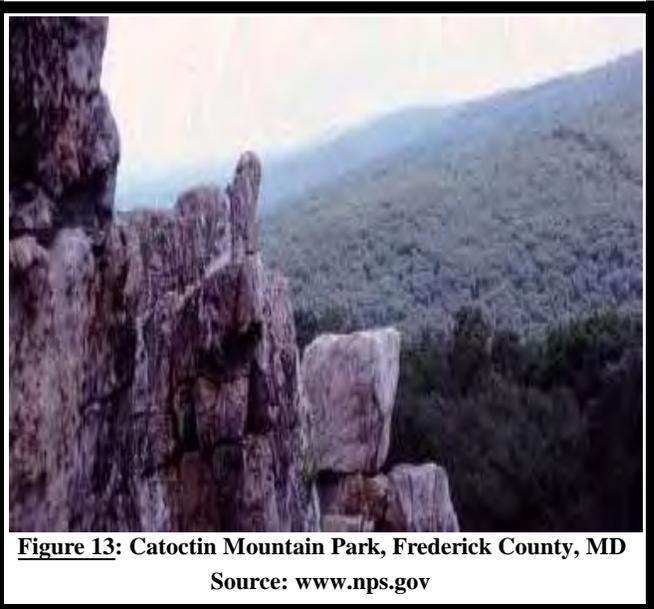


Figure 13: Catoctin Mountain Park, Frederick County, MD
Source: www.nps.gov

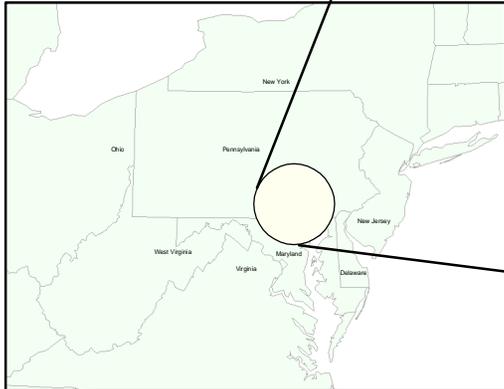
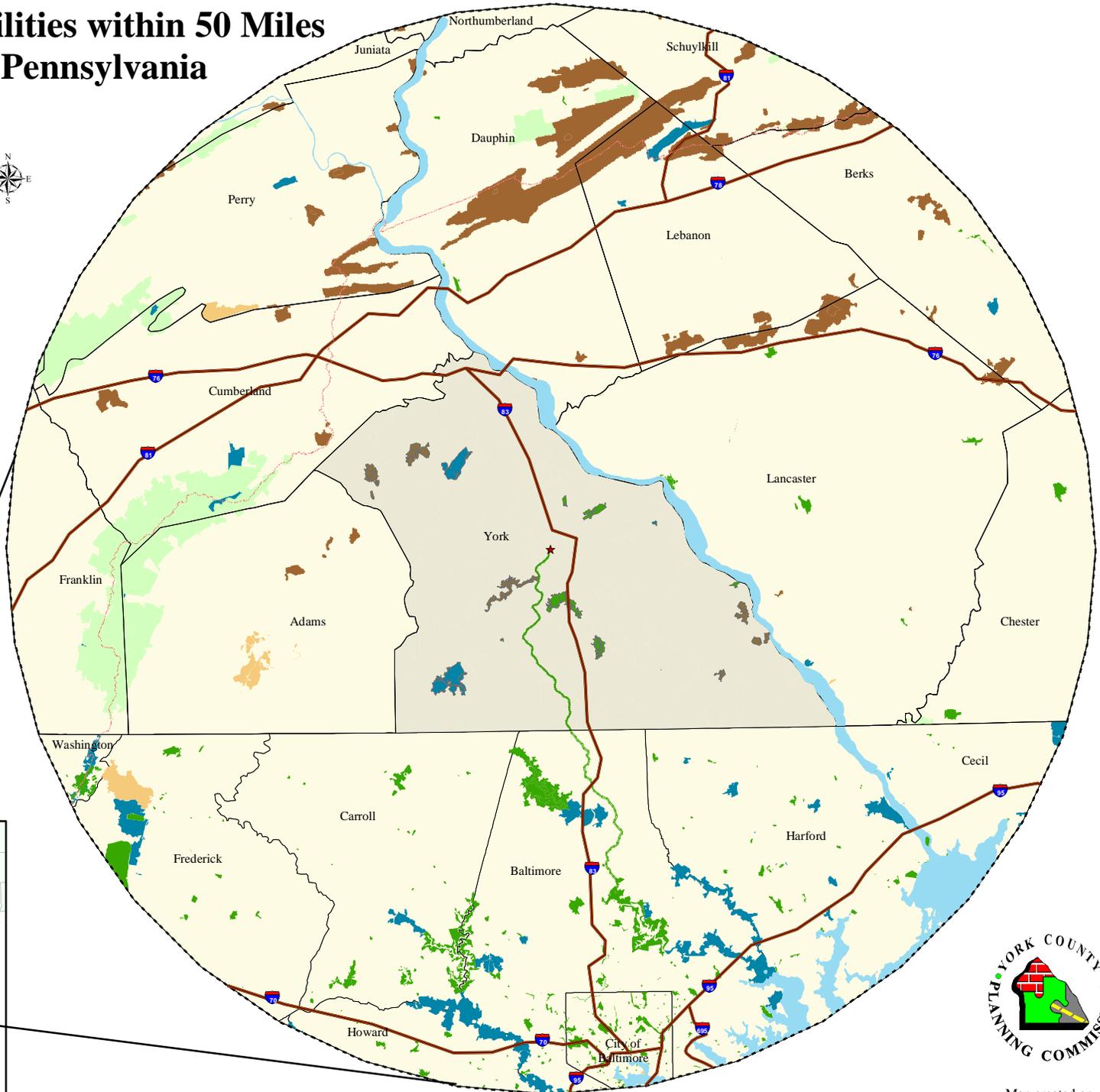
Regional open space planning efforts also inform this report. Map 28 shows open space and greenways identified outside York County, in the adjacent counties. Most of the resources identified on this map are self-explanatory and include existing and potential trails, parks, game lands, proposed greenways and conservation easements (County, State and/or land trust).

The mapping of adjacent counties in Maryland include coverages of Rural Legacy Areas and Green Infrastructure. As defined by Maryland Department of Natural Resources, green infrastructure is a network of undeveloped land that provides the bulk of the State’s natural support system. The Green Infrastructure serves as vital habitat for wild species and contributes in many ways to the quality of life for Maryland residents. “Hubs” are contiguous areas of ecological importance of at least 100 acres. The “corridors” are linear features that link hubs together.

Map 27

Regional Recreation Facilities within 50 Miles of York County, Pennsylvania

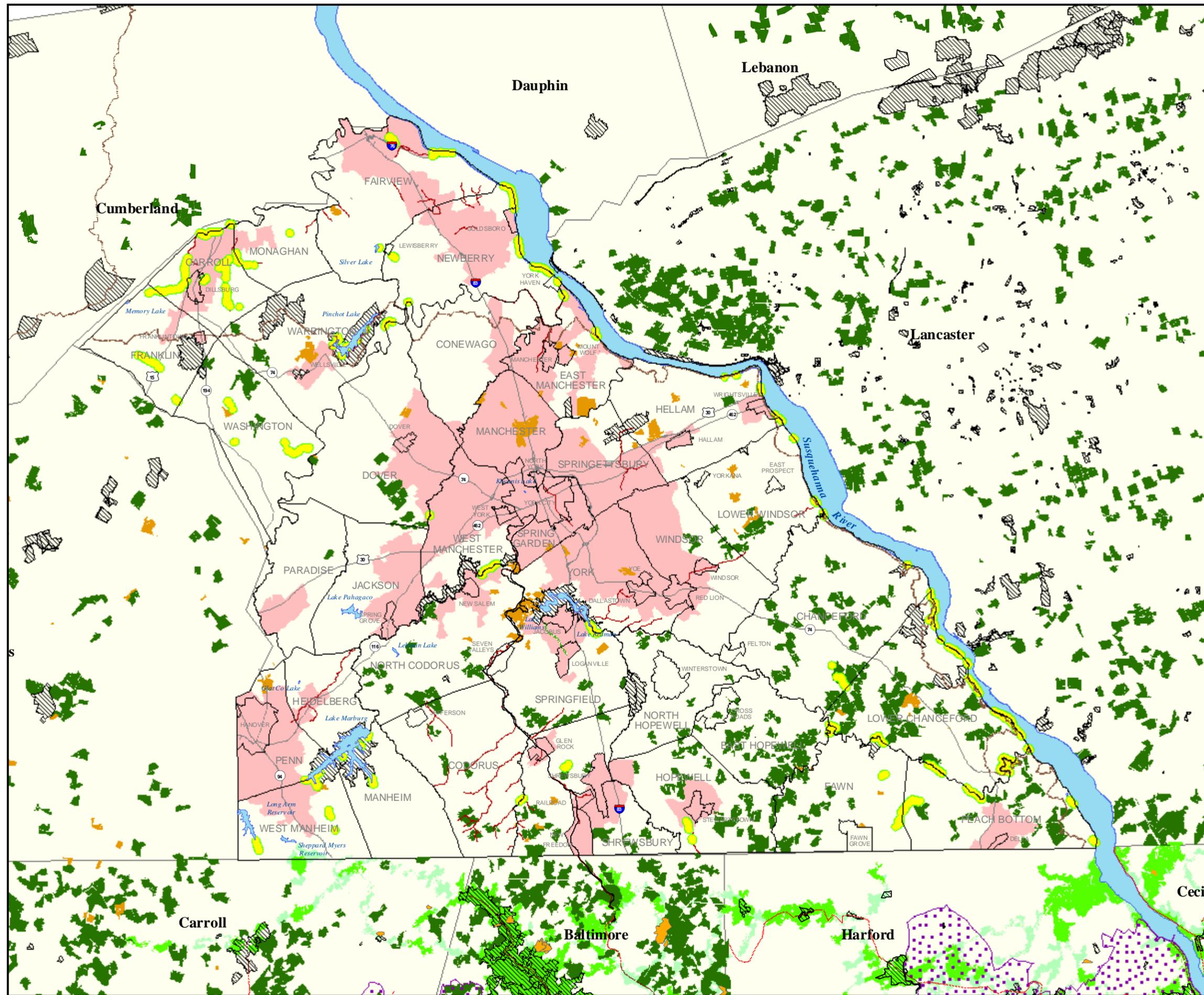
-  Square of York
 -  County Boundary
 -  50 Mile Radius from York City
 -  PA/MD Rail Trail
 -  Appalachian Trail
 -  Rivers / Chesapeake Bay
- Pennsylvania Recreation Lands**
-  County Park
 -  State Park
 -  State Game Land
 -  State Forest
 -  National Park / Landmark
- Maryland Recreation Lands**
-  County Park
 -  State Land
 -  Federal Land



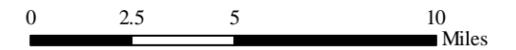
Map created on
September 10, 2003

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Map 28 Regional Open Space Conservation Areas



- Heritage Rail Trail County Park
- Impaired Streams
- Existing Trail
- Potential Trail
- Proposed Greenways
- Priority Openspace Conservation Area (6, 7, or 8 Points)
- Impaired Body of Water
- Parks and Gamelands
- Growth Area - Interim and Established
- County or State Conservation Easement
- Lands Trust or Conservancy Easement
- Maryland - Rural Legacy Area
- Maryland - Green Infrastructure
- Hub - Natural Cover
- Corridor - Natural Cover



Map created on
December 19, 2006

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Proposed/Planned Open Space and Greenways Projects for York County

In addition to the inventory of existing resources in York County and the regional resources that can be found within a 50 mile radius of York, there are several parks and other open space and greenways projects proposed for the area. There are 17 park projects that will potentially add in excess of 740 acres of publically accessible park land to the County. See Map 29, Proposed/Planned Open Space and Greenways Projects in York County. The information on this map is current as of the date indicated.

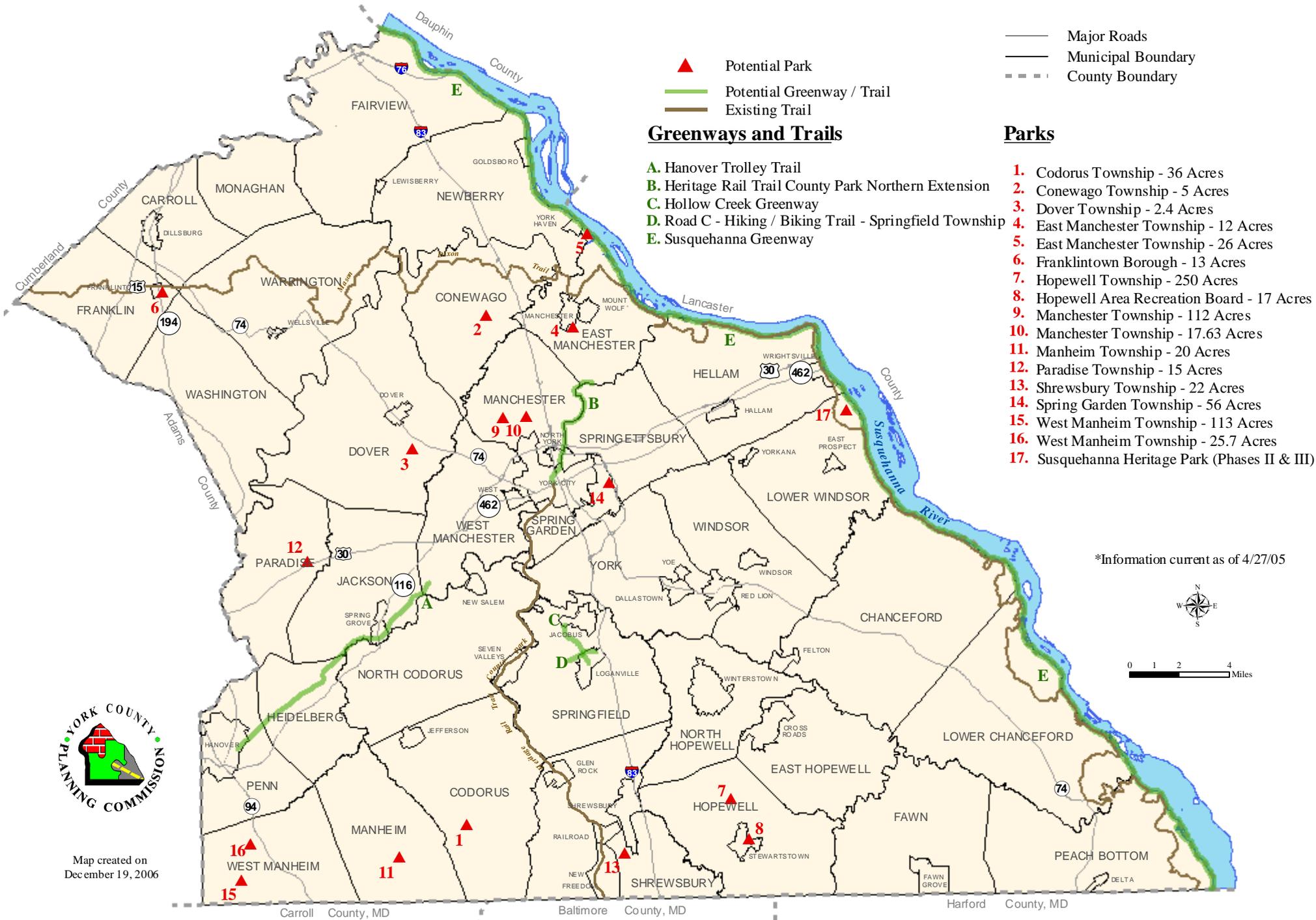
A significant proposal which could double the proposed acreage is Susquehanna Heritage Park. The vision is to establish a park to focus on the historical, cultural and environmental resources of the lower Susquehanna River. This and other initiatives of the Susquehanna River corridor will be discussed in more detail later in Chapter VI of the *Plan*.

Conclusion

As learned in this Chapter, York County is rich in both manmade and natural resources. From thousands of acres of preserved lands to small private sportsmen's clubs, the potential for greenway creation and open space preservation exists, to be sure. The challenge is to make connections; to continue to work on the "**greenprint**" of York County.

The subsequent chapters of this Plan will do just that. Chapter V analyzes and assesses the County's greenways and open spaces within the context of existing conditions and opportunities. This is accomplished with regional comparisons. Chapter VI analyzes the existing conditions and develops focus areas for planning purposes. Chapter VII reviews planning and management techniques and the final chapter develops an action plan.

Map 29 Proposed / Planned Greenway and Open Space Projects in York County



Chapter V

Examination of Existing Recreational and Open Space Opportunities in York County

Introduction

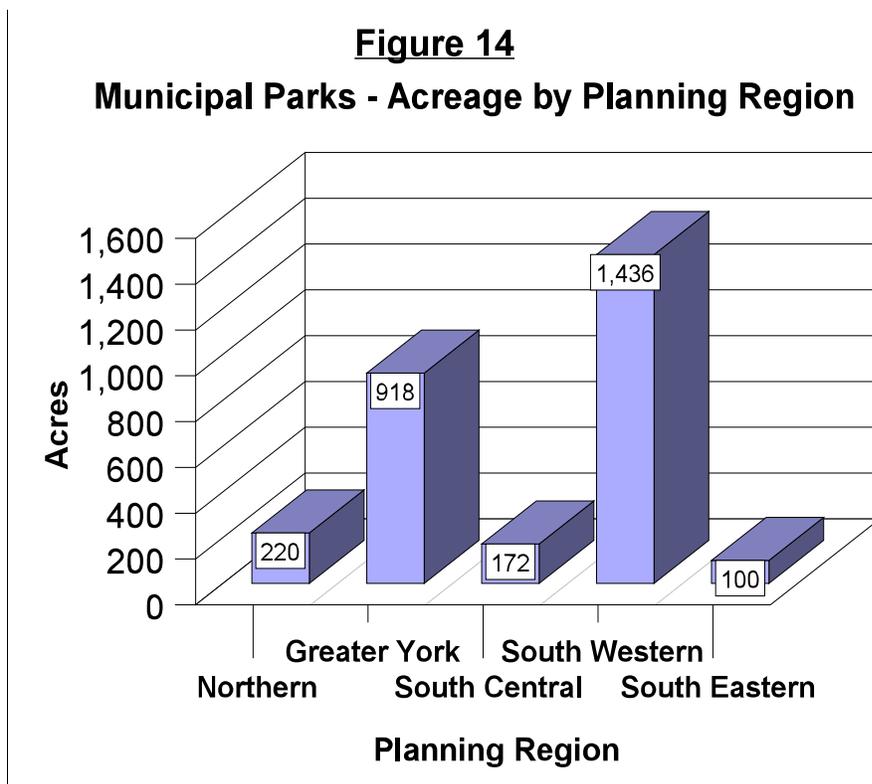
The identification of an overall open space and greenway plan for York County that can provide a good platform for guiding local planning efforts must include both natural resource elements and components of the built environment. As indicated in the previous chapter, York County is rich in both manmade and natural resources that collectively create the County's "greenprint." Intended as an information source for County and municipal planning efforts, this chapter provides comparisons, by planning region, of recreational and open space opportunities that exist in York County. The chapter continues with a look at protection and/or conservation measures in place at the municipal level across the County. This chapter provides a preface for the evaluation of significant open space preservation/protection areas in York County.

Regional Comparisons of Recreational and Open Space Opportunities

Opportunities for open space and greenways corridors at appropriate locations should be pursued based upon concentrations of natural features and logical connections between manmade and natural resource hubs. Connections should be made to serve the needs of humans and wildlife habitat. As York County changes, so too will its needs for recreational areas, greenways and open space. York County will plan for and provide a guide for a network of greenways and open space. This may likely require improvements and additions to the existing network. In order to make an accurate assessment of York County's needs, the opportunities and challenges of each planning region must be explored. See Map 7, York County Planning Regions. The following section offers appropriate comparisons. The information is not meant to suggest that all planning regions should be identical but rather to determine, from a service area standpoint, where there may be voids in the existing parks and open space network of York County. Supplementary to this, each municipality will likely have its own individual and specific plans to meet local demands of resource conservation and the needs of residents.

A municipal survey of existing and proposed recreational areas and facilities was conducted in 2001/2002. Each of the 72 municipalities in York County was contacted to complete a written survey and accompanying mapping exercise. As a result of this survey, together with some updated information from various sources, a complete inventory of park acreage and amenities was compiled. For ease of review, various comparisons are made on a planning region basis.

Municipal Parks and Open Space - Based on survey data collected (and updated as appropriate), there were approximately 2,846 acres of municipally-owned recreation areas and open space. A comparison of municipal park and open space by planning region showed that recreation opportunities are concentrated in the South Western (1,436 acres) and Greater York (918 acres) planning regions, see Figure 14. The South Eastern planning region had the least amount of municipal park acreage of all five (5) planning regions in York County.



Source: 2001 Municipal Survey

Table 11, on the next page, shows the percentages of land area dedicated to municipal parks. While the South Western Planning region has the highest total acres of municipal park land, it represents less than two percent (2%) of the total land area of the planning region.

Table 11
Municipal Parks: Acreage by Planning Region

Planning Region	Total Acreage of Municipal Parks	Percentage of total land area
Northern 115,584 acres	220 acres	0.2%
Greater York 217,856 acres	918 acres	0.4%
South Central 68,198 acres	172 acres	0.3%
South Western 72,128 acres	1,436 acres	2.0%
South Eastern 109,632 acres	100 acres	0.1%

York County has **2,846 acres** of municipal park land.

This represents **0.5%** of the total land area of the County.

As found, there is a total of 20 municipalities (nearly 28% of municipalities in York County) without municipally-owned parks or recreation areas. There are no municipally-owned parks in Crossroads, Delta, Dillsburg, Dover, Glen Rock*, New Salem, North York, Seven Valleys or Yorkana Boroughs or in Codorus, East Hopewell, Fawn, Heidelberg, Hopewell, Manheim, Monaghan, North Hopewell, Paradise, Warrington and Washington Townships (*Glen Rock Borough does own a municipal park that is located in Shrewsbury Township).

Review of this information would indicate a dearth of municipally-owned parks or recreational areas in the Northern Planning region and in the eastern part of the South Western Planning region. It is important to add, however, that the Northern Planning region is home to Gifford Pinchot State Park and State Game Lands numbers 242 and 243, offering a combined total of just over 2,900 acres. Likewise in the South Western Planning region, although there are no municipally-owned parks and recreational areas in Manheim and Codorus Townships, there are 3,329 acres in Codorus State Park, which is within the South Western Planning region.

County Parks and Open Space - Another interesting comparison to make is with regards to the acreage of County parks. As shown in Figure 15, York County Parks - Acreage by Planning Region, the Greater York region has the most acreage dedicated to County parks with 2,641 acres. The South Central region has 1,184 acres of County park land and the South Eastern region has 149 acres. As shown, there is no County park land in the Northern or South Western planning regions. The York County Department of Parks and Recreation manages roughly 4,000 acres of parks and open space.

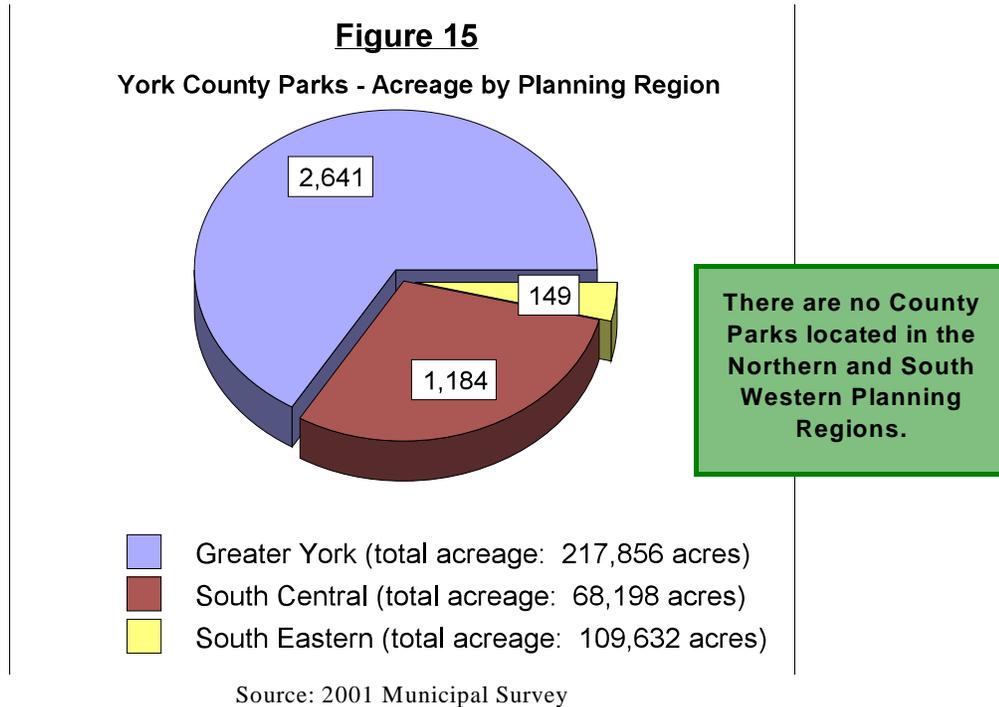


Table 12 shows the percentages of County parks acreage within each planning region.

Table 12
County Parks: Acreage by Planning Region

Planning Region and total acreage	Total Acreage of County Parks	Percentage of Total Land Area
Northern 115,584 acres	0 acres	0%
Greater York 217,856 acres	2,641 acres	1.2%
South Central 68,198 acres	1,184 acres	1.5%
South Western 72,128 acres	0 acres	0%
South Eastern 109,632 acres	149 acres	0.1%

York County has **3,974 acres** of County park land.

This represents **0.7%** of the total land area of the County.

State Game Lands and Parks - A regional comparison of recreational opportunities provided by State government is also informative. The Pennsylvania State Game Land System currently contains more than 1.4 million acres, including an additional site, State Game land #327, a 254-acre tract of land in Fawn Township. Also included is the 1,540 acres that comprise the Indian Rock Dam site. This land is owned by the United States Army Corps of Engineers and managed by the State of Pennsylvania as game land, although much of this land is flooded to keep the Codorus Creek from rising too high in the City of York, during heavy rains. All total, York County has 5,552 acres of State game land. As discussed in the inventory, York County is home to three (3) State Parks – Gifford Pinchot State Park (2,338 acres), Sam S. Lewis State Park (71 acres) and Codorus State Park (3,329 acres).

Combined, the State game lands and the State parks comprise the State Managed Land and Acres by Region, as shown in Figure 16. The Northern Planning region offers the most acreage of State game lands and parks. The South Central and South Western Planning regions have no State game lands and the South Central and South Eastern Planning regions have no State park land.

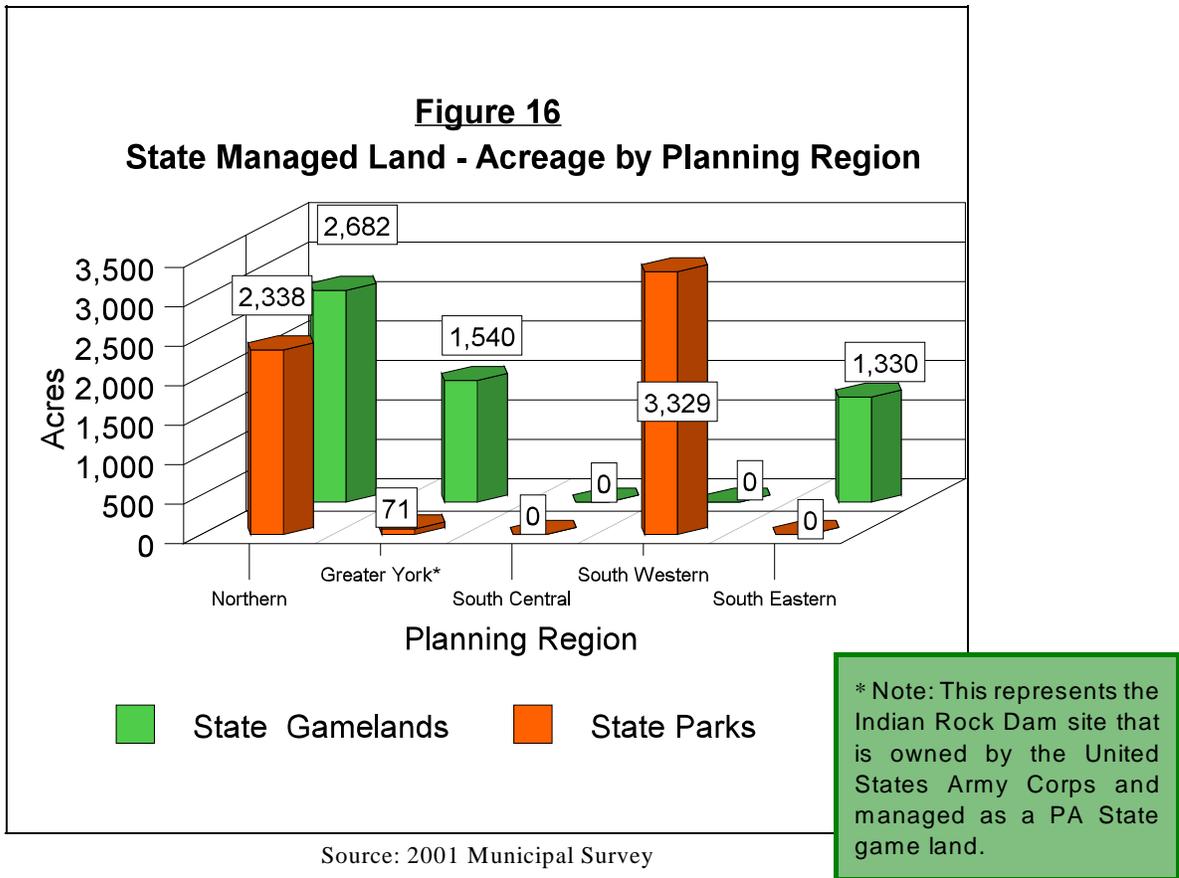


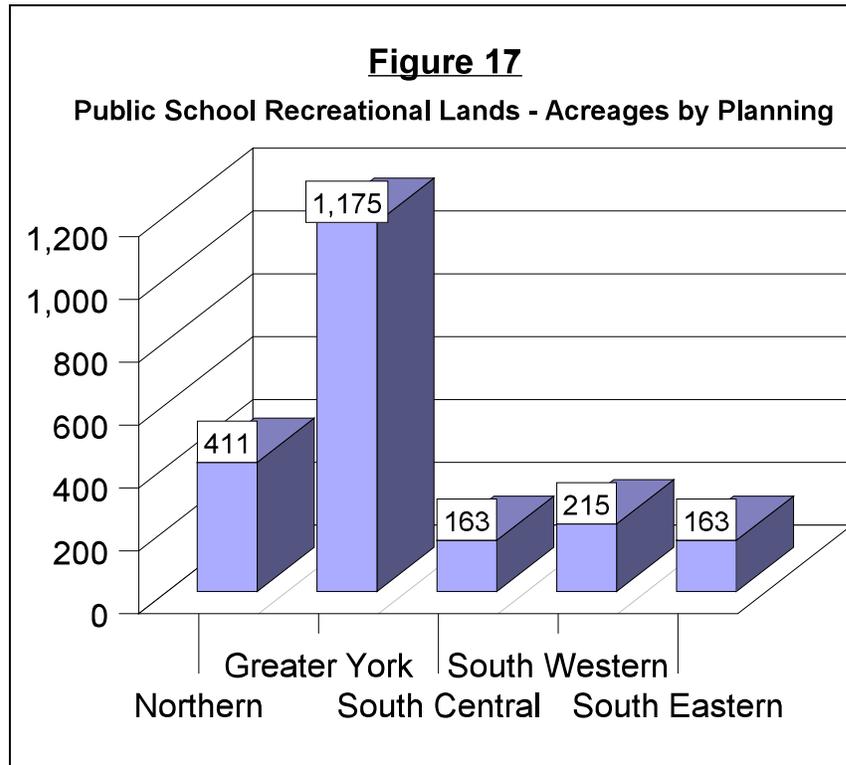
Table 13 shows the percentage of State game lands and parks combined by planning region. As shown, the South Central planning region is the only region without State-owned game land or parks.

Table 13
State Game Lands and Parks
(Acreage by Planning Region)

Planning Region and Total Acreage	Planning Region	Total Acreage of State Land	Percentage of Total Land Area
Northern 115,584 acres	Northern	5,020 acres	4.3%
Greater York 217,856 acres	Greater York	1,611 acres	0.7%
South Central 68,198 acres	South Central	0 acres	0%
South Western 72,128 acres	South Western	3,329 acres	4.6%
South Eastern 109,632 acres	South Eastern	1,330 acres	1.2%

York County has **11,290 acres** of State-owned game lands and parks. This represents **1.9%** of the total land area of the County.

Public School Lands - To the extent that the total acreage of public school lands can be incorporated into a greenways and open space network, a regional comparison can be informative. As shown in Figure 17 and based on the total number of acres available, the Greater York and Northern Planning regions offer the greatest opportunities. The South Eastern and South Central regions, however, have the least number of public school land acres.



Source: 2001 Municipal Survey

Table 14 shows the percentages of acreage dedicated to public school recreational areas.

Table 14
Public School Recreational Land
(Acreage by Planning Region)

Planning Region and Total Acreage	Total Acreage of Public School Recreational Land	Percentage of Total Land Area
Northern 115,584 acres	411 acres	0.4%
Greater York 217,856 acres	1,175 acres	0.6%
South Central 68,198 acres	163 acres	0.2%

York County has **2,127** acres of public school recreational land. This represents **0.4%** of the total land area of the County.

Table 14
Public School Recreational Land
(Acreage by Planning Region)

South Western 72,128 acres	215 acres	0.3%
South Eastern 109,632 acres	163 acres	0.2%

Total Open Space by Planning Region - Previously in this section, a variety of comparisons by planning region were made. Figure 18 shows that 3.5% of York County’s total land area is dedicated to parks and open space. Table 15 depicts the total amounts of publicly owned land used for recreation and open space in each of the planning regions, as well as the total percentage of land area for parks and open space (acreage used for recreation and open space ÷ total acreage of the planning region).

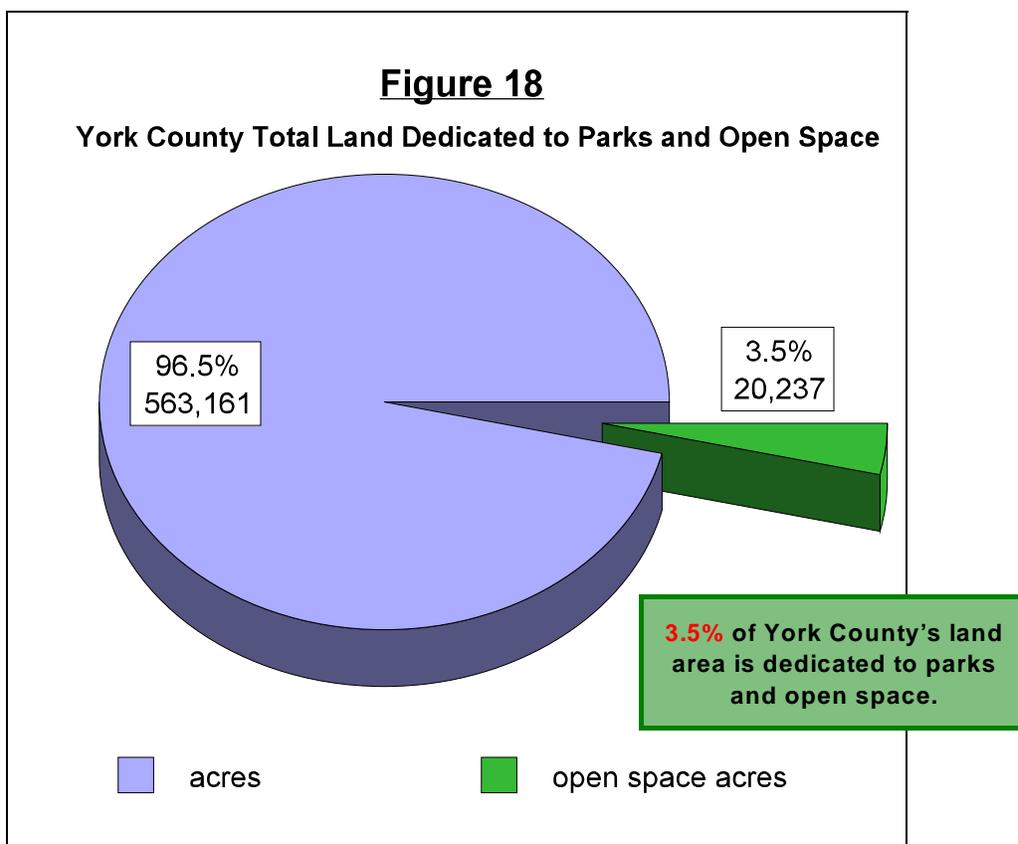


Table 15
Total Open Space by Planning Region

Planning Region and Total Acreage	Total Acreage of Open Space	Percentage of Total Land Area
Northern 115,584 acres	5,651 acres	4.9%
Greater York 217,856 acres	6,345 acres	2.9%
South Central 68,198 acres	1,519 acres	1.9%
South Western 72,128 acres	4,980 acres	2.3%
South Eastern 109,632 acres	1,742 acres	1.8%

York County has **20,237 acres** of publicly-owned land for recreation and open space.

This represents **3.5%** of the total land area of the County.

As shown above, the Northern planning region has the highest percentage of open space and parks. Conversely, the South Eastern planning region has the lowest percentage of land area for parks and open space and it, likewise, has the lowest population as depicted on Table 16 below.

Number of Acres per Resident - A comparison of regional recreational opportunities would not be complete without including residents as a factor. Population figures are taken from the United States Census Bureau. Table 16 presents 2005 population figures by planning region.

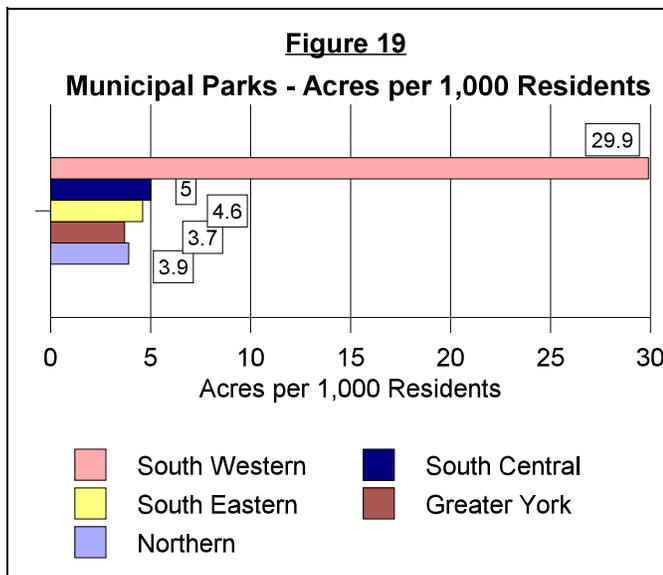
Table 16
Population by Planning Region

Planning Region (Total County Population = 408,801)	Population 2005 estimate*	% of County's Population
Greater York	248,403	61%
Northern	56,103	14%
South Central	34,565	8%
South Eastern	21,612	5%
South Western	48,118	12%

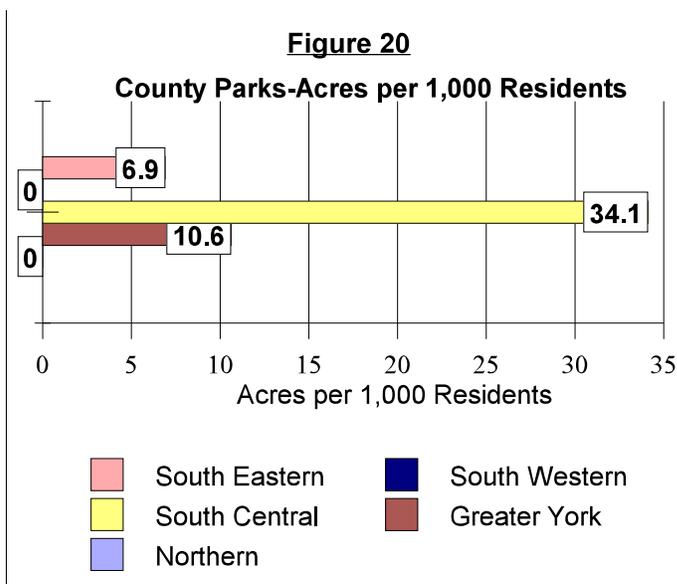
* Source: United States Census Bureau

The figures presented in the subsequent charts were determined by dividing total population of each Planning Region by 1,000. That total was then divided into the total amount of acres of each park type. To explain the acreage per 1,000 persons more clearly, the following charts and discussion are included. The charts are dedicated to municipal parks, county parks and State-owned lands by planning region. Using the number of acres per 1,000 residents, more detailed comparisons by planning region can be made.

Municipal Park Acreage - As shown in Figure 19, the South Western planning region has the most municipal park acres per person, with 29.9 acres per 1,000 people. The Greater York Region has the least with 3.7 acres per 1,000 persons.



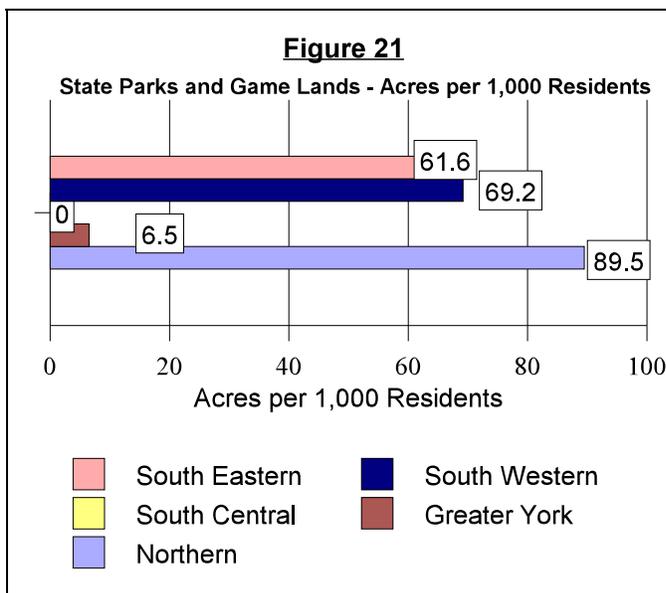
Sources: 2000 US Census and 2001 Municipal Survey



Sources: 2000 US Census and 2001 Municipal Survey

County Park Acreage - In terms of County park acreage, the South Central planning region has the most per person (34.1 acres per 1,000 persons). The Northern and South Western planning regions have no County park acreage, as shown in Figure 20.

State Park/Game Lands Acreage - The data in Figure 21 is calculated using the total acreage of State parks and State game land in each region. The Indian Rock Dam area is accounted for in the Greater York Planning Region data. The Northern planning region has the most acres of State parks and game lands with 89.6 acres per 1,000 persons. The Greater York planning region has 6.5 acres of State parks/game land per 1,000 people. The South Central planning region has no State park or State game land acreage.

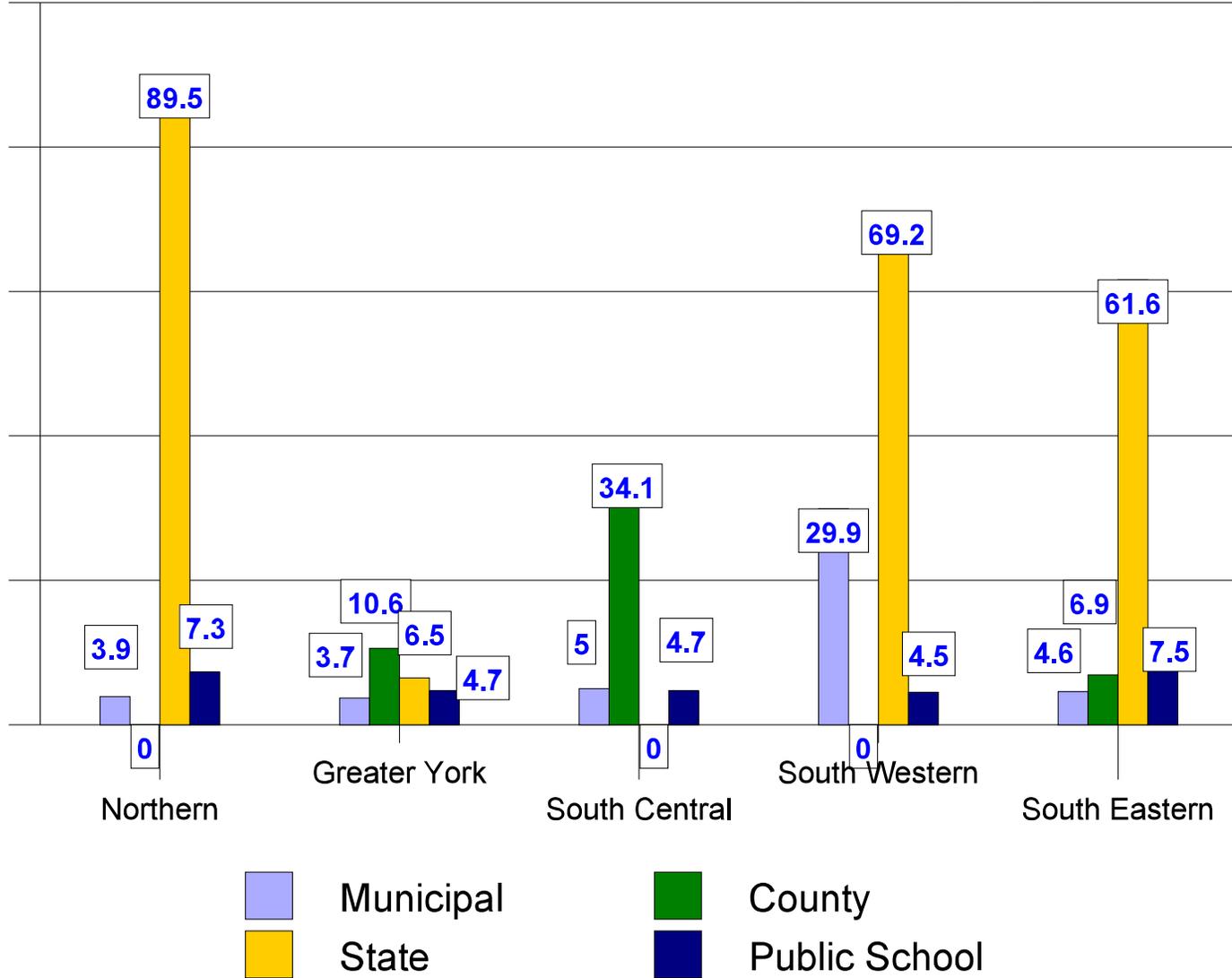


Sources: 2000 US Census and 2001 Municipal Survey

Total Open Space Acreage - Figure 22 essentially summarizes the data in this section by showing all of the data presented previously on one chart. This chart illustrates the diversity of park types that exist in York County by planning region, based on the results of a 2001 Municipal Survey. As stated previously, the municipal survey data was updated based on various information made available.

Figure 22

Park Land Acres per 1,000 Residents by Planning Region



Sources: 2000 US Census and 2001 Municipal Survey

Future Needs

All of the calculations in this section are based on population figures from the 2005 US Census estimates and on the inventory of existing municipal, County and State-owned lands as determined by a survey of municipalities in 2001. While it is important to assess current situations, planning for the future is as important. The establishment of an open space preservation benchmark is an effective means to track success. This will be discussed further in Chapter VIII.

Conclusion

Data from the 2001 municipal survey (and subsequent updates) yielded results that are presented in a variety of comparisons by planning region. Considering the aggregate of all the park and open space resources in the County, there is good diversity of park offering around the County. Later in the Action Plan (Chapter VIII), the open space preservation benchmark and tracking will be discussed. It will be important to support local efforts, including municipal parks, recreation and open space plans.

To conclude this chapter, it is important to acknowledge that the “contributors” to open space are not included in the assessments. Preserved farm land and natural areas, due to the private nature of ownership, are not included. These areas contribute to the larger vision of open space and greenways planning, but are not available for public use. The next chapter discusses contributors to open space.

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Chapter VI

Analysis of Existing Conditions and Opportunities for Open Space and Greenways in York County: Finding the Focus

Introduction

Within prior chapters of this *Plan*, emphasis has been placed on compiling the rich inventory of natural and manmade resources in York County and providing some comparisons on a planning region basis. This chapter, however, examines the inventory data and identifies opportunities for open space and greenways protection in York County.

It begins with a determination of open space protection focus areas and greenways in the County, the methodology of which is clearly explained. As emphasized in this chapter, ecological factors weigh heavily in the determination of focus areas and greenways. This chapter discusses the points concentrations that are the preliminary basis for the determination and presents mapping of the results.

Once the points concentrations are evident, further analysis is completed to present a more holistic picture of the key areas relevant to open space and greenways. The comprehensive analysis includes review of municipal comprehensive plans, zoning ordinances, County growth areas, and the York County Natural Areas Inventory (NAI). Tangential information that enriches this analysis is a review of the County new residential dwelling unit data and population figures and projections. Considering each of these elements as related to open space and greenways planning, protection and preservation enables a general evaluation of the vulnerability of the focus areas and greenways. Key findings in this section serve as a lead in to the tools and techniques and action plan which comprise subsequent chapters and will guide the implementation of the *Open Space and Greenways Plan*. The chapter continues with greenway planning in York County, considering specifically the Statewide greenway initiative, major greenway corridors and MEGA-greenways. Focusing on the Susquehanna Greenway, the varied initiatives that support that corridor are introduced.

Methodology

This section explains the methodology employed to identify the key areas of interest. First, the types of natural and man-made features used to determine the concentration and location of important features is presented. Next, the utilization of GIS is explained. Coverages of lands currently protected (local, County and State parks and game lands) and currently preserved by easement

(Farm and Natural Lands Trust of York County and the York County Agricultural Land Preservation Board) are added, as are York County Growth Areas. Lastly, the key open space and greenways areas are identified.

The types of natural and manmade resources used in the first step of the process outlined above are listed below in Table 17 - Data Layers and Assigned Point Values. Points for layers indicate an equal valuation of layers.

Table 17:	
Data Layers and Assigned Point Values	
Unique Features/Scenic Geology (buffered by 100 feet).....	1 point
Natural Areas Inventory.....	1 point
Named Streams (buffered by 50 feet).....	1 point
Lakes and Reservoirs.....	1 point
Prime Agricultural Soils (Classes 1,2 and 3).....	1 point
100-Year Floodplain.....	1 point
Steep Slopes (> 25%).....	1 point
Wetlands.....	1 point
Forested Areas.....	1 point
Important Birding Areas.....	1 point
Wellhead Protection Areas.....	1 point
Hydric Soils.....	1 point
Total Maximum Point Value	12 points

The layers of data that are factored into this analysis come from a variety of sources, each of which is briefly discussed below:

- ✓ Unique Features/Scenic Geology - coverage that includes individual natural features and areas that are unique due to their rareness, irregularities, aesthetic qualities or local significance. Source: Pennsylvania Department of Conservation and Natural Resources and Department of Environmental Protection, Pennsylvania Geologic Survey.

- ✓ Natural Areas Inventory - coverage that shows areas with plant and/or animal species of special concern. Source: The Nature Conservancy.
- ✓ Named Streams - coverage that shows the named streams in York County (buffered by 50 feet for purposes of this study). Source: Pennsylvania Gazetteer of Streams, Pennsylvania Department of Environmental Protection, United States Geologic Survey.
- ✓ Lakes and Reservoirs - coverage created by the York County Planning Commission.
- ✓ Prime Agricultural Soils - coverage depicts the occurrence of class 1, 2 and 3 soils. Source: United States Department of Agriculture - Natural Resource Conservation Service and York County Soil Survey.
- ✓ 100-Year Floodplain - coverage depicts areas of flat land adjacent to a river or stream that are considered at risk for flooding at least once every 100 years. Source: Federal Emergency Management Agency (FEMA).
- ✓ Steep Slopes - coverage shows areas with slopes greater than 25%. Source: United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS).
- ✓ Wetlands - coverage includes areas that are inundated or saturated by surface or groundwater including swamps, marshes, bogs and similar areas. Source: National Wetland Inventory, United States Fish and Wildlife Service.
- ✓ Forested Area - coverage depicts evergreen, mixed and deciduous forests using landset imagery. Source: www.pasda.psu.edu, Pennsylvania Gap Analysis Program.
- ✓ Important Birding Areas - coverage shows areas with outstanding habitat for birds. Source: PA Audubon.
- ✓ Wellhead Protection Areas - coverage depicts areas with wellhead protection plans in place. Source: York County Wellhead Protection Plan, Shrewsbury Borough Wellhead Protection Plan.
- ✓ Hydric Soils - coverages indicates areas with soils that are oxygen deficient, poorly drained and have a shallow water table due to frequent flooding, ponding or saturation. Source: United States Department of Agriculture-Natural Resource Conservation Service, York County Soil Survey.

Geographic Information Software (GIS), a computerized system by which natural features and boundaries are mapped, was utilized to analyze the data layers and their associated point values. By combining the 12 layers of data, areas of the County with the highest concentration of points or pertinent natural features and manmade resources were determined.

Each layer of data was assigned a point value of one (1) point. Considerable research and discussion led to the compilation of this list of layers, maintaining consistency with the other components of the *York County Comprehensive Plan*. The issue of assigning varying point values was also thoroughly deliberated in this process. Considerable discussion and review of examples of several other open space and greenways plans that employed a “weighted” points system in the establishment of point values were considered. The prevailing wisdom was that it was quite difficult

to justify weighting certain features and that the single point value for each layer was most logical for this purpose.

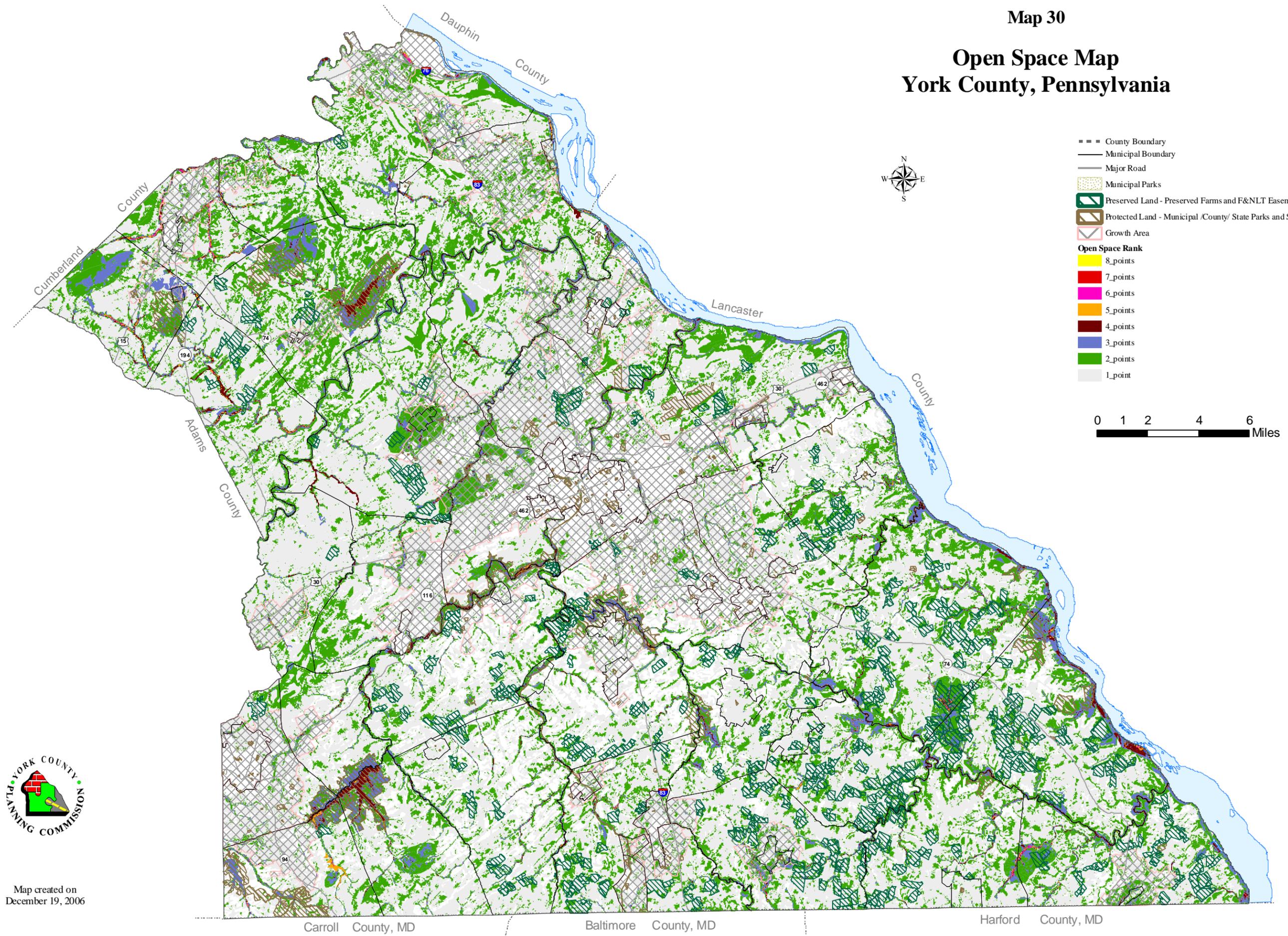
It was concluded that one (1) point per feature was the most equitable manner in which to proceed. All GIS individual layers were compiled to attain final point values. Based upon these calculations, the maximum point value found throughout the County contained eight (8) points. In most cases, the highest point values were locations which contained areas identified in the Natural Areas Inventory or as a unique feature/scenic geology. For ease of viewing and identification, those points were buffered by 1,000 feet on either side. Points concentrations are ranked by priority; this is discussed later in this section.

This was the first step in the identification of open space focus areas and greenways. Using this methodology, areas of priority emerged. This, however, is not meant to diminish the relevance of other areas with lesser point values, which also have significance. Since the point assignment is drawn from the information and data from other components of the *County Comprehensive Plan* (the *Natural Areas Inventory*, the *Water Resources Plan*, and the *Environmental Resources Inventory*), areas of lesser point value are addressed within those specific plans. This Open Space and Greenways Plan provides a comprehensive and coordinated view of those areas.

Map 30, York County Open Space Map, was the worksheet from which the following analysis was derived. By placing the points concentrations in the context of the areas in the County that are already “preserved” or “protected,” focus areas or key points of interest can be clearly recognized. To define the open space focus areas in York County, the findings of the mapping of the 12 data layers was placed into the context of currently preserved and protected land in the County (overlying coverages of lands preserved by the York County Agricultural Lands Preservation Board and by the Farm and Natural Lands Trust of York County, as well as the protected land coverage comprised of municipal, County and State parks and game lands). Additionally, it is interesting to include the growth areas in the determination.

The result is the establishment of the **York County Open Space Focus Areas and Greenways**. See Map 31. The intent was to highlight large, connected and contiguous areas where open space conservation would have the highest value. These focus areas were delineated by using the areas of highest points concentration and proximity of areas that were already preserved or protected. The areas with a “very high priority” open space rank (7-8 points), in most cases appear to be smaller parts of the larger focus areas, but this report emphasizes the importance of all features that contribute to the layering process. Areas of “high priority” (5-6 points) and “medium priority” (3-4 points) are also evident on the map. The boundaries of the focus areas are nebulous, intentionally so. The open space focus areas have been clipped to York County boundaries to ensure the accuracy of the data. Greenways are also outlined, using the same process but placing a greater emphasis on connectivity. Greenways will be discussed in more detail later in this chapter.

Open Space Map York County, Pennsylvania



- County Boundary
- Municipal Boundary
- Major Road
- ▨ Municipal Parks
- ▨ Preserved Land - Preserved Farms and F&NLT Easements
- ▨ Protected Land - Municipal /County/ State Parks and State Gamelands
- ▨ Growth Area

Open Space Rank

- 8_points
- 7_points
- 6_points
- 5_points
- 4_points
- 3_points
- 2_points
- 1_point

0 1 2 4 6 Miles



Map created on
December 19, 2006

Carroll County, MD Baltimore County, MD Harford County, MD

Focus Areas and Greenways Map York County, Pennsylvania

Greenways

- A** - Bennett Run Greenway
- B** - Conewago Creek Greenway
- C** - York City - Susquehanna River Connector Greenway
- D** - Codorus Creek Connector Greenway
- E** - Little Conewago Creek Greenway
- F** - Codorus Creek South Branch - Southern Greenway
- G** - Ebaugh's Creek Greenway
- H** - Fishing / Beaver Creeks Greenway
- I** - Muddy Creek Greenway

Focus Areas

- 1** - Susquehanna Riverside - North Focus Area
- 2** - Northwestern / Bermudian Creek Focus Area
- 3** - Northern Pinchot / Roundtop Focus Area
- 4** - Codorus Creek / Indian Rock Dam Focus Area
- 5** - Central County / East Branch Codorus and Reservoir Park Focus Area
- 6** - Southwestern Reservoirs / Codorus State Park Focus Area
- 7** - Southeastern County / Muddy Creek Focus Area
- 8** - Susquehanna Riverside - South Focus Area

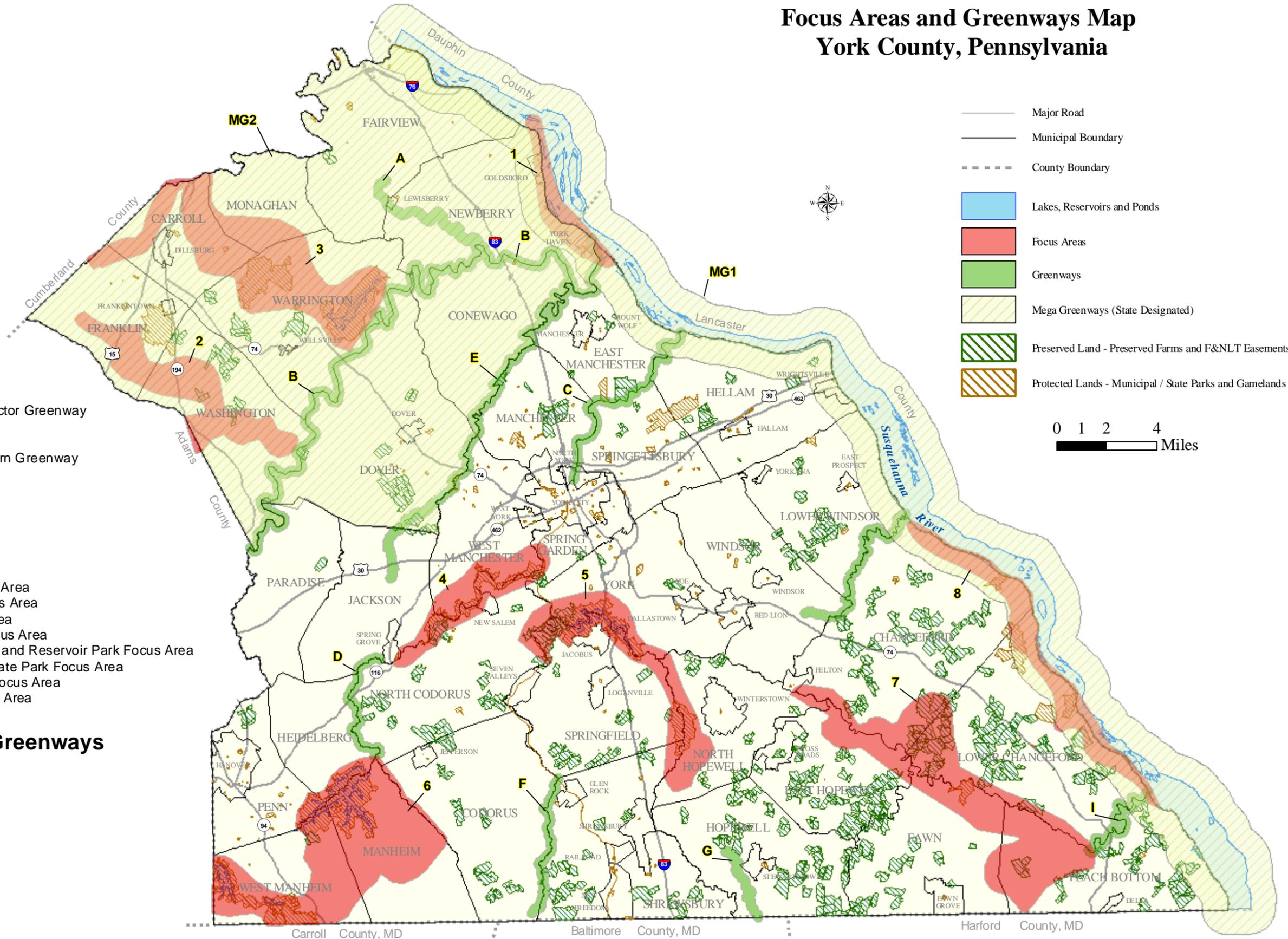
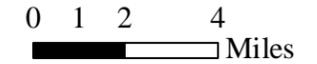
State Designated Mega Greenways

- MG1** - Susquehanna Greenway
- MG2** - PA Highlands



Map created on
December 19, 2006

- Major Road
- Municipal Boundary
- County Boundary
- Lakes, Reservoirs and Ponds
- Focus Areas
- Greenways
- Mega Greenways (State Designated)
- Preserved Land - Preserved Farms and F&NLT Easements
- Protected Lands - Municipal / State Parks and Gamelands



Findings

Where are the focus areas?

The initial analysis, based upon the findings of the GIS pointing exercise yielded eight (8) key areas on which to generate further discussion. The focus areas have been named to make each identifiable for analysis. Predominate features of the focus areas are incorporated into the titles for familiarity. The open space focus areas identified in this report are:

Susquehanna Riverside-North Area	Focus Area 1
Northwestern/Bermudian Creek Area	Focus Area 2
Northern Pinchot/Roundtop Area	Focus Area 3
Codorus Creek/Indian Rock Dam Area	Focus Area 4
Central County/East Branch Codorus and Reservoir Parks Area	Focus Area 5
Southwestern Reservoirs/Codorus State Park Area	Focus Area 6
Southeastern County/Muddy Creek Area	Focus Area 7
Susquehanna Riverside-South Area	Focus Area 8

For consistency, focus areas are presented by Planning Region, in the same order as above listed, utilizing the same titles and numbering throughout. To efficiently present the voluminous amount of data that contributes to the discussion and analysis of the key areas relevant to open space and greenways planning, a comparative fact sheet for each focus area has been prepared. The uniform format allows for the comprehensive exhibition of the data which is the basis for analysis. The maps in this section provide specific analytical information regarding each focus area and will prove useful in the greenway planning discussion later in this chapter. For clarity of the discussion and ease of use, this report examines each of the identified focus areas individually.

Where are the **greenways**?

A methodology similar to that used to identify open space focus areas was utilized to establish greenway opportunities. The same data layers, equivalent pointing system and GIS was utilized, however greenways were identified by isolating the areas with points concentrations of five (5) to seven (7) points, buffered by 1,000 feet on either side. Having done this, greenways of an ecological nature (some with limited public access) emerge. The initial analysis, based upon the findings of the GIS pointing exercise yielded nine (9) greenways. Also, like the focus area section, each greenway identified has been assigned a letter and given a title which incorporates a descriptive feature. The greenways are referenced consistently throughout. The greenways identified in this report are:

Bennett Run Greenway	Greenway A
Conewago Creek Greenway	Greenway B
York City-Susquehanna River Connector Greenway	Greenway C
Codorus Creek Connector Greenway	Greenway D
Little Conewago Creek Greenway	Greenway E
Codorus Creek South Branch-Southern Greenway	Greenway F
Ebaugh's Creek Greenway	Greenway G
Fishing/Beaver Creeks Greenway	Greenway H

Analysis of Open Space Focus Areas and Greenways

Many facets were included in the analysis of existing conditions and opportunities for open space and greenways in York County. Identifying the key areas of interest, as stated previously, was just the first step. This analysis places the open space focus areas and greenways into context by looking at municipal comprehensive plans and zoning ordinances of the municipalities in which the focus areas and greenways occur, as well as other components of the *York County Comprehensive Plan*. The *Growth Management Plan* and the *Natural Areas Inventory* components are especially important to consider as are data regarding new residential dwelling units and population. Each element that contributes to the analysis is now discussed.

Municipal Comprehensive Plan/Zoning Ordinance Review

This mapping and discussion has identified focus areas and greenways based upon the results of the GIS layering and proximity to preserved and protected land, but this analysis does not occur in a vacuum. It is very important to consider what tools are in place at the local municipal level, most specifically the municipal comprehensive plans and the zoning ordinances.

Municipal comprehensive plans, per the Pennsylvania Municipalities Planning Code (PA MPC), include a plan for land use which may include provisions for the amount, intensity, character and timing of land uses proposed for a variety of uses including community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, floodplains and other areas of special hazards or similar uses. Additionally, comprehensive plans must address the issues of the protection of natural and historic resources. Some of the natural resources highlighted for protection can include wetlands, woodlands, steep slopes and prime agricultural land. Given this description, it is evident how review of the municipal comprehensive plans is relevant to the analysis of open space and greenways in York County.

Zoning ordinances, per the PA MPC, are intended to promote coordinated and practical community development and proper density of population; preserve agricultural, scenic and historic values in the environment, as well as forests, wetlands, floodplains and aquifers. There are zoning techniques that are absolutely relevant to the discussion of open space and greenways planning that result in the protection of sensitive natural features.

The municipal comprehensive plans and zoning ordinances are effective tools in open space and greenways planning efforts. The applicability of these municipal plans is a significant factor in the analysis of the existing conditions and opportunities for open space and greenways in York County.

York County Growth Management Plan

The *Growth Management Plan* component of the *York County Comprehensive Plan* provides review of the overall growth management issues as related to planning in York County, as well as a mechanism for working with municipalities to determine the specific location, timing and pattern of future development through the delineation of growth areas. The purpose of the growth areas, per the *Growth Management Plan*, is “to establish ‘boundaries’ which separate areas that are appropriate for more urbanized uses and the extension of services and utilities from areas intended for rural and resource uses.” The establishment of growth area boundaries through York County then provides a logical basis for land use decision making, benefitting the municipal planning efforts and the County at large, including and not limited to directing development to appropriate lands within growth areas, thereby lessening the threat of destruction or alteration of important natural resource lands.

The York County Growth Areas are reviewed and amended as necessary. Consideration of the current Growth Management Map as part of the open space and greenways planning process is very insightful as establishment of growth areas is a result of integrated discussions of issues related to existing conditions, capacity analysis and development constraints. It is also important to state that the Growth Management Map is intended as a work in progress and will change as municipalities work with the County planning staff to determine final designations of growth and/or rural areas in York County. Future updates to this *Open Space and Greenways Plan* will consider the most current version of the Growth Management Map. Open space and greenways are considered an important aspect of both growth and rural areas in York County.

York County Natural Areas Inventory (NAI)

As discussed earlier, the *York County Natural Areas Inventory* (NAI) is a component of the *York County Comprehensive Plan*. Adopted in 1997 and amended in 2004, the document is compiled and written by the Pennsylvania Science Office of the Nature Conservancy. It contains comprehensive information on the locations of rare, threatened and endangered species, as well as information on the highest quality natural areas in York County. Intended as a conservation tool, the NAI also includes information on the managed areas, such as Federal, State, County and municipal lands, and private preserves. This information is valuable in determining where gaps occur in the protection of land with rare species, natural communities and locally significant habitats. The relevance of the NAI to open space and greenway planning in York County is significant and important to be included and considered.

New Residential Dwelling Units

Another interesting data set to consider in this analysis is the number of permits for new residential dwelling units recorded each year. Data regarding new residential dwelling units was reviewed, covering years 1995 to 2004, and trends over the ten (10) year period were observed. While these statistics are not the only gauge of development patterns and pressures, consultation of these figures is informative. Data exists for each municipality in York County; specific attention is paid to the municipalities in which focus areas and greenways are plotted.

Population Projections

Population projections peripherally contribute to the analysis of existing conditions and opportunities for open space and greenways. Population statistics are presented on a planning region basis. The very general nature of the population statistic discussion does not lend itself to specifics, but rather provides an overview of what has occurred and what is anticipated to occur in each planning region. This information is supplemental to the overall open space and greenway analysis.

Other Open Space and Greenways Planning Efforts

Supplementing the rich inventory from Chapter IV is a discussion of the planned greenway and open space projects. As shown on Map 29, there are 17 planned parks and six (6) planned greenways and trails (as of 4/27/05). These projects all have commitments of funding and/or are in various stages of construction.

Related Plans and Studies

As discussed earlier in this Plan, the findings of other studies and plans are relevant to the discussion of open space and greenways. These related plans include: the Feasibility Study for the York-Hanover Trolley Line, York County Transportation Plan, the Susquehanna Greenway, Pennsylvania State Recreation Plan 2004-2008, Pennsylvania Greenways: An Action Plan for Creating Connections, Codorus Creek Watershed Study for Ecosystem Restoration and the Lower Susquehanna Utility Lands Planning Project. Each of these plans were discussed in detail in the first chapter of this *Plan*.

Review of the municipal comprehensive plans, zoning ordinances, York County growth areas (2004), York County Natural Areas Inventory, new residential dwelling unit statistics, population projections and other planned open space and greenways projects contributes significantly to the analysis section of this Plan, to be sure. The discussion now shifts to the identification and description of the open space focus areas and, later in the chapter, greenways.

Open Space Planning in York County

This section of the analysis of open space and greenways is completed by Planning Region. Information regarding each focus area is presented on separate tables. The tables include general information about the focus area, as well as present the data used in analysis, i.e., comprehensive plans, zoning ordinances, York County growth areas, natural areas inventory, new residential dwelling building permit information and other information, including population projections. Descriptions of each open space focus area compliment and introduce the fact sheets as follows: (Please see the end of this chapter for all maps and tables referenced in this section.)

Northern Planning Region

The Northern Planning Region contains three (3) key open space focus areas as shown on the **Open Space Analysis Map - Northern Planning Region** and **Northern Planning Region Focus Areas and Greenways Map**, Maps 32 and 33, respectively.

- The ***Susquehanna Riverside-North Focus Area*** (Focus Area **1**) extends along the Susquehanna River from just north of Goldsboro south to the Conewago Creek. The area is along the Susquehanna River in which warm water fishes are a protected use. The river shore and floodplain forest contain plant species of concern. The northernmost area contains sites containing a string of “high priority” concentrations of natural features. The focus area traverses a County growth area and is contained in the larger, regional Susquehanna

Greenway. River access points include the Pennsylvania Fish and Boat Commission areas. See Table 18.

- The **Northwestern/Bermudian Creek Focus Area** (Focus Area 2) begins at the northwest tip of York County and stretches southward along the Bermudian Creek and its associated floodplains and wetlands to the Conewago Creek. The focus area is adjacent to a Pennsylvania State game land (#243) and the Mason-Dixon and Appalachian Trails. This focus area contains occurrences of areas ranked “very high” and “high priority” for open space protection. The Bermudian and Codorus Creeks are warm water fisheries. Per the *NAI*, animal species of special concern are found in this section of Bermudian Creek; maintenance of the forested stream buffer along the creek will help the species persist. See Table 19 at the end of this chapter.
- The **Northern Pinchot/Roundtop Focus Area** (Focus Area 3) is the largest focus area in the Northern Planning Region. Including the Yellow Breeches Creek (cold water fishes), this large focus area extends along Beaver Creek (warm water fishes) and is in a York County growth area (2004). The focus area includes Gifford Pinchot State Park and Pennsylvania State game land #242. Several natural areas and plant and animal species of concern, as listed in the *NAI*, are in the focus area. See Table 20 at the end of this chapter.

Greater York Planning Region

The Greater York Planning Region contains one (1) entire open space focus area and a portion of another, as shown on the **Open Space Analysis Map - Greater York Planning Region** and **Greater York Planning Region Focus Areas and Greenways Map**, Maps 34 and 35, respectively.

- The **Codorus Creek/Indian Rock Dam Focus Area** (Focus Area 4) follows the Codorus Creek (warm water fish protected stream use) and its associated floodplains and wetlands to the vicinity of Spring Grove. The southern part of the focus area borders a growth area (2004). The entire Army Corps of Engineers-owned Indian Rock Dam flood land and Indian Rock floodplain (a natural area that includes upland and bottomland forests) is included in the focus area, as is a portion of the York County Heritage Rail Trail County Park. See Table 21 located at the end of this chapter.

- The northernmost part of the **Central County/East Branch Codorus and Reservoir Parks Focus Area** (Focus Area **5**), is contained in this Planning Region. This part of the focus area includes the Codorus Creek (warm water and cold water fishes) and its associated floodplains and wetlands. Lakes Williams and Redman are major features in this focus area. The Lake Redman site, with its forested floodplain, is home to nesting black-crowned night herons. See Table 22.

South Western Planning Region

The South Western Planning Region contains one (1) focus area, as depicted on the **Open Space Analysis Map - South Western Planning Region** and **South Western Planning Region Focus Areas and Greenways Map**, Maps 36 and 37, respectively.

- The **Southwestern Reservoirs/Codorus State Park Focus Area** (Focus Area **6**) is a large area that contains all of the Codorus State Park area, the Codorus Creek West branch and main stem (high quality cold water fishes) and the Long Arm and Sheppard Myers reservoirs, as well as two (2) natural areas sites as listed in the *NAI*. The Codorus State Park has also been identified as an important bird area (IBA) by PA Audubon.

This focus area contains the only eight (8) point concentration, the highest identified in this analysis. Concentrations of “high” and “very high” priority areas follow the Codorus Creek West Branch. The Bandana Woods, a mixed hardwood forest, is home to a Pennsylvania-endangered plant species. The focus area surrounds the Hanover Borough, Penn and West Manheim Townships growth area (2004). The Long Arm Reservoir and Sheppard Myers Reservoir areas are both buffered by municipally-owned protected land. See Table 23.

South Central Planning Region

The South Central Planning Region also contains only a portion of one (1) focus area. It is shown on the **Open Space Analysis Map- South Central Planning Region** and **South Central Planning Region Focus Areas and Greenways Map**, Maps 38 and 39, respectively.

- The South Central Planning Region shares the **Central County/East Branch Codorus and Reservoir Parks Focus Area**, (Focus Area **5**), with the Greater York Planning region. This focus area includes Richard Nixon, William Kain and Spring Valley County Parks and some adjacent preserved farmland. The section of the Codorus Creek that forms the spine of the focus area is a high quality cold water fishery which connects to Spring Valley County Park. Per the *NAI*, Spring Valley Woods has a good occurrence of a Pennsylvania-threatened plant species in its forested stream valley. Survival of the species depends upon maintenance of

forest cover. The northwestern part of this focus area contains a small portion of, and is adjacent to, a growth area (2004). See Table 24.

South Eastern Planning Region

The South Eastern Planning Region contains two (2) focus areas. The **Open Space Analysis Map-South Eastern Planning Region** and **South Eastern Planning Region Focus Areas and Greenways Map**, Maps 40 and 41, show the location of the focus areas.

- The larger of the two (2) focus areas in the South Eastern Planning Region is the ***Southeastern County/Muddy Creek Focus Area*** (Focus Area **7**). This focus area essentially extends from the northwest to the south central points in the planning region along Muddy Creek and Rambo Run, including some natural area sites listed in the *NAI*. It also includes a State game land (#327) and preserved farmland and is adjacent to a growth area in the Delta/Peach Bottom area. See Table 24.
- The ***Susquehanna Riverside-South Focus Area*** (Focus Area **8**) extends along the Susquehanna River. The focus area traverses Chanceford and Lower Chanceford Townships and is part of the larger, regional Susquehanna Greenway. At the northern end of this narrow focus area is the Fishing Creek/Susquehanna River natural area site which is locally significant as an area of largely undisturbed forest and areas of abandoned farmland bounded by steep slopes. The focus area includes managed lands, State game lands #83 and #181 and Apollo County Park. The focus area is rich in sites listed in the *NAI*. River access points include York Furnace, Indian Steps, Lock 12 and Lock 15. Historic areas with public boat access are available at York Furnace and Indian Steps. The Mason-Dixon Trail is a resource in the area. See Table 25.

Summary of Focus Area Key Findings

Consider that the eight (8) focus areas of interest, as determined by this *Plan's* methodology, comprise a total of over 88,000 acres. In broad terms, the undeveloped portions of the focus areas make up 10% of the County's total acreage. Given that significance, some evaluation of the vulnerability of the area is appropriate.

As stated in the beginning of this Chapter, key areas were determined based upon the concentration, location, and types of natural and manmade resources and preserved/protected lands, but these are not the only elements that create the mosaic of York County. This section will attempt to evaluate the vulnerability of the identified focus areas by considering zoning classifications. Also accounted

for are County growth areas, population trends, new residential dwelling unit data and planned open space and greenways projects.

Let's begin with the **largest** focus area (6), the **Southwestern Reservoirs/Codorus State Park Focus Area**. 37% of the focus area is developed land (approximately 7,147 acres) and that includes approximately 3,300 acres that is Codorus State Park. A significant portion of the Southwestern Reservoirs/Codorus State Park Focus Area (6) is in West Manheim Township, which in 2002, registered 267 permits for new residential dwelling units (second only to Manchester Township which reported 272 new residential building permits for that same year).

A more detailed look at the municipal zoning ordinances, discussed previously in this Chapter, indicates a Natural Resources Conservation Overlay in Manheim Township and Conservation Zones in both Manheim and West Manheim Townships. The focus area is adjacent to County growth areas established in Penn and West Manheim Townships.

Population trends for the entire Southwestern Planning Region show a 10% increase between 1990 and 2000 (44,358). York County Planning Commission population projections for the region show a 4% increase (to 46,279) in 2010, increasing another 5% for a projected population of 48,550 in 2020.

It is important to add further discussion specific to West Manheim Township. The population of the Township has increased at a rate higher than projected. Per the 2000 US Census, there were 4,865 residents in the Township, with YCPC projections at 5,353 for 2010 and 5,820 for 2020. Per the West Manheim Township Comprehensive Plan, completed in 2005, a current population estimate for the Township, based on the 2000 US Census and new residential building permit data, is 6,350 (as of 3/2005).

There are two(2) open space/greenways planned for this region – 113 acres in West Manheim Township and 20 acres in Manheim Township – both are park projects.

The focus area with the **most undeveloped land** is focus area 2, **Northwestern/Bermudian Creek Focus Area**, with 82% of its land undeveloped. The focus area is in Franklin and Washington Townships. New residential building permits data recorded for the period 1995-2004 show that in 2004, Franklin Township recorded 31 permits for new residential development; Washington Township recorded six (6). Since 1995, Washington Township's number of new residential building permits has fluctuated, with an average of 16 new residential building permits per year (lowest 5 in 2003; highest 26 in 1997). Franklin Township peaked at 37 permits in 1990, with an average of 29 permits for new residential dwellings annually.

A study of the zoning in the municipalities contained in the focus area shows that Franklin Township has recently adopted its first Zoning Ordinance (11/2006). The Washington Township Zoning Ordinance includes woodland preservation and floodplain overlay zones and bonus provisions for cluster development. Focus area **2** is not adjacent to nor included in a York County growth area (2004).

A look at the population trends for the Northern Planning region show that from 1990 to 2000, the population of the entire region increased by 15%. Based on YCPC projections, the population of the Northern Planning region will increase an additional 27% from 2000 to 2020. As of April 2005, there are no new open space and greenway projects planned in this area.

Approaching this from another direction, the South Eastern Planning Region has shown the most significant increases in population in recent years. Between the years 1990 and 2000, the population of the Planning Region increased by 20%. York County Planning Commission projections for 2010 and 2020 indicate continued, significant increases. Based on those projections, the South Eastern Planning Region's population will increase 30% from 2000 to 2020. This is markedly higher than the 19% projected increase for York County as a whole for the same period. That said, attention is turned to the open space focus areas in the South Eastern Planning Region.

The South Eastern Planning Region contains two focus areas. Focus area **7**, the **Southeastern/Muddy Creek Focus Area** is the second-largest focus area in size with a total acreage of 19,194 acres. The focus area spans six (6) municipalities, so 2004 permit data for new residential dwellings for each was consulted. For the six (6) municipalities – Chanceford, Lower Chanceford, East Hopewell, North Hopewell, Fawn, Peach Bottom Townships – Peach Bottom Township reported the highest number of building permits for new residential dwellings (32) and North Hopewell Township reported the fewest (4).

A closer look at the municipal zoning ordinances document Conservation Zones and transfer of development rights in Fawn and Chanceford and East Hopewell Townships. Cluster development is permitted by special exception in East Hopewell Township. Focus area **7** is adjacent to a County growth area in Delta/Peach Bottom.

Focus Area **8**, **Susquehanna Riverside-South**, is also in the South Eastern Planning region. With a total acreage of 6,500 acres – 65% of which is undeveloped – the focus area is in Chanceford, Lower Chanceford, and Peach Bottom Townships. The 2004 new residential building permit data shows 31 permits for new residential dwellings in Chanceford Township, 15 permits in Lower Chanceford and 32 in Peach Bottom Township. (See Table 25 for more information).

Review of the Zoning Ordinance for Chanceford Township indicates an established Conservation Zone. Lower Chanceford's Zoning Ordinance also includes a Conservation District.

Focus area **8**, the Susquehanna Riverside-South area, is not included in or adjacent to any County growth areas. The focus area is a part of the greater Susquehanna Greenway initiative.

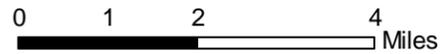
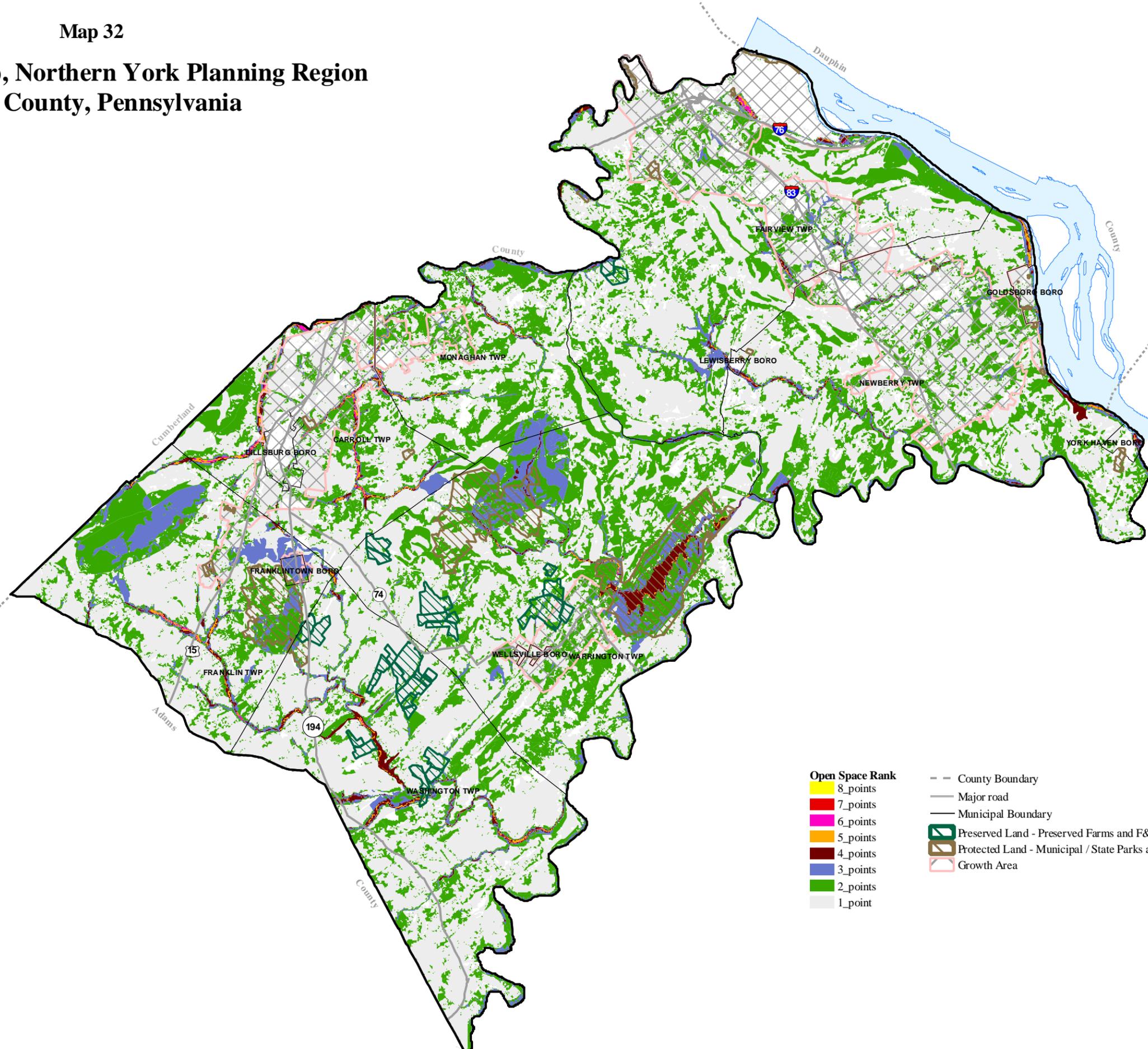
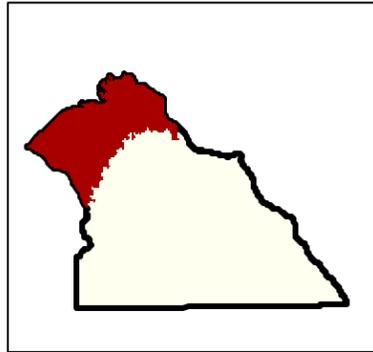
The focus areas discussed in this section have been presented in various ways to highlight different aspects of the analysis – the size of the focus area, the amount of undeveloped land within the focus area and the population trends for the region. The next section of this chapter addresses greenway planning in York County, including greenway identification and connectivity options.

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Open Space Map, Northern York Planning Region York County, Pennsylvania

Northern York Planning Region Location
in York County, Pennsylvania



- Open Space Rank**
- 8_points
 - 7_points
 - 6_points
 - 5_points
 - 4_points
 - 3_points
 - 2_points
 - 1_point

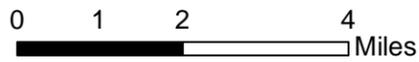
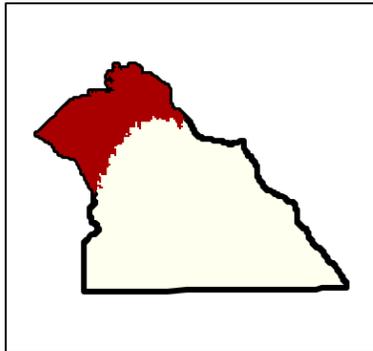
- County Boundary
- Major road
- Municipal Boundary
- Preserved Land - Preserved Farms and F&NLT Easements
- Protected Land - Municipal / State Parks and State Gamelands
- Growth Area



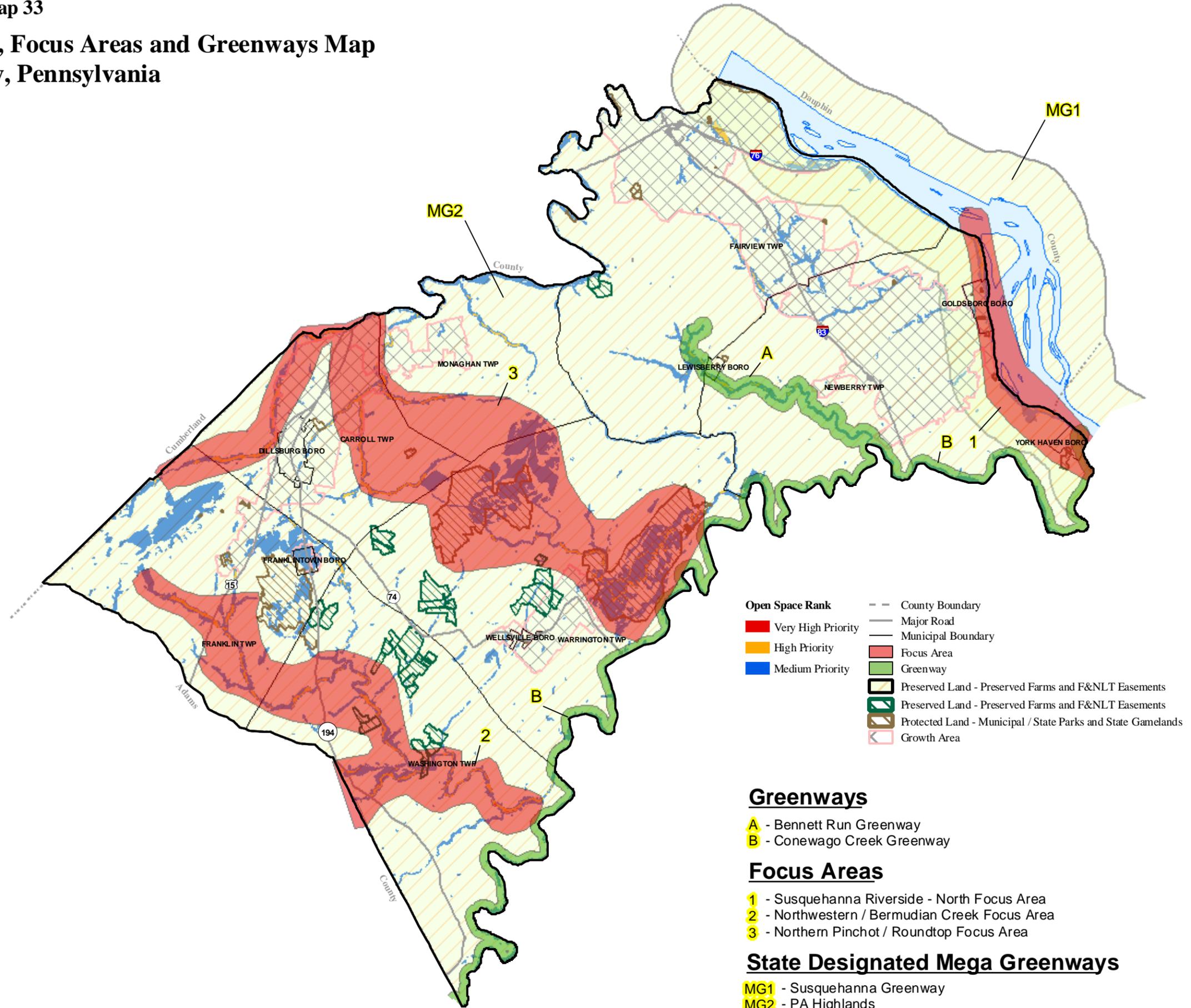
Map 33

Northern York Planning Region, Focus Areas and Greenways Map
York County, Pennsylvania

Northern York Planning Region Location
in York County, Pennsylvania



Map created on
December 19, 2006



Open Space Rank	--- County Boundary
Very High Priority	— Major Road
High Priority	— Municipal Boundary
Medium Priority	Focus Area
	Greenway
	Preserved Land - Preserved Farms and F&NLT Easements
	Preserved Land - Preserved Farms and F&NLT Easements
	Protected Land - Municipal / State Parks and State Gamelands
	Growth Area

Greenways

- A** - Bennett Run Greenway
- B** - Conewago Creek Greenway

Focus Areas

- 1** - Susquehanna Riverside - North Focus Area
- 2** - Northwestern / Bermudian Creek Focus Area
- 3** - Northern Pinchot / Roundtop Focus Area

State Designated Mega Greenways

- MG1** - Susquehanna Greenway
- MG2** - PA Highlands

Table 18: Focus Area 1 - Susquehanna Riverside- North
Fact Sheet

General Information	Comprehensive Plan	Zoning Ordinance (within focus area)	County Growth Area (2004)	York County Natural Areas Inventory	New Residential Dwelling Units Permits (1995-2004) high and low figures are listed for each municipality	Other Open Space and Greenways Planning Efforts	Other Information						
<p>Total Focus Area Acreage 2,154 acres</p> <ul style="list-style-type: none"> • 40% undeveloped • 45% developed • 15% "other" <p>Municipalities included in the focus area:</p> <ul style="list-style-type: none"> • East Manchester Township • Goldsboro Borough • Newberry Township • York Haven Borough 	<p>East Manchester Township (12/2005)</p> <ul style="list-style-type: none"> • includes environmental proposal to preserve woodlands, steep slopes, stream valleys; enforce restricted development on floodplains; encourage watershed association and zoning to protect agriculture <p>Goldsboro Borough (11/1987)</p> <ul style="list-style-type: none"> • encourages future land use pattern including conservation; Fishing Creek protected and wooded area remaining intact; no development on floodplains <p>Newberry Township (6/2004)</p> <ul style="list-style-type: none"> • recommends environmental protection area overlays which would include floodplain, wetland and slope overlay districts <p>York Haven Borough</p> <ul style="list-style-type: none"> • no comprehensive plan 	<p>East Manchester Township</p> <ul style="list-style-type: none"> • Industrial Zone- Brunner's Island <p>Goldsboro Borough</p> <ul style="list-style-type: none"> • Conservation District- to conserve open space, water supply sources, woodland, wildlife, other natural areas including steeply sloped, stream valleys, water and wooded areas • Residential/Agricultural Zone- cluster development permitted <p>Newberry Township</p> <ul style="list-style-type: none"> • Zoning Ordinance includes steep slopes, stream, surface water and wetland protection ; sensitive environmental features overlay and flood protection overlay; Rural Resource Zone is subject to conservation subdivision design overlay <p>York Haven Borough</p> <ul style="list-style-type: none"> • no zoning ordinance 	<ul style="list-style-type: none"> • focus area traverses a York County Growth Area in the vicinity of Goldsboro Borough 	<p>East Manchester Township</p> <ul style="list-style-type: none"> • Susquehanna River- locally significant, recreation and scenic importance • Conewago Creek at York Haven - 2 animal species of special concern, both requiring wetland habitat and shallow water <p>Newberry Township</p> <ul style="list-style-type: none"> • Plainfield Rivershore - floodplain forest along Susquehanna River, mixed hardwood canopy 	<p>East Manchester Township 205 (2004) 35 (1995)</p> <p>Goldsboro Borough 10 (1995) 0 (1996, 2000, 2002, 2003)</p> <p>Newberry Township 159 (1996) 65 (2004)</p> <p>York Haven Borough 2 (1998, 2002) 0 (1995-1997, 1999-2001, 2003-2004)</p>	<p>East Manchester Township</p> <ul style="list-style-type: none"> • 26 acres planned for park <p><i>Focus area is part of the larger, regional Susquehanna Greenway Initiative.</i></p>	<ul style="list-style-type: none"> • focus area (1) is the smallest in size of the eight identified in this Plan • focus area (1) has the closest balance between developed and undeveloped land (45% and 40% respectively) • focus area (1) includes York Haven Borough and part of Goldsboro Borough; contributes to the percentage of developed land and higher percentage of "other" including roads. • the northernmost area of the site contains a string of "high priority" areas • Susquehanna River access points include PA Fish and Boat Commission areas <p align="center">Population Data Northern York Planning Region (* YCPC projections)</p> <table border="0"> <tr> <td>2000</td> <td>51,917</td> </tr> <tr> <td>2010*</td> <td>58,586</td> </tr> <tr> <td>2020*</td> <td>65,117</td> </tr> </table>	2000	51,917	2010*	58,586	2020*	65,117
2000	51,917												
2010*	58,586												
2020*	65,117												

**Table 19: Focus Area 2 - Northwestern/Bermudian Creek Area
Fact Sheet**

General Information	Comprehensive Plan	Zoning Ordinance	County Growth Area (2004)	York County Natural Areas Inventory	New Residential Dwelling Units (1995-2004) high and low figures are listed for each municipality	Other Open Space and Greenways Planning Efforts	Other Information and Population Data						
<p>Total Focus Area Acreage 8,486 acres</p> <ul style="list-style-type: none"> • 82% undeveloped • 13% developed • 5% "other" <p>Municipalities included in the focus area:</p> <ul style="list-style-type: none"> • Franklin Township • Washington Township 	<p>Franklin Township (Northern York County Region Comprehensive Plan, 1/2005)</p> <ul style="list-style-type: none"> • recommends a watershed management plan • Sensitive lands analysis including wetlands, steep slopes, water bodies and stream corridors; secondary areas include buildable areas in woodlands, groundwater recharge areas, prime farmland and riparian buffers • Environmental site planning standards • agricultural preservation and forestry conservation <p>Washington Township (1975) - update underway</p> <ul style="list-style-type: none"> • stream valley and scenic vista preservation • natural amenities to be conserved include large wooded areas, stream banks, steep slopes 	<p>Franklin Township</p> <ul style="list-style-type: none"> • Zoning Ordinance recently adopted <p>Washington Township</p> <ul style="list-style-type: none"> • 100-year Flood Plain • Woodland Preservation Zone- to protect heavily-wooded areas of the Township • Rural Residential Zone with sliding scale; cluster development option 	<ul style="list-style-type: none"> • focus area is not adjacent to and does not include a County Growth Area 	<p>Washington Township</p> <ul style="list-style-type: none"> • Bermudian Creek at T809- 2 animal species of special concern; both require clean, freely moving water 	<p>Franklin Township 38 (1998) 19 (2001)</p> <p>Washington Township 26 (1997) 5 (1999)</p>	<p>none indicated at the time of this report</p>	<ul style="list-style-type: none"> • Focus area (2) is the focus area with the most undeveloped land (82%) • Focus area (2) is adjacent to the Appalachian Trail and PA State game land #243 <p>Population Data Northern York Planning Region (* YCPC projections)</p> <table border="0"> <tr> <td>2000</td> <td>51,917</td> </tr> <tr> <td>2010*</td> <td>58,586</td> </tr> <tr> <td>2020*</td> <td>65,117</td> </tr> </table>	2000	51,917	2010*	58,586	2020*	65,117
2000	51,917												
2010*	58,586												
2020*	65,117												

**Table 20: Focus Area 3 - Northern Pinchot/Roundtop Area
Fact Sheet**

General Information	Comprehensive Plan	Zoning Ordinance (within the focus area)	County Growth Area(2004)	York County Natural Areas Inventory	New Residential Dwelling Units (1995-2004) high and low figures are listed for each municipality	Other Open Space and Greenways Planning Efforts	Other Information and Population Data						
<p>Total Focus Area Acreage 17,276 acres</p> <ul style="list-style-type: none"> • 54% undeveloped • 41% developed • 5% "other" <p>Municipalities included in the focus area:</p> <ul style="list-style-type: none"> • Carroll Township • Monaghan Township • Warrington Township • Wellsville Borough 	<p>Carroll Township (Northern York County Region Comprehensive Plan, 1/2005)</p> <ul style="list-style-type: none"> • recommends a watershed management plan • Sensitive lands analysis including wetlands, steep slopes, water bodies and stream corridors; secondary areas include buildable areas in woodlands, groundwater recharge areas, prime farmland and riparian buffers • Environmental site planning standards • agricultural preservation and forestry conservation <p>Monaghan Township (2000)</p> <ul style="list-style-type: none"> • protection of environmentally- sensitive areas including woodlands, agricultural resources • buffering of stream corridors • greenway network along Yellow Breeches Creek <p>Warrington Township (6/2006))</p> <ul style="list-style-type: none"> • conservation and rural agricultural areas • limit development in environmentally-sensitive areas including steep slopes, flood plains, prime ag lands • encourages low-density development <p>Wellsville Borough (6/1986)</p> <ul style="list-style-type: none"> • conservation and open space-reserve land not suitable for development including steep slopes, poor drainage, rocky soils and woodlands; ensure future water supply sources 	<p>Carroll Township</p> <ul style="list-style-type: none"> • Agricultural/Conservation • Residential Agricultural Zones • Unique and sensitive features <p>Monaghan Township</p> <ul style="list-style-type: none"> • Rural Residential, Residential and Conservation Zones • Rural Residential allows clusters with density bonus and flexible design standards; minimum lot area is 5 acres <p>Warrington Township</p> <ul style="list-style-type: none"> • Conservation Zone- to protect open space, water supply sources, woodland areas and wildlife- low density development • Rural Agriculture Zone - low density development encouraged <p>Wellsville Borough</p> <ul style="list-style-type: none"> • no zoning ordinance 	<ul style="list-style-type: none"> • contains portions of growth areas 	<p>Carroll Township</p> <ul style="list-style-type: none"> • Yellow Breeches Creek site- 2 species of special concern; both plant species threatened by pollution, excessive sedimentation and impoundment <p>Monaghan Township</p> <ul style="list-style-type: none"> • Nells Hill Swamp Natural Area - locally significant for rich diversity of wetland flora; 1 animal and 2 plant species of special concern; partially within state game land #242 <p>Warrington Township and Wellsville Borough</p> <ul style="list-style-type: none"> • Nells Hill Swamp Natural Area (above) • Straight Hill Woods - open forest cover/mixed hardwoods • Straight Hill Site - upland and bottomland forests; early successional forests, old fields; PA endangered animal and several PA endangered plant species • Gifford Pinchot State Park and State game land #242- managed areas 	<p>Carroll Township 53 (1997) 23 (2004)</p> <p>Monaghan Township 41 (2001) 12 (1996, 1997)</p> <p>Warrington Township 32 (1999, 2003) 11 (2002, 2004)</p> <p>Wellsville Borough 1 (2000) 0 (1995-1999, 2001-2004)</p>	<p>none indicated at the time of this report</p>	<ul style="list-style-type: none"> • Focus area (3) has a total of 17,276 acres, 41% of which is "developed," i.e., 6,192 of the total 7,109 acres in "developed" land is in the form of State game land #242 and Gifford Pinchot State Park • Yellow Breeches Creek- cold water fishes • Beaver Creek- warm water fished <p>Population Data Northern York Planning Region (* YCPC projections)</p> <table border="1"> <tr> <td>2000</td> <td>51,917</td> </tr> <tr> <td>2010*</td> <td>58,586</td> </tr> <tr> <td>2020*</td> <td>65,117</td> </tr> </table>	2000	51,917	2010*	58,586	2020*	65,117
2000	51,917												
2010*	58,586												
2020*	65,117												

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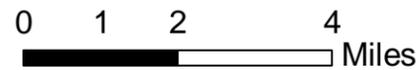
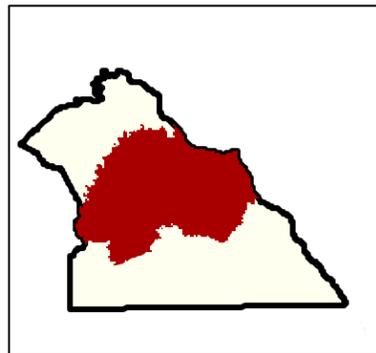
Open Space Map, Greater York Planning Region York County, Pennsylvania

Open Space Rank

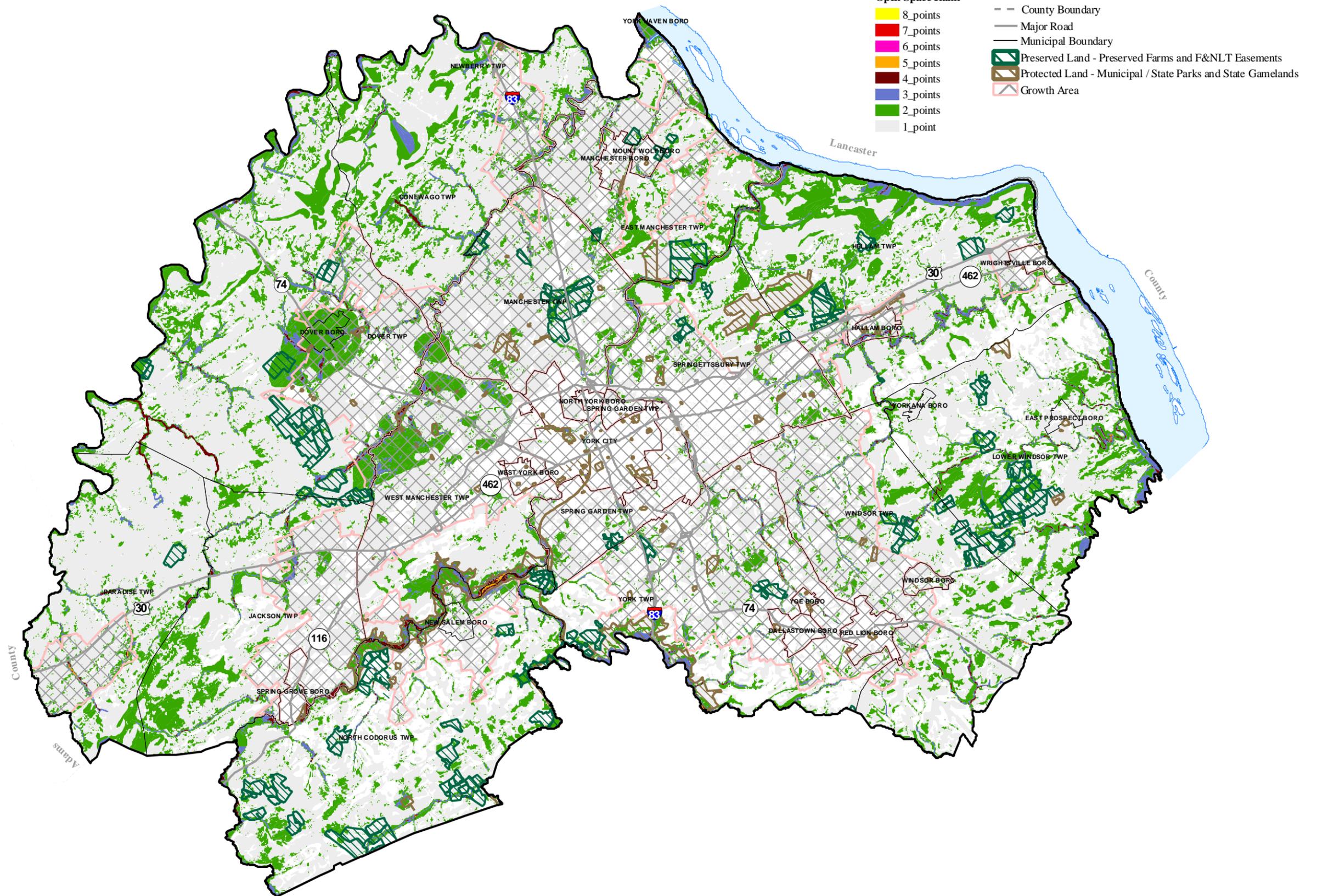
- 8_points
- 7_points
- 6_points
- 5_points
- 4_points
- 3_points
- 2_points
- 1_point

- County Boundary
- Major Road
- Municipal Boundary
- Preserved Land - Preserved Farms and F&NLT Easements
- Protected Land - Municipal / State Parks and State Gamelands
- Growth Area

Greater York Planning Region Location in York County, Pennsylvania



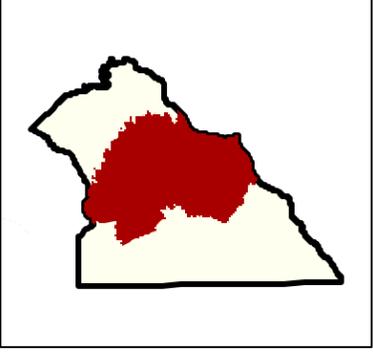
Map created on
December 19, 2006



Map 35 Greater York Planning Region, Focus Areas and Greenways Map York County, Pennsylvania

- | | |
|--|--|
| Open Space Rank | --- Municipal Boundary |
| Very High Priority | — Municipal Boundary |
| High Priority | — Municipal Boundary |
| Medium Priority | ■ Focus Area |
| | ■ Greenway |
| | ■ Mega Greenways (State Designated) |
| | ■ Preserved Land - Preserved Farms and F&NLT Easements |
| | ■ Protected Land - Municipal / State Parks and State Gamelands |
| | ■ Growth Area |

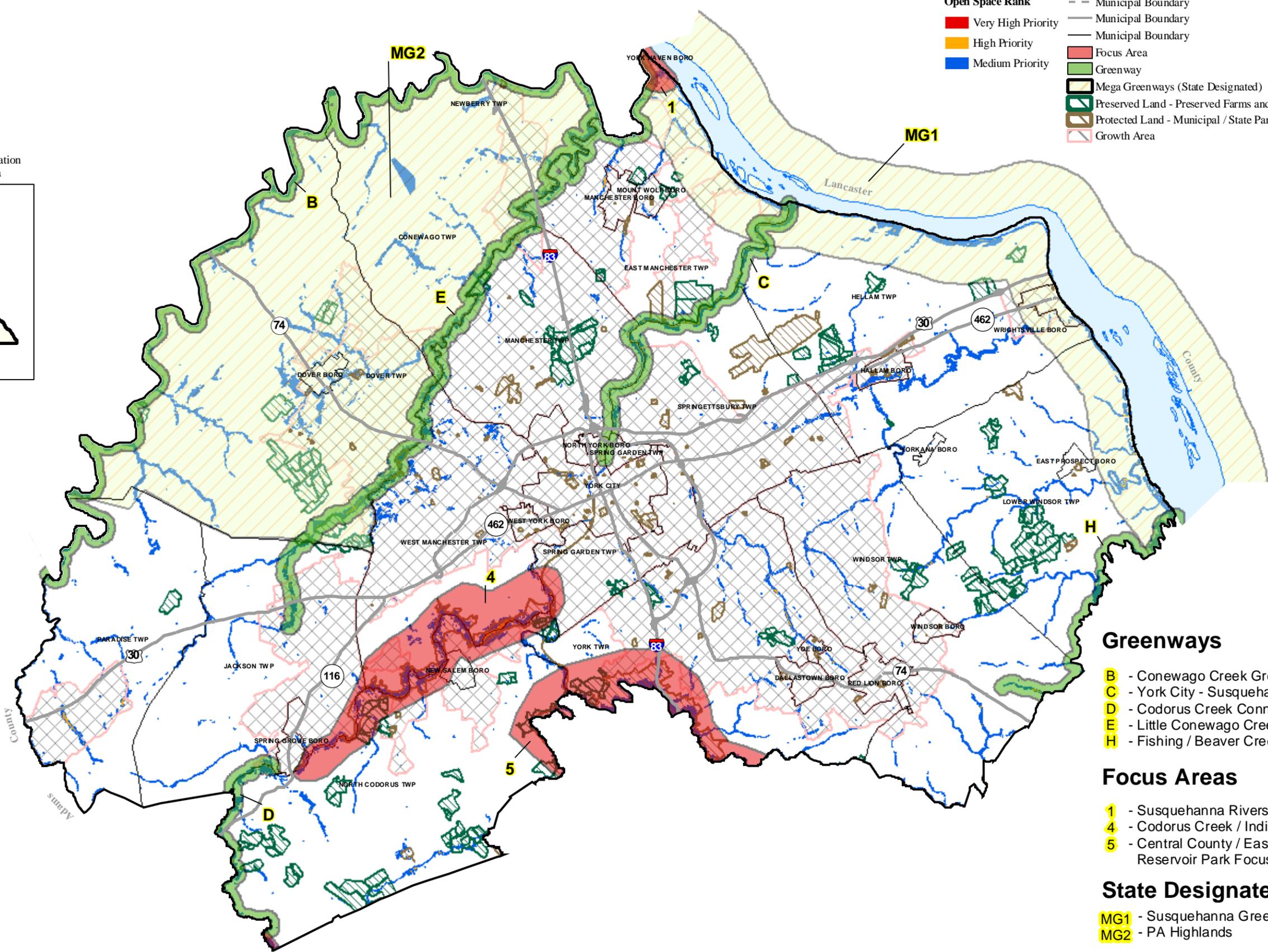
Greater York Planning Region
in York County, Pennsylvania



0 1 2 Miles



Map created on
December 19, 2006



Greenways

- B** - Conewago Creek Greenway
- C** - York City - Susquehanna Connector Greenway
- D** - Codorus Creek Connector Greenway
- E** - Little Conewago Creek Greenway
- H** - Fishing / Beaver Creeks Greenway

Focus Areas

- 1** - Susquehanna Riverside - North Focus Area
- 4** - Codorus Creek / Indian Rock Dam Focus Area
- 5** - Central County / East Branch Codorus and Reservoir Park Focus Area

State Designated Mega Greenways

- MG1** - Susquehanna Greenway
- MG2** - PA Highlands

**Table 21: Focus Area 4 - Codorus Creek/Indian Rock Dam
Fact Sheet**

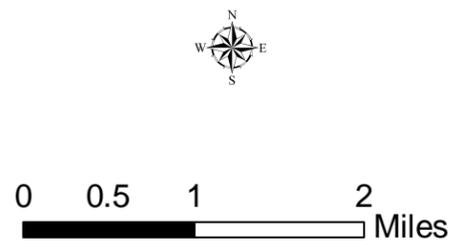
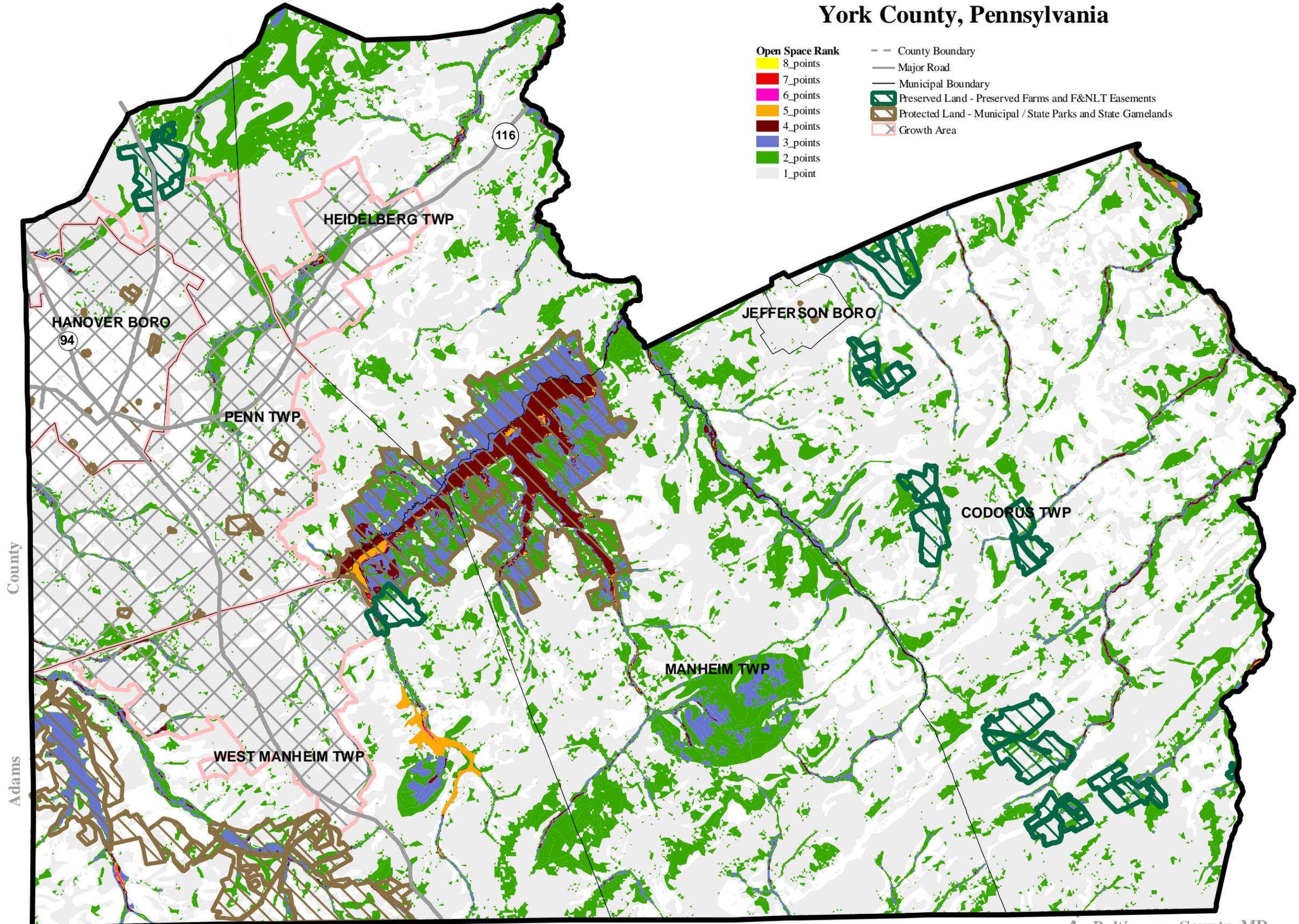
General Information	Comprehensive Plan	Zoning Ordinance (within the focus area)	County Growth Area (2004)	York County Natural Areas Inventory	New Residential Dwelling Units (1995-2004) high and low figures are listed for each municipality	Other Open Space and Greenways Planning Efforts	Other Information and Population Data						
<p>Total Focus Area Acreage 6,016 acres</p> <ul style="list-style-type: none"> • 51% undeveloped • 44% developed • 5% "other" <p>Municipalities included in the focus area:</p> <ul style="list-style-type: none"> • Jackson Township • New Salem Borough • North Codorus Township • Spring Garden Township • West Manchester Township 	<p>Jackson Township (9/2006)</p> <ul style="list-style-type: none"> • FINAL document not yet received by YCPC <p>New Salem Borough (5/1984)</p> <ul style="list-style-type: none"> • preservation of open space along streams and natural drainage ways <p>North Codorus Township (2/1997)</p> <ul style="list-style-type: none"> • Environmental Protection Initiative - protecting surface and groundwater resources, steep slopes and woodlands; EACs, land use controls, environmental assessments • rural growth areas <p>Spring Garden Township (11/2001)</p> <ul style="list-style-type: none"> • Broad Street and Tyler Run Greenways • open space conservation areas (wetlands, aquifer recharge zones, steep slopes, woodlands, floodplains; also includes Heritage Rail Trail County Park and golf courses <p>West Manchester Township (11/1978)</p> <ul style="list-style-type: none"> • resource protection in areas underlain with limestone and dolomite and those subject to flooding 	<p>Jackson Township</p> <ul style="list-style-type: none"> • agricultural zone within focus area <p>New Salem Borough</p> <ul style="list-style-type: none"> • single family residential zone; low density • mixed use <p>North Codorus Township</p> <ul style="list-style-type: none"> • Rural Agricultural Conservation Zone; maximum 25% of parcel to be subdivision or development • Agricultural Protection Districts; maximum 20% to be subdivision or development • Residential low density • Highway Commercial zone <p>Spring Garden Township</p> <ul style="list-style-type: none"> • 100-year Flood Plain • Open Space conservation • Residential-Suburban (R1) Zone <p>West Manchester Township</p> <ul style="list-style-type: none"> • 100-year Flood Overlay • Agriculture Zone-maximum 1 lot per 25 acres • Open Space Zone • Light Industrial Zone • Historical Zone (overlay) • R3 and R5 Zones • I3 General Industrial Zone • Quarry Zone 	<ul style="list-style-type: none"> • adjacent to County Growth Areas in New Salem Borough, North Codorus Township, Spring Garden Township and Spring Grove Borough 	<p>Jackson Township</p> <ul style="list-style-type: none"> • US Army Corps/Indian Rock Dam Flood Land- managed area <p>North Codorus Township and New Salem Borough</p> <ul style="list-style-type: none"> • US Army Corps/Indian Rock Dam Flood Land- managed area • Indian Rock Flood Plain-upland and bottomland forests adjacent to West Branch of Codorus Creek; floodplain is excellent habitat for amphibians <p>West Manchester Township</p> <ul style="list-style-type: none"> • Indian Rock Floodplain (above) • US Army Corps/Indian Rock Dam Flood Land- managed area (above) 	<p>Jackson Township 40 (2004) 13 (2001)</p> <p>New Salem Borough 1 (1996, 1999, 2004) 0 (1995, 1997-98, 2000-03)</p> <p>North Codorus Township 50 (1998) 5 (2004)</p> <p>Spring Garden Township 38 (2001) 8 (2000)</p> <p>West Manchester Township 232 (1998) 59 (1997)</p>	<p>none indicated at the time of this report</p>	<ul style="list-style-type: none"> • a portion of the York County Heritage Rail Trail County Park is included in the focus area <p>Population Data Greater York Planning Region (* YCPC projections)</p> <table border="1"> <tr> <td>2000</td> <td>233,780</td> </tr> <tr> <td>2010*</td> <td>260,733</td> </tr> <tr> <td>2020*</td> <td>280,539</td> </tr> </table>	2000	233,780	2010*	260,733	2020*	280,539
2000	233,780												
2010*	260,733												
2020*	280,539												

**Table 22: Focus Area 5 - Central County/East Branch Codorus and Reservoir Parks
Fact Sheet**

General Information	Comprehensive Plan	Zoning Ordinance (within the focus area)	County Growth Area (2004)	York County Natural Areas Inventory (NAI)	New Residential Dwelling Units (1995-2004)	Other Open Space and Greenways Planning Efforts	Other Information and Population Data												
<p>Total Focus Area Acreage 9,770 acres</p> <ul style="list-style-type: none"> • 60% undeveloped • 35% developed • 5% "other" <p>Municipalities included in the focus area:</p> <ul style="list-style-type: none"> • North Codorus Township • North Hopewell Township • Shrewsbury Township • Springfield Township • York Township 	<p>North Codorus Township (2/1997)</p> <ul style="list-style-type: none"> • Environmental Protection Initiative - protecting surface and groundwater resources, steep slopes and woodlands; EACs, land use controls, environmental assessments • rural growth areas <p>North Hopewell Township (12/2003)</p> <ul style="list-style-type: none"> • Conservation Area to protect and preserve areas with natural geologic features • Open Space Area to conserve areas including steep slopes, stream valleys, floodplains, and water supplies <p>Shrewsbury Township (Official Comprehensive Plan-Southern York County Region, 2000)</p> <ul style="list-style-type: none"> • protect sensitive and scenic and important natural features (floodplains, steep slopes, wetlands, woodlands, wildlife habitats) • Transfer of Development Rights (TDR) • Environmental Advisory Councils (EAC) <p>Springfield Township (1/1996)</p> <ul style="list-style-type: none"> • Resource Protection Areas- stream valleys, bottom land, steep slopes, woodlands • Conservation area- South Branch Codorus Creek • Floodplain Zoning • Transfer of Development Rights(TDR) • stormwater management • several greenways outlined <p>York Township (7/2003)</p> <ul style="list-style-type: none"> • environmental conditions and concerns include steep slopes, prime agriculture lands, preserved farmland, floodplains, wetlands and water sources. 	<p>North Codorus Township</p> <ul style="list-style-type: none"> • Rural Agricultural Conservation Zone; maximum 25%of parcel to be subdivision or development • Agricultural Protection Districts; maximum 20% to be subdivision or development • Residential low density • Highway Commerical zone <p>North Hopewell Township</p> <ul style="list-style-type: none"> • Agricultural and Conservation Zones; sliding scale with maximum lot size for residential dwelling units <p>Shrewsbury Township</p> <ul style="list-style-type: none"> • TDR-receiving Overlay Zone • Agricultural District-sliding scale; TDR sending area <p>Springfield Township</p> <ul style="list-style-type: none"> • Conservation District-sliding scale; TDR sending area • Residential Open Space District-TDR receiving area; base density= 1 unit per acre • Agricultural District-sliding scale; TDR receiving area <p>York Township</p> <ul style="list-style-type: none"> • Farming and Open Space District- to protect and stabilize agriculture; maximum density of one dwelling unit per acre 	<ul style="list-style-type: none"> • contains portions of a York County Growth Area in York Township • portions of a York County Growth Area in Springfield Township in the vicinity of Jacobus Borough 	<p>North Codorus Township</p> <ul style="list-style-type: none"> • Codorus Creek main stem <p>North Hopewell Township</p> <ul style="list-style-type: none"> • Spring Valley County Park-managed area • East Branch, Codorus Creek-high quality/cold water fishery • Spring Valley Woods -good occurrence of uncommon or rare animal species which requires wetland habitat with shallow water • Rehmeyer Hollow- good occurrence of uncommon or rare animal species which requires wetland habitat with shallow water <p>Shrewsbury Township</p> <ul style="list-style-type: none"> • Spring Valley County Park • East Branch, Codorus Creek-high quality/cold water fishery <p>Springfield Township</p> <ul style="list-style-type: none"> • Richard M. Nixon and William Kain County Parks, Lake Redman site-managed areas • Spring Valley Woods (above) • East Branch Codorus Creek (above) 	<p>high and low figures are listed for each municipality</p> <p>North Codorus Township 52 (2000) 5 (2004)</p> <p>North Hopewell Township 32(1996) 4 (2004)</p> <p>Shrewsbury Township 68 (2002) 14 (1997)</p> <p>Springfield Township 219 (2004) 7 (2000)</p> <p>York Township 327 (2003) 132 (1998)</p>	<ul style="list-style-type: none"> • Hollow Creek Greenway • Springfield Township Road C hiking/biking trail • Springfield Township Comprehensive Plan indicates the following: Hollow Creek Greenway, Beck Road Greenway, Club Farm Road/Ore Road/Union Church Road Greenway, Potosi/Park Road Greenway, Spring Valley Park/Lake Redman Greenway 	<ul style="list-style-type: none"> • a portion of the York County Heritage Rail Trail County Park is included in the focus area • Lakes Williams and Redman are prominent features in this focus area <p><i>Focus area (5) is located in two planning regions.</i></p> <p>Population Data Greater York Planning Region (* YCPC projections)</p> <table border="1"> <tr> <td>2000</td> <td>233,780</td> </tr> <tr> <td>2010*</td> <td>260,733</td> </tr> <tr> <td>2020*</td> <td>280,539</td> </tr> </table> <p>South Central Planning Region (*YCPC projections)</p> <table border="1"> <tr> <td>2000</td> <td>31,305</td> </tr> <tr> <td>2010*</td> <td>34,513</td> </tr> <tr> <td>2020*</td> <td>37,755</td> </tr> </table>	2000	233,780	2010*	260,733	2020*	280,539	2000	31,305	2010*	34,513	2020*	37,755
2000	233,780																		
2010*	260,733																		
2020*	280,539																		
2000	31,305																		
2010*	34,513																		
2020*	37,755																		

Open Space Map, Southwest Planning Region York County, Pennsylvania

- Open Space Rank**
 - 8_points
 - 7_points
 - 6_points
 - 5_points
 - 4_points
 - 3_points
 - 2_points
 - 1_point
- County Boundary
- Major Road
- Municipal Boundary
- Preserved Land - Preserved Farms and F&NLT Easements
- Protected Land - Municipal / State Parks and State Gamelands
- Growth Area



Map created on December 19, 2006

County
Adams

Carroll County, MD

Baltimore County, MD

Map 37
Southwest Planning Region, Focus Areas and Greenways Map
York County, Pennsylvania

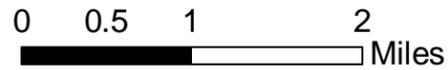
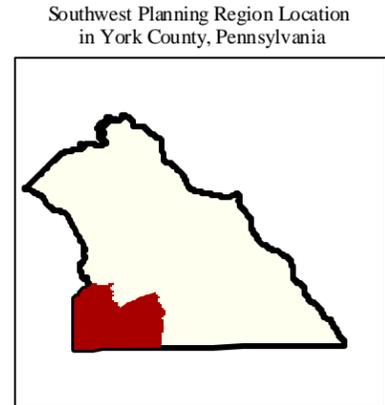
Greenways

- D** - Codorus Creek Connector Greenway
- F** - Codorus Creek South Branch - Southern Greenway

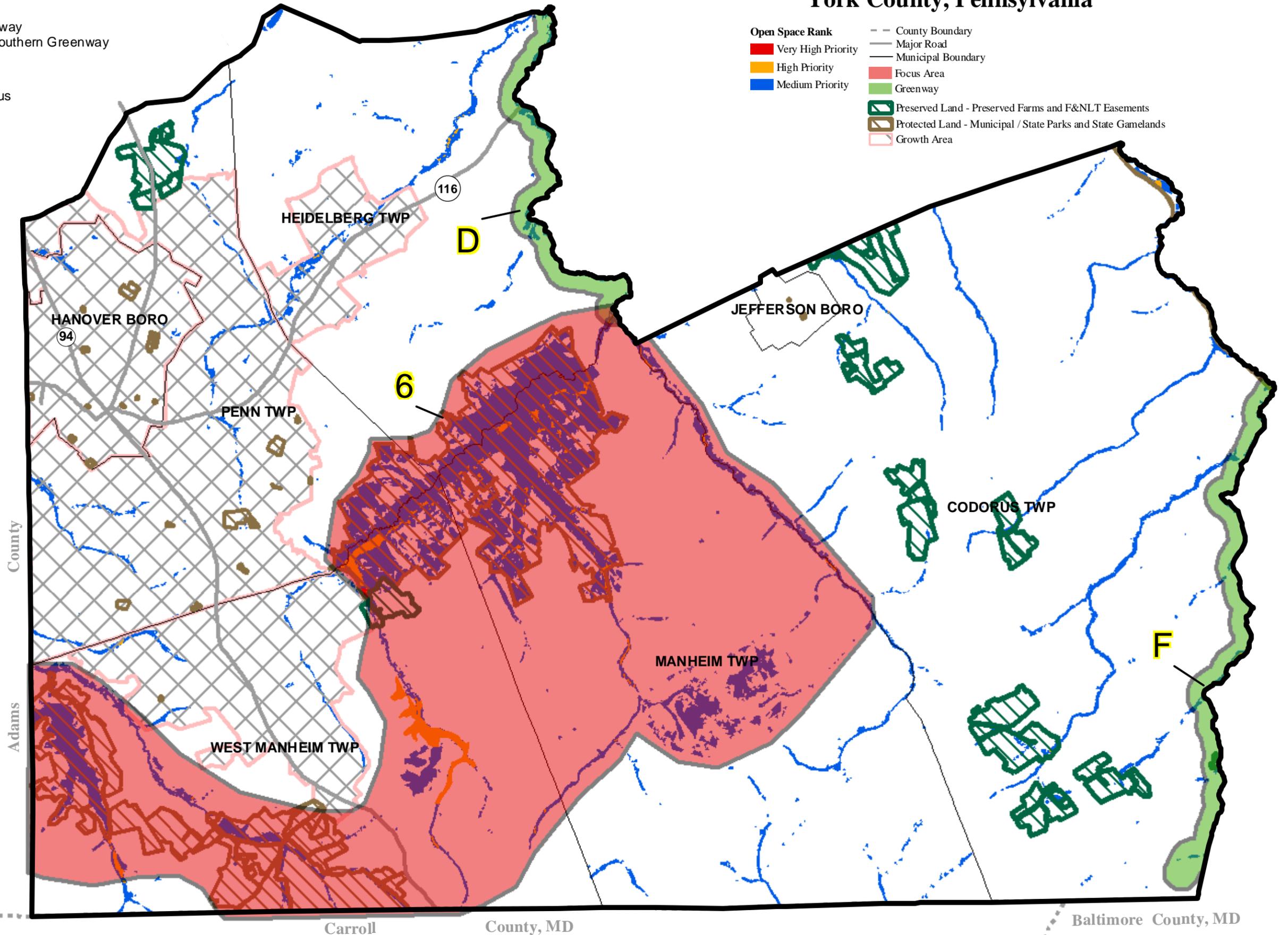
Focus Areas

- 6** - Southwestern Reservoirs / Codorus State Park Focus Area

- | | |
|------------------------|--|
| Open Space Rank | --- County Boundary |
| Very High Priority | — Major Road |
| High Priority | — Municipal Boundary |
| Medium Priority | Focus Area |
| | Greenway |
| | Preserved Land - Preserved Farms and F&NLT Easements |
| | Protected Land - Municipal / State Parks and State Gamelands |
| | Growth Area |



Map created on
 December 19, 2006



**Table 23: Focus Area 6 - Southwestern Reservoirs/Codorus State Park
Fact Sheet**

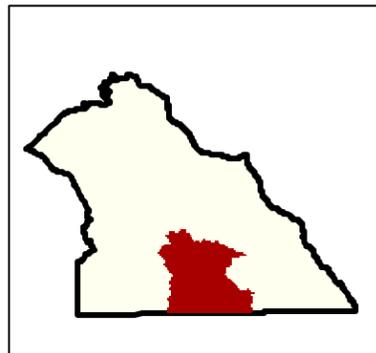
General Information	Comprehensive Plan	Zoning Ordinance (within the focus area)	County Growth Area (2004)	York County Natural Areas Inventory (NAI)	New Residential Building Permits high and low figures are listed for each municipality	Other Open Space and Greenways Planning Efforts	Other Information and Population Data						
<p>Total Focus Area Acreage 19,315 acres</p> <ul style="list-style-type: none"> • 57% undeveloped • 37% developed • 6% “other” <p>Municipalities included in the focus area:</p> <ul style="list-style-type: none"> • Heidelberg Township • Manheim Township • Penn Township • West Manheim Township 	<p>Heidelberg Township 3(2005)</p> <ul style="list-style-type: none"> • Residential District, Ag District, conservation District (open space, water supply sources, woodlands, wildlife and other natural resources) • Floodplain Overlays- Floodway, Flood Fringe, General Floodplain • agricultural security areas <p>Manheim Township (6/2000)</p> <ul style="list-style-type: none"> • wetlands, floodplains, prime ag soils, and soils unsuitable for on-lot sewage disposal are development constraints • conservation areas include stream valleys, floodplains, wetlands and areas adjacent to Lake Marburg • Suggests zoning overlay for preservation of riparian buffers <p>Penn Township (8/2001)</p> <ul style="list-style-type: none"> • future land use agriculture and open space protection • rural conservation areas adjacent to Codorus State Park • rural/conservation district • Hanover Trolley Trail rail trail extension indicated on future land use <p>West Manheim Township (3/2005)</p> <ul style="list-style-type: none"> • Suburban Residential and Residential • Farming District • Conservation District • Floodplain Overlays (Floodway, Flood Fringe, General Floodplain) • Agricultural Security Areas • future land use includes development of greenways and buffers • environmental overlays (slope, stream, wetland, surface water) • transfer of development rights • conservation subdivision design 	<p>Heidelberg Township</p> <ul style="list-style-type: none"> • Conservation District with sliding scale <p>Manheim Township</p> <ul style="list-style-type: none"> • Agricultural Zone-restrictions on residential development and non-agricultural • Conservation Zone- protect steep slopes, stream valleys, floodplains, water supply sources, wooded areas • Flood Plain Zone • Rural Residential Zone <p>Penn Township</p> <ul style="list-style-type: none"> • Rural Conservation Zone to protect prime agricultural soils, watersheds, forests and waterscapes (30% maximum coverage); sliding scale • Steep Slope Protection Overlay <p>West Manheim Township</p> <ul style="list-style-type: none"> • Farming Zone; sliding scale, maximum lot size for Residential • Conservation Zone- to protect open space, water supply sources, woodland areas, wildlife and other natural resources (no less than 90% open space) 	<ul style="list-style-type: none"> • adjacent to York County Growth Area in Manheim and Penn Townships 	<p>Heidelberg Township</p> <ul style="list-style-type: none"> • Codorus State Park site-managed area <p>Manheim Township</p> <ul style="list-style-type: none"> • Codorus State Park Site • Marburg Flats- animal species of concern listed as extirpated in PA observed here • Beecher Hill Site- PA endangered animal species; modification to seepage area and wetland threatens species <p>Penn Township</p> <ul style="list-style-type: none"> • Codorus State Park Site-managed area <p>West Manheim Township</p> <ul style="list-style-type: none"> • Codorus State Park Site- PA threatened animal species in Lake Marburg; require large bodies of freshwater for survival • Bandana Woods- PA endangered plant in understory of mixed hardwood forest 	<p>Heidelberg Township 23 (1998, 2004) 9 (2000)</p> <p>Manheim Township 30 (2000) 10 (2004)</p> <p>Penn Township 133 (2002) 35 (2004)</p> <p>West Manheim Township 267(2002) 18 (1995)</p>	<ul style="list-style-type: none"> • 113 acres in West Manheim Township for West Manheim Township Recreation Park • 20 acres in Manheim Township for development of a park 	<ul style="list-style-type: none"> • this is the largest of all the focus areas • Codorus State park comprises approximately 3,300 acres within the focus area • two “very high priority” areas contained in focus area 6; one in the northern corner of West Manheim Township and the other is in Manheim Township; both in Lake Marburg area <p>Population Data South Western Planning Region (* YCPC projections)</p> <table border="1"> <tr> <td>2000</td> <td>44,358</td> </tr> <tr> <td>2010*</td> <td>48,754</td> </tr> <tr> <td>2020*</td> <td>51,185</td> </tr> </table>	2000	44,358	2010*	48,754	2020*	51,185
2000	44,358												
2010*	48,754												
2020*	51,185												

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Open Space Map, Southcentral Planning Region York County, Pennsylvania

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| Open Space Rank | -- County Boundary |
| 8_points | Major Road |
| 7_points | Municipal Boundary |
| 6_points | Preserved Land - Preserved Farms and F&NLT Easements |
| 5_points | Protected Land - Municipal / State Parks and State Gamelands |
| 4_points | Growth Area |
| 3_points | |
| 2_points | |
| 1_point | |

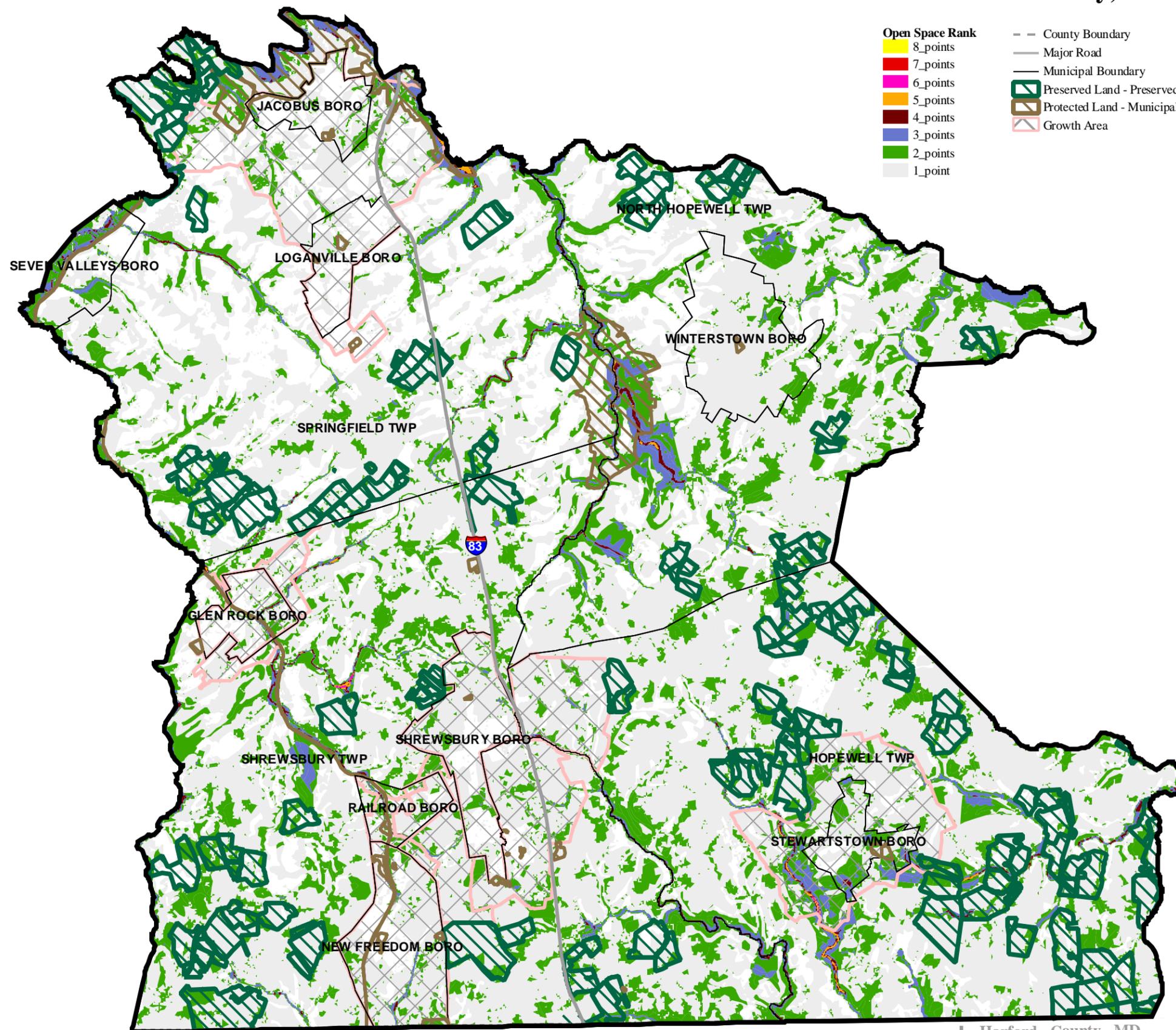
Southcentral Planning Region Location
in York County, Pennsylvania



0 1 2 Miles



Map created on
December 19, 2006



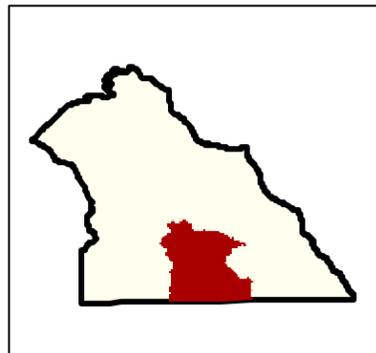
Baltimore

County, MD

Harford County, MD

Southcentral Planning Region, Focus Areas and Greenways Map York County, Pennsylvania

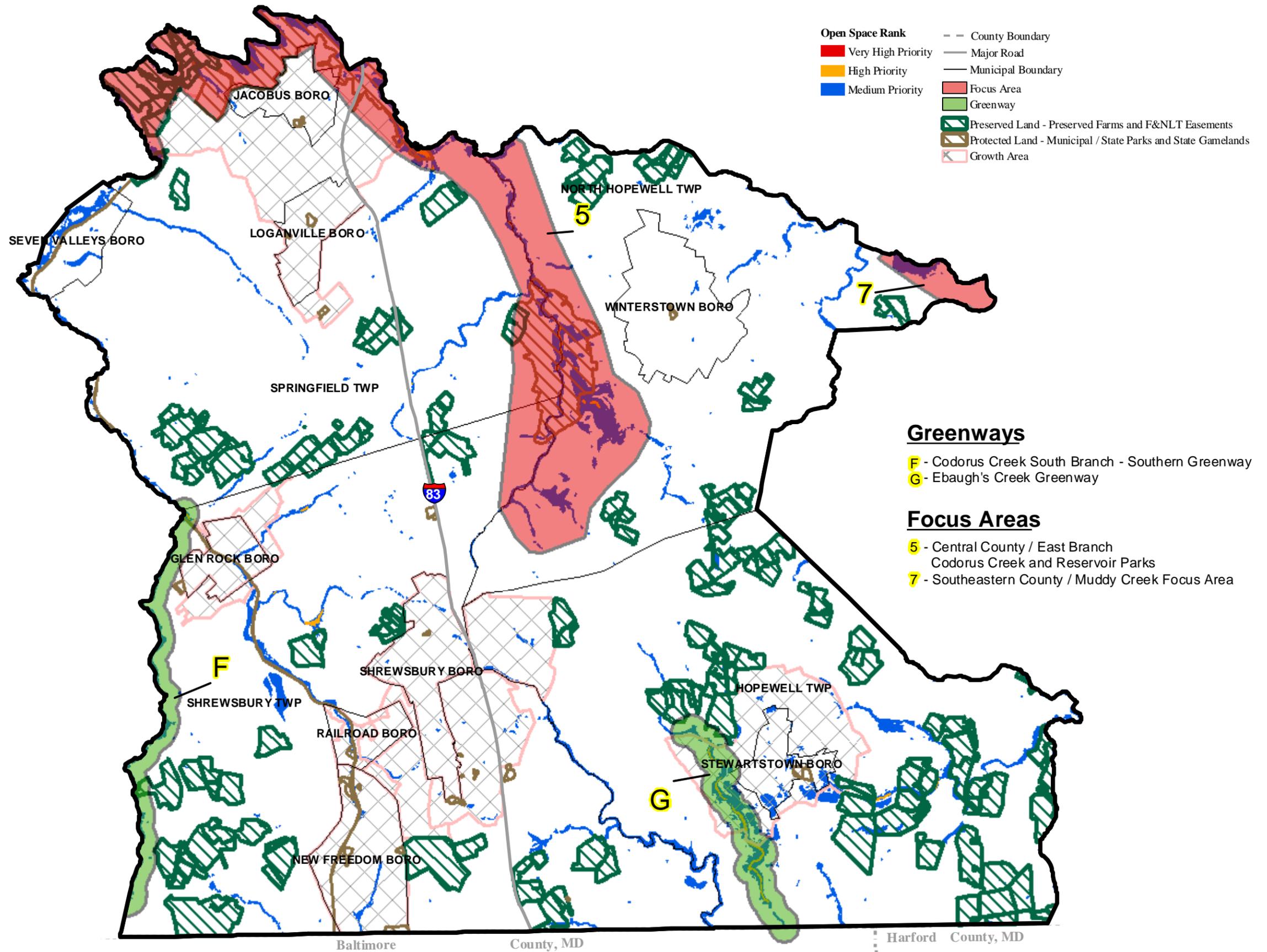
Southcentral Planning Region Location
in York County, Pennsylvania



0 1 2 Miles



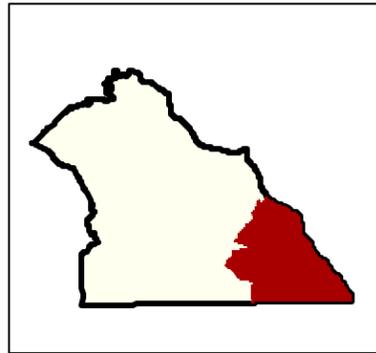
Map created on
December 19, 2006



Map 40 Open Space Map, Southeast Planning Region York County, Pennsylvania

- | | |
|------------------------|--|
| Open Space Rank | -- County Boundary |
| 8_points | Major Road |
| 7_points | Municipal Boundary |
| 6_points | Preserved Land - Preserved Farms and F&NLT Easements |
| 5_points | Protected Land - Municipal / State Parks and State Gamelands |
| 4_points | Growth Area |
| 3_points | |
| 2_points | |
| 1_point | |

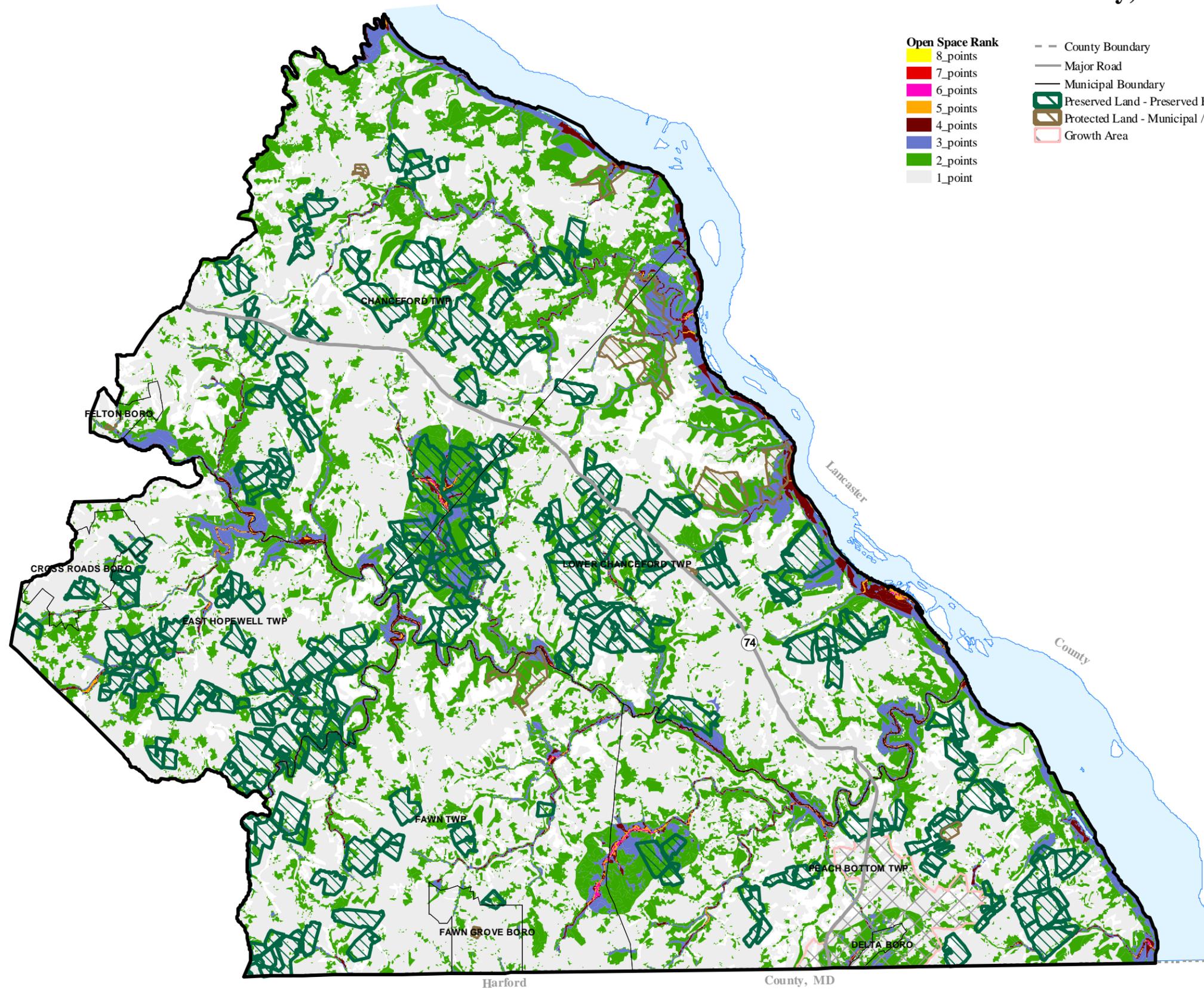
Southeast Planning Region Location in York County, Pennsylvania



0 0.5 1 2 Miles



Map created on
December 19, 2006



Southeast Planning Region, Focus Areas and Greenways Map York County, Pennsylvania

- | | |
|------------------------|--|
| Open Space Rank | - - County Boundary |
| Very High Priority | Major Road |
| High Priority | Municipal Boundary |
| Medium Priority | Focus Area |
| | Greenway |
| | Mega Greenways (State Designated) |
| | Preserved Land - Preserved Farms and F&NLT Easements |
| | Protected Land - Municipal / State Parks and State Gamelands |
| | Growth Area |

Greenways

- H** - Fishing / Beaver Creeks Greenway
- I** - Muddy Creek Greenway

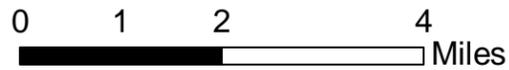
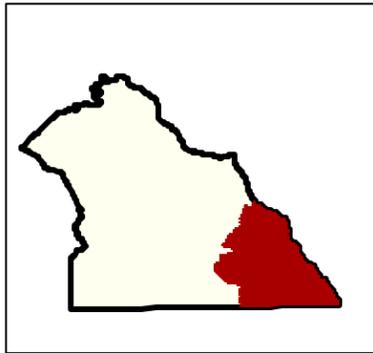
Focus Areas

- 7** - Southeastern County / Muddy Creek Focus Area
- 8** - Susquehanna Riverside - South Focus Area

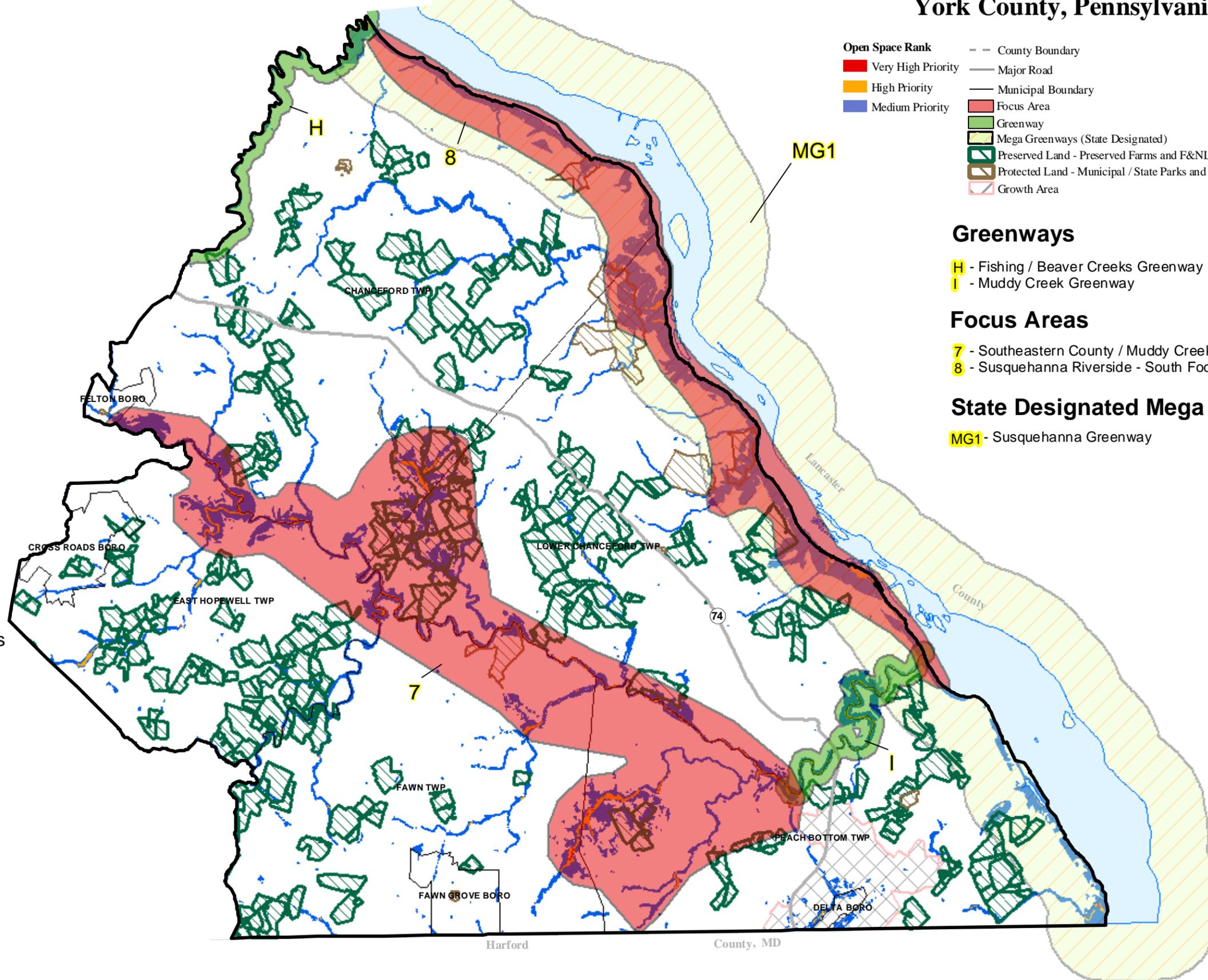
State Designated Mega Greenways

- MG1** - Susquehanna Greenway

Southeast Planning Region Location
in York County, Pennsylvania



Map created on
December 19, 2006



Harford County, MD

**Table 24: Focus Area 7 - Southeastern County/Muddy Creek
Fact Sheet**

General Information	Comprehensive Plan	Zoning Ordinance (within focus area)	County Growth Area (2004)	York County Natural Areas Inventory (NAI)	New Residential Dwelling Units (1995-2004) high and low figures are listed for each municipality	Other Open Space and Greenways Planning Efforts	Other Information and Population Data						
<p>Total Focus Area Acreage 19,194 acres</p> <ul style="list-style-type: none"> • 81% undeveloped • 14% developed • 5% "other" <p>Municipalities included in the focus area:</p> <ul style="list-style-type: none"> • Chanceford Township • East Hopewell Township • Fawn Township • Lower Chanceford Township • North Hopewell Township • Peach Bottom Township 	<p>Chanceford Township (1979)</p> <ul style="list-style-type: none"> • plan was never adopted <p>East Hopewell Township (along with Crossroads Borough, 12/1975)</p> <ul style="list-style-type: none"> • open space includes agricultural and vacant cropland, pasture, marginal land • future land = Agricultural, Residential/Ag and Flood Plain Conservation Zones <p>Fawn Township (5/1974)</p> <ul style="list-style-type: none"> • Conservation and Open Space to protect natural amenities; as assuring a land use pattern that is environmentally sound; trees, slopes, streams and vistas • open space and stream valley conservation <p>Delta Peach Bottom Regional Comprehensive Plan (8/2004)</p> <ul style="list-style-type: none"> • Conservation/Open Space- consideration to suitability of usual land forms and drainage creeks for incorporation into integrated open space system • no low density residential development permitted in Conservation/Open Space Districts <p>North Hopewell Township (12/2003)</p> <ul style="list-style-type: none"> • Conservation Zone to preserve/ protect natural geographic features; steep slopes, stream valleys, flood plains, water supplies 	<p>Chanceford Township</p> <ul style="list-style-type: none"> • Agricultural District- sliding scale; maximum lot size for residential • Transfer of Development Rights <p>East Hopewell Township</p> <ul style="list-style-type: none"> • Agriculture Zone- maximum of 10% of parcel can be subdivided; subdivision of land for agricultural purposes that creates a lot smaller than 20 acres <p>Fawn TownshipConservation Zone=woodland, wildlife, steep slopes, stream valleys, floodplains, water supply areas and wooded areas- sliding scale, maximum lot size for residential</p> <ul style="list-style-type: none"> • Transfer of Development Rights (TDR) • Rural Agricultural Zone-sliding scale; maximum lot size for residential <p>Lower Chanceford Township</p> <ul style="list-style-type: none"> • Conservation District= minimum lot size of farm is 50 acres; forest and wildlife preservation; restriction on residential lot size • Agriculture District; sliding scale, TDR, maximum lot size for residential <p>North Hopewell Township</p> <ul style="list-style-type: none"> • Residential • Agricultural -sliding scale, maximum lot size for residential • Conservation Zones- sliding scale <p>Peach Bottom Township</p> <ul style="list-style-type: none"> • Residential Zone • Agricultural Zone-sliding scale; maximum lot size for residential 	<ul style="list-style-type: none"> • adjacent to York County Growth Area in Delta/ Peach Bottom area 	<p>East Hopewell TownshipFenmore Outcrops-associated woods are oak</p> <ul style="list-style-type: none"> • Rambo Run Woods- wooded, exceptional value stream corridor, overstory is hardwoods • Laurel Marsh- PA endangered animal; favors marshy areas • Highrock Outcrops - plant species of special concern • S Branch Muddy Creek-high quality cold water fishery • Rambo Run-exceptional value • Laurel Woods-forested; PA threatened plant <p>Fawn Township</p> <ul style="list-style-type: none"> • Neill Run Site-wetland floodplain including pasture, creek bank; PA Endangered animal • Smiths Backacres Farm-PA endangered animal, prefers boggy, marshy habitats • W Bridgeton Woods-animal species of special concern • S Branch Muddy Creek-high quality cold water fishery • PA State Game land #327- managed area <p>Lower Chanceford Township</p> <ul style="list-style-type: none"> • W Branch Toms Run Site- PA endangered animal species; grassy uplands; large manmade pond • Muddy Creek Bluff (above) • Bryansville Station Steep-floodplain marsh • Muddy Creek at Woodbine-PA endangered plant • Southside Woods- locally significant <p>North Hopewell Township</p> <ul style="list-style-type: none"> • Felton Outcrops- imperiled plant species growing on schist outcrops <p>Peach Bottom Township</p> <ul style="list-style-type: none"> • Neill Run Site (above) • Muddy Creek at Woodbine (above) • Southside Woods (above) • Bryansville Station (above) 	<p>Chanceford Township 64 (1995) 16 (2000)</p> <p>East Hopewell Township 27 (1998) 7 (1997)</p> <p>Fawn Township 40 (2001) 16 (2004)</p> <p>Lower Chanceford Township 21 (2002) 8 (2001)</p> <p>North Hopewell Township 32 (1996) 4 (2004)</p> <p>Peach Bottom Township 45 (1997) 19 (1999)</p>	<ul style="list-style-type: none"> • none indicated 	<ul style="list-style-type: none"> • this is the second largest of all the focus areas • "very high priority" areas contained in focus area 7; in Peach Bottom and Fawn Townships in the Muddy Creek South Branch corridor (high quality cold water fishes) <p>Population Data South Eastern Planning Region (* YCPC projections)</p> <table border="1"> <tr> <td>2000</td> <td>20,391</td> </tr> <tr> <td>2010*</td> <td>20,988</td> </tr> <tr> <td>2020*</td> <td>22,831</td> </tr> </table>	2000	20,391	2010*	20,988	2020*	22,831
2000	20,391												
2010*	20,988												
2020*	22,831												

**Table 25: Focus Area 8 - Susquehanna Riverside-South
Fact Sheet**

General Information	Comprehensive Plan	Zoning Ordinance (within the focus area)	County Growth Area (2004)	York County Natural Areas Inventory (NAI)	New Residential Dwelling Units (1995-2004) <small>high and low figures are listed for each municipality</small>	Other Open Space and Greenways Planning Efforts	Other Information and Population Data						
<p>Total Focus Area Acreage 6,500 acres</p> <ul style="list-style-type: none"> • 65% undeveloped • 26% developed • 9% "other" <p>Municipalities included in the focus area:</p> <ul style="list-style-type: none"> • Chanceford Township • Lower Chanceford Township • Peach Bottom Township 	<p>Chanceford Township (1979)</p> <ul style="list-style-type: none"> • open space preservation as amenity to res. development; expansion of recreational areas; hunting, fishing, local organized recreation; protect soil, water, woodland and wildlife <p>Lower Chanceford Township and Peach Bottom Township (along with Delta Borough, 2/1971)</p> <ul style="list-style-type: none"> • Conservation/Open Space-consideration to suitability of ususal land forms and drainage creeks for incorporation into integrated open space system • no low density residential development permitted in Conservation/Open Space Districts 	<p>Chanceford Township</p> <ul style="list-style-type: none"> • Conservation District limitation of dwelling units in Conservation Zone (plans must indicate which lots have right to build); conserve water supply sources, woodland, wildlife areas and other natural areas; includes substantial areas of prime agriculture; sliding scale, maximum lot size for residential; TDR <p>Lower Chanceford Township</p> <ul style="list-style-type: none"> • Conservation District= minimum lot size of farm is 50 acres; forest and wildlife preservation; restrictions on residential lot sizes <p>Peach Bottom Township</p> <ul style="list-style-type: none"> • Agricultural Zone-sliding scale, TDR, maximum lot size for residential. 	<ul style="list-style-type: none"> • not adjacent to or contained in any York County Growth Area 	<p>Chanceford Township</p> <ul style="list-style-type: none"> • Safe Harbor Park and Watershed, Shenk's Ferry Natural Area and Apollo County Park are managed areas • Susquehanna River is locally significant • Chanceford Tabernacle Overlook- PA endangered animal; protection of forested buffer and large trees along river ensure success of species • Wilson Run- PA rare plant species; delta newly created with by Safe Harbor Dam • Boyd's Run Ravine- steep sloped ravine forested by hemlocks and mixed hardwoods • Shenk's Ferry Woods- PA threatened plant species <p>Lower Chanceford Township</p> <ul style="list-style-type: none"> • State Game Lands #83 and 181, Otter Creek natural area, Counselman Run, Oakland Run-managed areas • Shenk's Ferry Woods (above) • Shenk's Ferry Ravine-forested stream ravine, PA threatened plant species • York Furnace Woods- easterly-facing wooded slope; PA threatened species • Otter Creek Woods- steep sloped winding ravine; Mesic central forest, PA rare and threatened plant species • Sawmill Run Woods-steep sided forested ravine; Mesic central forest, PA threatened and endangered plant species • Indian Steps Woods- Mesic central forest, 2 plant species/ special concern • Camp Minqua- PA endangered animal species • Oakland Run Woods, Susquehanna River- locally significant sites • Kylesville Peak- PA endangered animal • Sunnyburn Run Woods- natural community Mesic central forest • Conowingo Island Macrosite- PA threatened and endangered plant and species of special concern; PA endangered and threatened animals <p>Peach Bottom Township</p> <ul style="list-style-type: none"> • Susquehanna River-locally significant 	<p>Chanceford Township 64 (1995) 16 (2000)</p> <p>Lower Chanceford Township 21 (2002) 8 (2001)</p> <p>Peach Bottom Township 45 (1997) 19 (1999)</p>	<ul style="list-style-type: none"> • <i>The focus area is part of the larger, regional Susquehanna Greenway initiative.</i> 	<ul style="list-style-type: none"> • Mason-Dixon Trail is a resource in the area. • Public boat access available at York Furnace, Indian Steps, and Locks 12 and 15. <p>Population Data South Eastern Planning Region (* YCPC projections)</p> <table border="1"> <tr> <td>2000</td> <td>20,391</td> </tr> <tr> <td>2010*</td> <td>20,988</td> </tr> <tr> <td>2020*</td> <td>22,831</td> </tr> </table>	2000	20,391	2010*	20,988	2020*	22,831
2000	20,391												
2010*	20,988												
2020*	22,831												

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Greenway Planning in York County

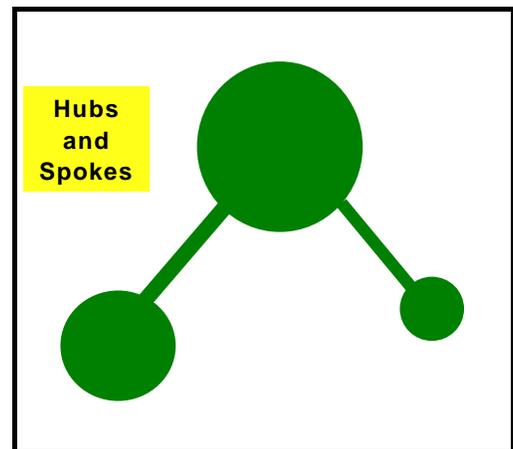
While greenway terminology was presented previously in Chapter III and identified greenways appear on the maps associated with the focus area discussion earlier in this Chapter, this section of the Chapter will discuss greenway planning in York County more thoroughly. The “hubs” and “spokes” concept will be presented early in this section followed by the greenway findings, a discussion of regionally-significant greenways and an introduction to the State’s mega-greenway concept. The chapter then ties into two (2) other York County Planning Commission studies that are relevant to greenway planning. All associated maps place greenways in the open space planning context.

“Hubs” and “Spokes”

The York County open space and greenways planning endeavor is guided, to some extent by “*Pennsylvania Greenways: An Action Plan for Creating Connections.*” Like the State Plan, this *Plan* will use the terminology of “hubs” and “spokes” to begin its greenways planning process.

Hubs are major features or destinations of a region, either manmade or natural, or a combination of both, that could be linked together by a greenway. Examples of “hubs” include National, State, or local parks; state game lands; natural recreational sites; historic and cultural sites and communities.

Spokes are connecting corridors. Spokes can be water trails, natural corridors, and/or hiking and bicycling trails. Spokes can also include greenways of statewide significance, as well as local and regional greenways networks.



York County’s Plan, however, is not limited to the “hubs” and “spokes” concept. It seeks to create a broader vision for the provision and protection of open space. This *Plan* looks to identify and encourage linkages and to create important connections to local destinations, such as public lands, communities and schools. The *Plan* considers greenway planning and the identification of potential “hubs” and “spokes” separately, subsequently in this chapter.

Establishing Greenways

In addition to identifying key areas of open space preservation, i.e., “focus areas,” greenway areas are also identified as listed earlier in this *Plan*. While these areas did not score highest in the ranking exercise, they are important for environmental and natural resource protection. Predominantly following streams and creeks, the identified greenways are rich in natural resources and important in terms of conservation.

Greenways by Planning Region

As the case in the open space focus areas discussion, the most effective way in which to present the greenway analysis is by planning region. The information relevant to the greenway discussion is consolidated into table format for ease of review. Information contained in Table 26, Greenways in York County, includes location and description of the greenway as well the names of municipalities traversed by each greenway.

Table 26: Greenways in York County		
	<i>Greenway Title</i>	<i>Description</i>
A	Bennett Run Greenway	<ul style="list-style-type: none"> located in Northern Planning Region follows Bennett Run and its associated floodplains bordered to the east by a York County Growth Area extends southward to connect to the Conewago Creek Greenway (B), west of I-83 municipalities: Fairview Township, Newberry Township, Lewisberry Borough
B	Conewago Creek Greenway	<ul style="list-style-type: none"> serves as southern boundary of Northern Planning Region traverses York County connecting with Adams County to the west and the Susquehanna River/Lancaster County to the east Conewago Creek - warm water fishes provides some connectivity to the Susquehanna Riverside-North Focus Area (1) and to the Northwestern/Bermudian Creek Focus Area (2); adjacent to Northern Pinchot/Roundtop Focus Area (3) municipalities: Washington Township, Warrington Township, Newberry Township, York Haven Borough, Paradise Township, Dover Township, Conewago Township and East Manchester Township

Table 26: Greenways in York County		
	Greenway Title	Description
C	York City-Susquehanna River Connector Greenway	<ul style="list-style-type: none"> located in the Greater York Planning Region extends eastward from the Codorus Creek/Indian Rock Dam Focus Area (4); creek corridor and riparian buffer continues eventually to the Susquehanna River follows the York Heritage Rail Trail County Park and contains proposed Northern Extension of the Heritage Rail Trail approaching John C Rudy County Park possible future connectivity to Rocky Ridge County Park municipalities: York City, North York Borough, Manchester Township, Springettsbury Township, Hellam Township
D	Codorus Creek Connector Greenway	<ul style="list-style-type: none"> located in the Greater York Planning Region; also extends into the South Western Planning Region extends westward from the Codorus Creek/Indian Rock Dam Focus Area (4), crosses PA 116 and connects with the Southwestern Reservoirs/Codorus State Park Focus Area (6) near Lake Marburg follows Codorus Creek Main Stem (high quality cold water fishes) to the south, along border between Greater York and South Western Planning Regions municipalities: Spring Grove Borough, Jackson Township, Heidelberg Township, North Codorus Township, West Manchester Township
E	Little Conewago Creek Greenway	<ul style="list-style-type: none"> located in Greater York Planning Region identified along the Little Conewago Creek (trout stocked fishery) extends from the confluence of the Conewago and Little Conewago Creeks southward and west crossing US 30 into Jackson Township connects with the Conewago Creek Greenway (B) which connects with the Bennett Run Greenway (A) and three (3) focus areas. potential connectivity to the proposed Hanover Trolley Trail and to Southwestern Reservoirs/Codorus State Park Focus Area (6) municipalities: Jackson Township, Dover Township, West Manchester Township, Manchester Township, Conewago Township, East Manchester Township
F	Codorus Creek South Branch-Southern Greenway	<ul style="list-style-type: none"> located in the South Western Planning Region; along a section of the border with the South Central Planning Region extends along the Codorus Creek (trout stocked fishes) and its associated wetlands and floodplains starts in the vicinity of Glen Rock Borough near the Heritage Rail Trail County Park adjacent to several parcels of preserved farmland on the eastern side (South Central Planning Region) “high priority” areas located in the corridor, per the NAI municipalities: Codorus Township, Shrewsbury Township and Railroad Borough

Table 26: Greenways in York County		
	<i>Greenway Title</i>	<i>Description</i>
G	Ebaugh's Creek Greenway	<ul style="list-style-type: none"> • located in the South Central Planning Region • follows the Ebaugh's Creek corridor and associated floodplains • located east of I-83 and west of Stewartstown Borough • traverses a York County Growth Area in the vicinity of Stewartstown Borough • municipalities: Hopewell Township
H	Fishing/Beaver Creeks Greenway	<ul style="list-style-type: none"> • located in the South Eastern Planning Region; along a section of the border with the Greater York Planning Region • follows Fishing Creek/Beaver Creek corridor • southeast of the Red Lion/Dallastown/Windsor area; extends from the vicinity of PA 74 to the Susquehanna River, just south of the Lake Clarke area • provides connectivity to the Susquehanna Riverside-South Focus Area (8) as well as possible future connectivity to the Southeastern County/Muddy Creek Focus Area (7) • municipalities: Windsor Township, Lower Windsor Township and Chanceford Township
I	Muddy Creek Greenway	<ul style="list-style-type: none"> • located in the South Eastern Planning Region • follows the Muddy Creek corridor(trout stocked fishes), including Muddy Creek Gorge • connects the Southeastern County/Muddy Creek Focus Area (7) and the Susquehanna Riverside-South Focus Area (8) and the Conowingo Reservoir • municipalities: Peach Bottom Township and Lower Chanceford Township

Northern Planning Region - The GIS analysis yielded the delineation of two (2) greenways in the Northern Planning Region (as shown as shown on the **Open Space Analysis Map - Northern Planning Region** and **Northern Planning Region Focus Areas Map**, Maps 32 and 33, respectively)

- **Bennett Run Greenway (Greenway A)**
- **Conewago Creek Greenway (Greenway B)**

Greater York Planning Region - The greenways identified in the largest of the planning regions demonstrate some interesting connectivity options, as indicated on **Open Space Analysis Map - Greater York Planning Region** and **Greater York Planning Region Focus Areas Map**, Maps 34 and 35, respectively.

- **York City-Susquehanna River Connector Greenway (Greenway C)**
- **Codorus Creek Connector Greenway (Greenway D)**

South Western Planning Region - The South Western Planning Region features two (2) greenways, both of which form segments of borders with other planning regions as shown on the **Open Space Analysis Map - South Western Planning Region** and **South Western Planning Region Focus Areas Map**, Maps 36 and 37, respectively.

- **Codorus Creek Connector Greenway (Greenway D)**
- **Codorus Creek South Branch- Southern Greenway (Greenway F)**

South Central Planning Region - There are two (2) greenways South Central Planning Region, as shown on **Open Space Analysis Map- South Central Planning Region** and **South Central Planning Region Focus Areas Map**, Maps 38 and 39, respectively.

- **Codorus Creek South Branch-Southern Greenway (Greenway F)**
- **Ebaugh's Creek Greenway (Greenway G)**

South Eastern Planning Region - There are two (2) greenways South Eastern Planning Region, as shown on **Open Space Analysis Map- South Eastern Planning Region** and **South Eastern Planning Region Focus Areas Map**, Maps 40 and 41, respectively.

- **Fishing/Beaver Creeks Greenway (Greenway H)**
- **Muddy Creek Greenway (Greenway I)**

Placing York County Greenway Planning Into Context

Using the previously described methodology, the potential for identifying natural, conservation greenways in York County is conceivable. This discussion can be tied into a previous study by the York County Planning Commission and can be the basis of a preliminary look at “hubs” and “spokes.”

A resource to consult and incorporate into this *Plan* is the *York County, PA Comprehensive Bikeway Plan and Implementation Strategy*. Completed for the York County Planning Commission in 1998, this study contains information that is related to the discussion of open space and greenways planning. The Technical Report section of the Plan contains a map that informs this study. **Sources and Destinations** (Map 42), provides relevant information to this *Open Space and Greenways Plan*.

In addition to defining greenways throughout the County, the County Bikeway Plan identifies the benefits of the creation of a bikeway system or a network of active greenways. Many of these benefits are similar to the benefits of open space and greenways discussed in Chapter 2 of this *Plan*. The Bikeway Plan notes that the hills and valleys of the County provide striking views of a variety of landscapes including forested hillsides, open meadows, agricultural fields, creek ravines and the Susquehanna River. The historical pattern of dispersed development has created scattered boroughs that can serve as potential destinations. The network of railroad rights-of-way and the Metropolitan Edison electric transmission line utility corridor can also provide potential connections. An example of a successful, completed connection resulted from a partnership between York City and the York County Rail Trail Authority. The project connected York City’s Codorus Creek Bikeway and Riverwalk with the Heritage Rail Trail County Park to create a total of 20.5 miles of rail trail, from the City of York to the Maryland line (the trail continues into Maryland connecting with the Northern Central Railroad Trail and extends another 20 miles to Ashland, MD).

Map 42, **Sources and Destinations**, shows areas identified as commercial and employment centers, as well as areas with recreational facilities. The areas considered high attractions with regards to

recreational facilities coincide with areas of highest points concentrations on the York County Open Space maps discussed previously. These attractions include Gifford Pinchot State Park, Codorus State Park, Rocky Ridge County Park, Heritage Rail Trail County Park, and Lake Redman/Lake Williams Kain County Park area. Interpreted loosely, these areas could be considered “hubs” in York County’s open space and greenways planning efforts.

The Codorus Creek area through West Manchester, North Codorus, Jackson and Heidelberg Townships from just south of York City to Codorus State Park forms another greenway corridor. The South and East Branches of the Codorus Creek also create logical greenway corridors, along the Heritage Rail Trail County Park and connecting Kain and Spring Valley County Parks respectively.

In York County, greenways emerge, in most senses, as conservation corridors, contributing to the protection of a diversity of habitats, the connection of natural areas and the preservation of environmentally-important areas. There are a number of additional ecological benefits of greenways, such as providing corridors for wildlife migration, improvement of air quality, reducing stormwater damage and promoting flood mitigation within protected floodplains.

Active greenways are also important in the greenway discussion. As defined previously in this Plan, active greenways are used primarily for informal, low-impact recreation, fitness and health and non-motorized transportation. Recreational uses can include multi-use trails and wildlife watching. The Heritage Rail Trail County Park, the Mason-Dixon Trail and sections of the Hollow Creek Greenway provide opportunities for active greenways in York County.

DCNR: Pennsylvania Major Greenway Corridors

The intent of DCNR’s *Statewide Greenways Plan* (outlined early in this *Plan*) is to create an interconnected system of greenways across the State by linking existing corridors and establishing new ones that make greenway connections to open space parcels, such as parks, forests, stream sides, buffers, and natural and wild areas, and establish linkages to and through our communities.

York County’s greenway planning does not occur in a vacuum. To synthesize our findings, it is necessary to discuss the greenways of a more regional nature; specifically PA’s major greenway corridors and the more extensive MEGA-Greenways. See “Pennsylvania Major Greenway Corridors Map, Map 43”.

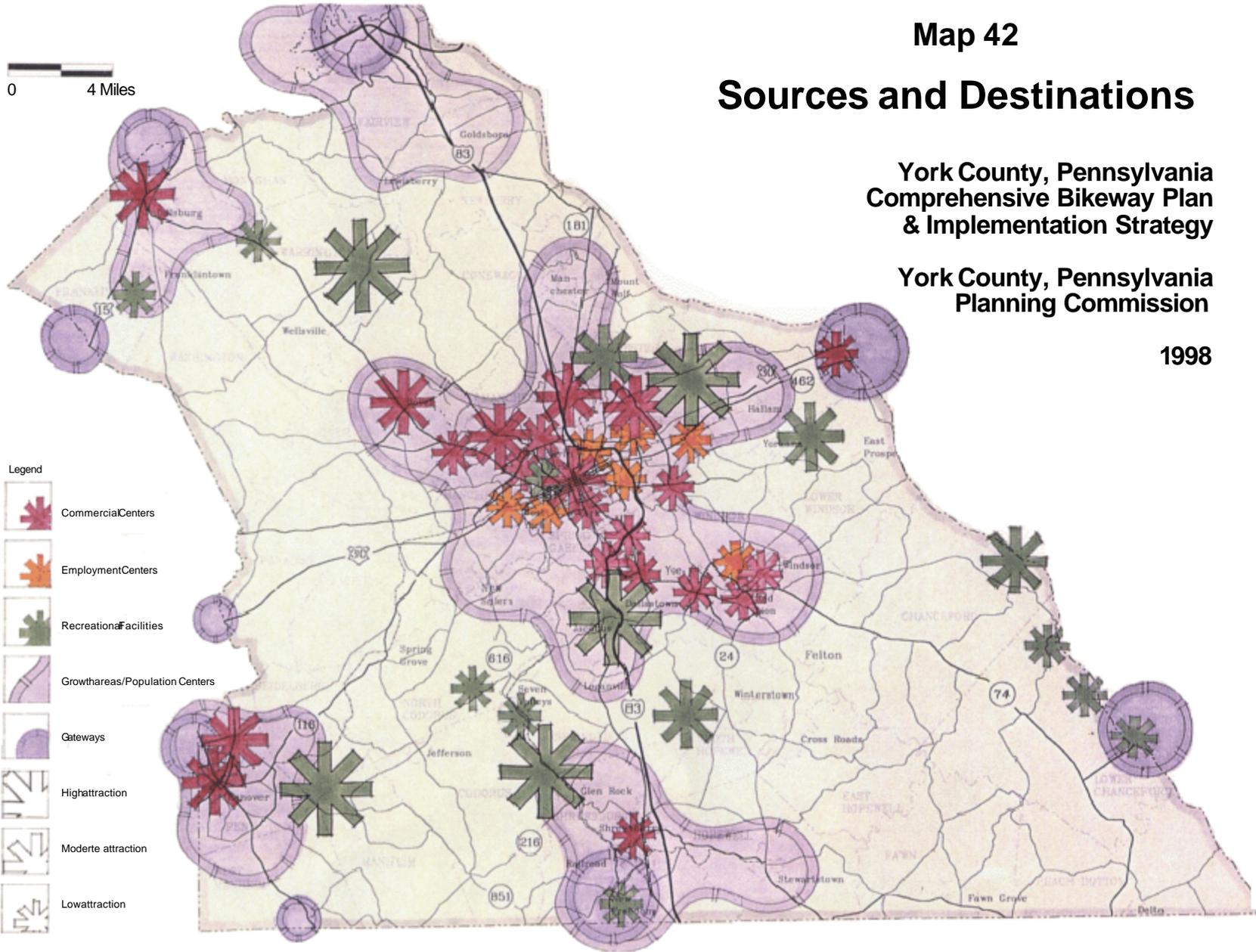
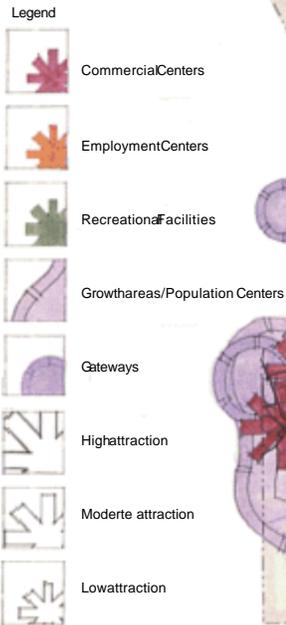
Map 42

Sources and Destinations

York County, Pennsylvania
Comprehensive Bikeway Plan
& Implementation Strategy

York County, Pennsylvania
Planning Commission

1998



Pennsylvania

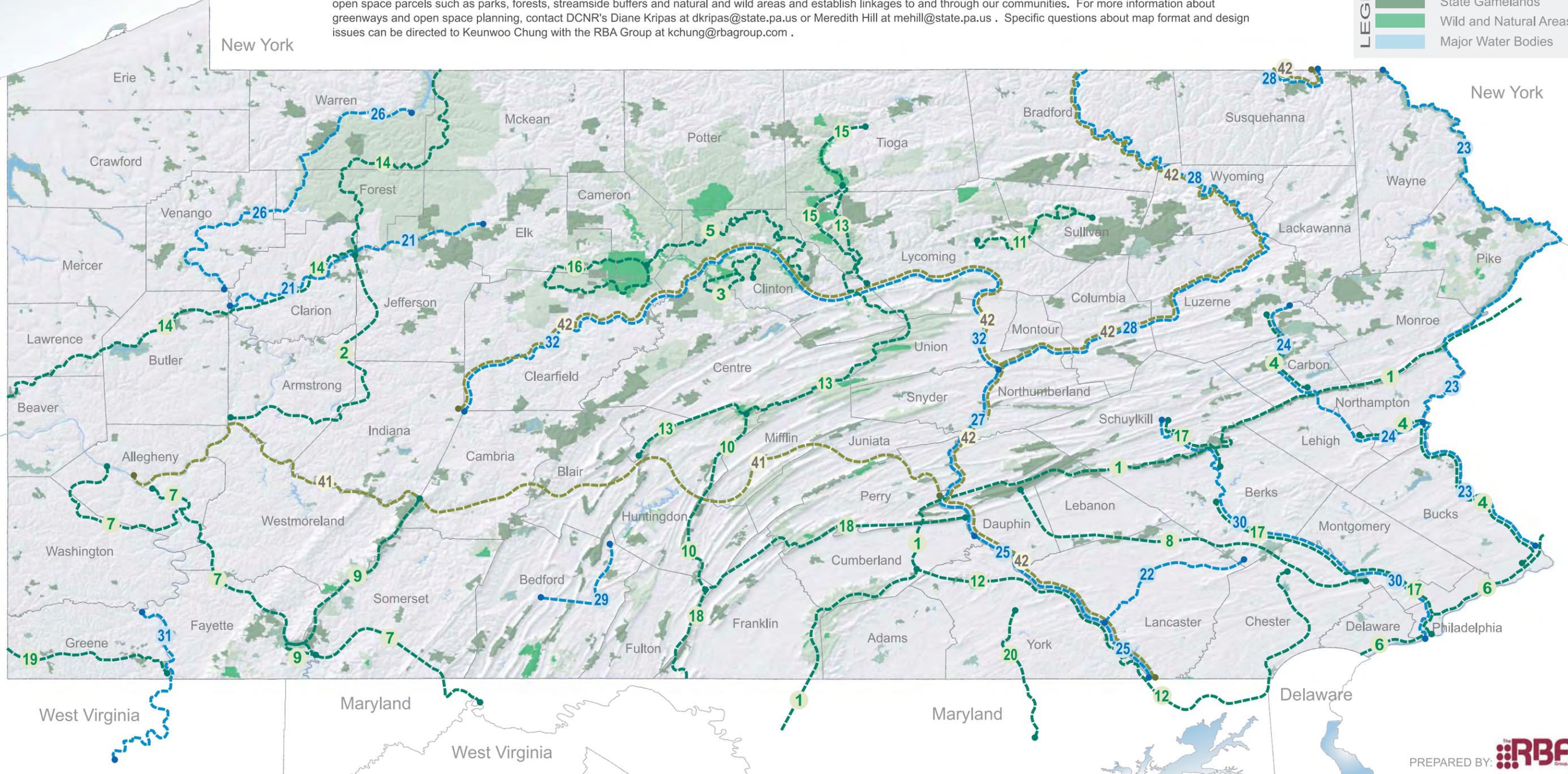
Major Greenway Corridors

Definition: DCNR is identifying through this map, major greenway corridors that exist or are under development in the state whether they are land or water based or some combination. "Greenways" are linear corridors of public and private land that serve as the linkages between specifically identified natural resource-based or manmade features or infrastructure. Major greenway corridors have been defined as those that are fifty miles or more in length, pass through two or more counties and are recognized in an official planning document. We have also included all of the PA Water Trails identified by the PA Fish and Boat Commission.

Purpose: The purpose of this map is to inform and guide those who are undertaking greenway and open space planning. As directed by the Statewide Greenways Plan, the intent of such planning is to create an interconnected system of greenways across the state by linking existing corridors and establishing new ones that make greenway connections to open space parcels such as parks, forests, streamside buffers and natural and wild areas and establish linkages to and through our communities. For more information about greenways and open space planning, contact DCNR's Diane Kripas at dkripas@state.pa.us or Meredith Hill at mehill@state.pa.us. Specific questions about map format and design issues can be directed to Keunwoo Chung with the RBA Group at kchung@rbagroup.com.

LEGEND

- State or National Forest
- State or National Parks
- State Gamelands
- Wild and Natural Areas
- Major Water Bodies



PREPARED BY: **RBA** GROUP

GREENWAY TYPE

- Land Trail
- Water Trail
- Under Study
- * Under Development
- Start / End Point

- 1 Appalachian National Scenic Trail / Kittatinny Ridge
- 2 Baker Trail
- 3 Chuck Keiper Trail
- 4 Delaware & Lehigh Trail
- * 21 Clarion River Water Trail
- * 22 Conestoga River Water Trail
- * 23 Delaware River Water Trail
- 41 Pittsburgh to Harrisburg Mainline Canal Greenway

- 5 Donut Hole Trail
- 6 East Coast Greenway
- 7 Great Allegheny Passage
- 8 Horse-Shoe Trail
- * 24 Lehigh River Water Trail
- * 25 Lower Susquehanna River Water Trail
- 26 Middle Allegheny River Water Trail
- 42 Susquehanna Greenway

- 9 Laurel Highlands National Scenic Trail
- 10 Link Trail
- 11 Loyal Sock Trail
- 12 Mason - Dixon Trail
- * 27 Middle Susquehanna River Water Trail
- * 28 North Branch Susquehanna Water Trail
- 29 Raystown Branch Juniata River Water Trail

- 13 Mid-State Trail
- 14 North Country National Scenic Trail
- 15 Pine Creek Trail
- 16 Quehanna Trail
- 30 Schuylkill River Water Trail
- * 31 Upper Monongahela Water Trail
- * 32 West Branch Susquehanna River Water Trail

- 17 Schuylkill River Trail
- 18 Tuscarora Trail
- 19 Warrior Trail
- 20 York Heritage Trail

Sep 20, 2004

0 12.5 25 50 Miles

GCS NORTH AMERICAN 1983

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Major Greenway Corridors

Major greenway corridors, as defined by DCNR, are those that are fifty (50) miles or more in length, pass through one (1) or more counties and are recognized in an official planning document. DCNR has also included all PA Water Trails identified by the PA Fish and Boat Commission. In the south central region of Pennsylvania (which includes York, Adams, Lancaster, Franklin, Cumberland, Perry, Dauphin, Lebanon, Schuylkill, and Berks Counties), twelve (12) major greenway corridors have been identified and documented by DCNR. The list of the major greenway corridors in and around York County follows, with detail provided for those corridors that involve York County, as indicated by the (*).

- ✓ Appalachian National Scenic Trail/Kittatinny Ridge
- ✓ Horse-Shoe Trail
- ✓ Mason-Dixon Trail*
- ✓ Schuylkill River Trail
- ✓ Tuscarora Trail
- ✓ Heritage Rail Trail County Park*
- ✓ Conestoga River Water Trail
- ✓ Lower Susquehanna River Water Trail*
- ✓ Middle Susquehanna Water Trail
- ✓ Schuylkill River Water Trail
- ✓ Pittsburgh to Harrisburg Mainline Canal Greenway
- ✓ Susquehanna Greenway*

- * *The Mason-Dixon Trail* is a hiking trail originating in Chadds Ford, PA and terminating at Whiskey Springs, where it meets the Appalachian Trail. It is 193 miles in length and passes through Chester, York and Cumberland Counties.
- * *Heritage Rail Trail County Park* is a 21-mile corridor that begins in York City and terminates at the County line where it connects with the NCR trail in Maryland. A planned extension to the Heritage Rail Trail continues northward to John Rudy County.
- * *The Lower Susquehanna River Water Trail* is an official Pennsylvania State water trail. Covering 52 miles, it borders York County and runs from Harrisburg to the Mason-Dixon line.
- * *The Susquehanna Greenway* spans over 500 miles and includes Bradford, Center, Clearfield, Clinton, Columbia, Cumberland, Dauphin, Lancaster, Luzerne, Lycoming, Northumberland, Perry, Union, Wyoming and York Counties. The Susquehanna Greenway also meets the criteria of a mega-greenway, discussed later in this chapter.

As shown on Map 43, the south central region of Pennsylvania has several major greenway corridors already identified by DCNR. Counties have recognized these corridors in their greenway plans. This provides a strong foundation as the interconnected system of greenways across the State continues to develop.

MEGA-Greenways

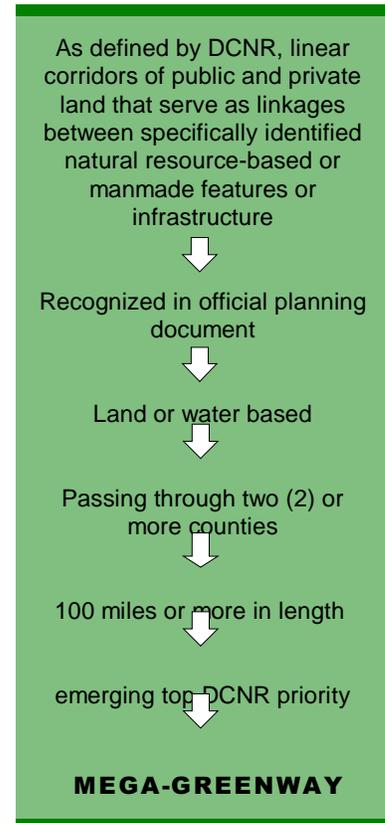
MEGA-Greenways, as defined by DCNR, are similar in definition to the major greenway corridors in that they can be land-based, water-based or some combination and are recognized in an official planning document. MEGA-greenways, too, extend through multiple counties and are recognized in official planning documents. MEGA-greenways differ in that they extend 100 miles or more and have emerged as DCNR's top priorities in moving forward to implementation.

MEGA-Greenways in York County

Two (2) such MEGA-greenways pass through York County: the Pennsylvania Highlands and the Susquehanna Greenway, both of which are regionally significant and likewise important to York County greenway planning. This section of the chapter will describe each of the MEGA-greenways that involve York County, placing major emphasis on the Susquehanna River corridor and the rich array of initiatives that support it.

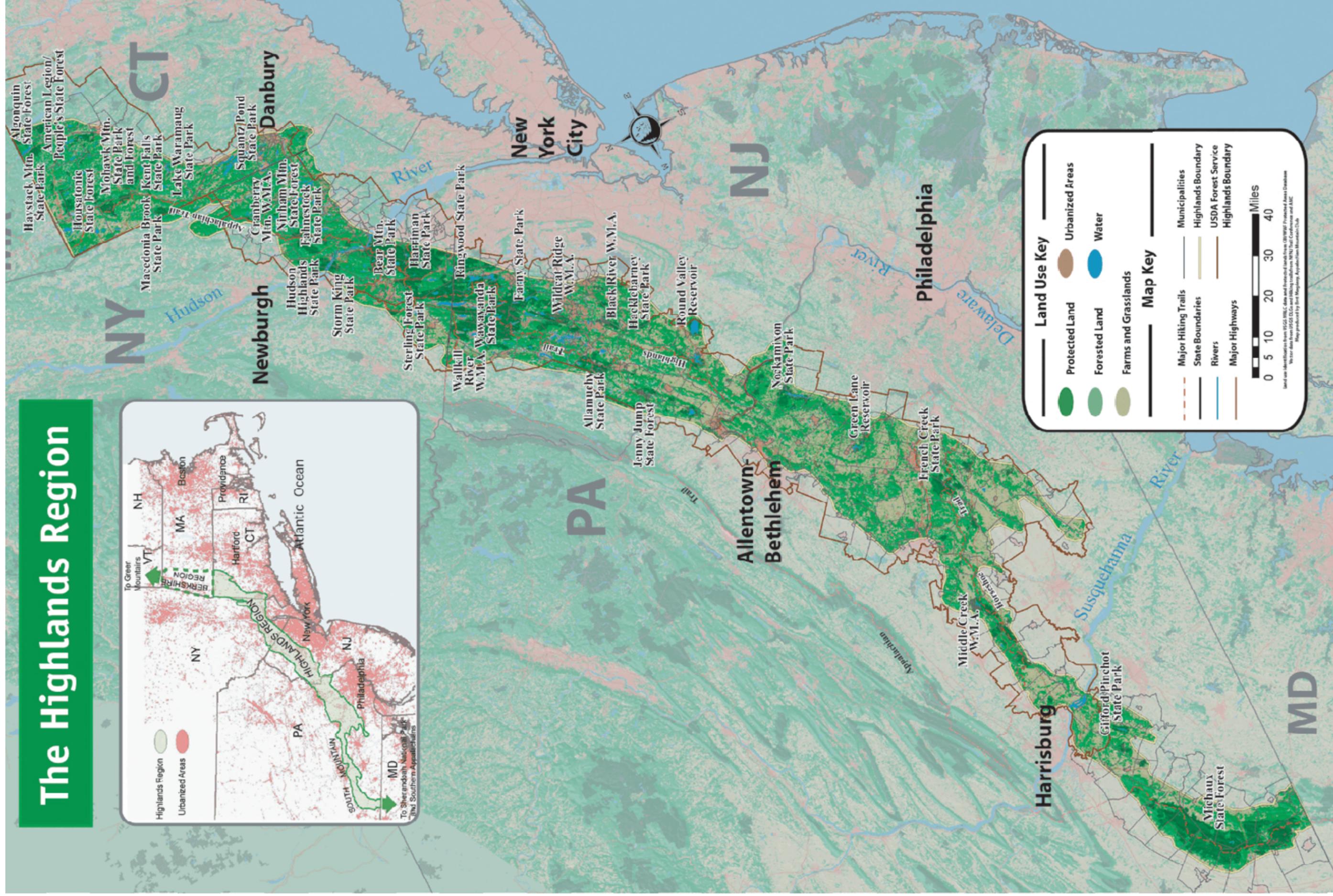
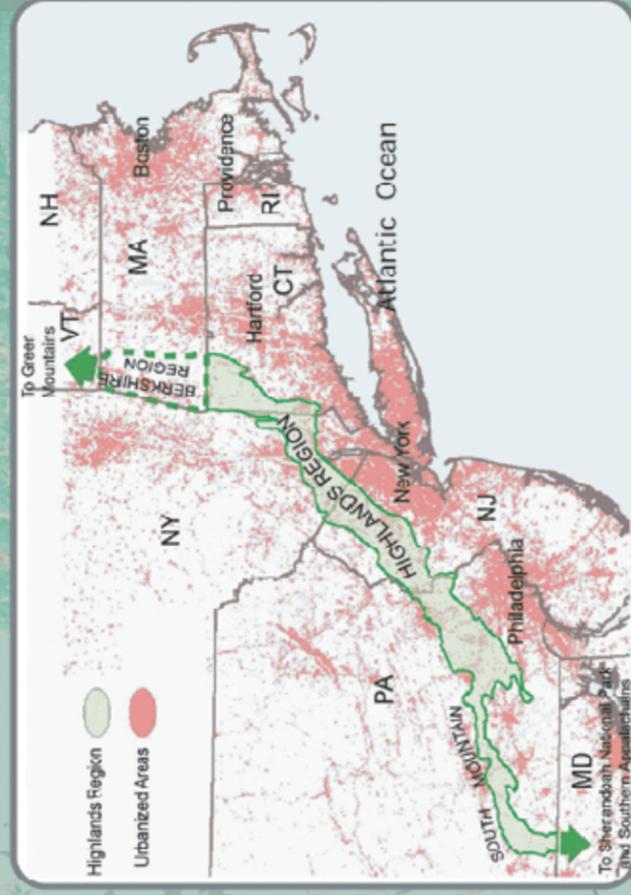
PA Highlands

The Highlands are part of the Appalachians that extends from Georgia to Maine. The Highlands stretch from eastern Pennsylvania through New Jersey and New York into western Connecticut. See Map 44, The Highlands Region. Pennsylvania is part of the four (4) State project studying the area. Pennsylvania is working with the US Forest Service to develop a map of high conservation areas.



Map 44

The Highlands Region



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The purpose of the comprehensive PA Highlands initiative is to determine the “critical treasures” of the Region. Projects and initiatives to conserve land and natural resources may be funded by the Highlands Conservation Act (HR 1964). The \$110 million in Federal funds allocated to the Highlands Conservation Act will be directed to Land Conservation Partnership Projects and Forest Service Programs in the Highlands Region.

The PA Highlands Conservation Atlas identifies some of the most prominent natural, historical and cultural “conservation areas” in need of protection. Included in York County are the Conewago Mountains and The Whiskey Springs Uplands.

As mentioned, the PA coverages of the Highlands region are shown on Map 44. York County municipalities included in the Highlands are Fairview and Newberry Townships.

Highlands Trail Initiative - The Appalachian Mountain Club has been leading the Highlands Trail planning initiative. The PA Highlands trail will extend to the nearly complete Highlands Trail in New York and New Jersey through the Highlands Region of PA. The PA Highlands trail is intended to link with other existing trails and new trail segments established to bridge the gap between linkages of trails. Overall, the Highlands Trail will help with the conservation of the Highlands while increasing recreational opportunities in this beautiful region. The Highlands Trail project will be a collaborative effort between non-profit organizations and public agencies.

Susquehanna Greenway

As mentioned previously, the preeminent MEGA-greenway that traverses York County is the Susquehanna Greenway which spans over 500 miles and forms the entire eastern border of York

Susquehanna Greenway . . . Corridor-wide Themes

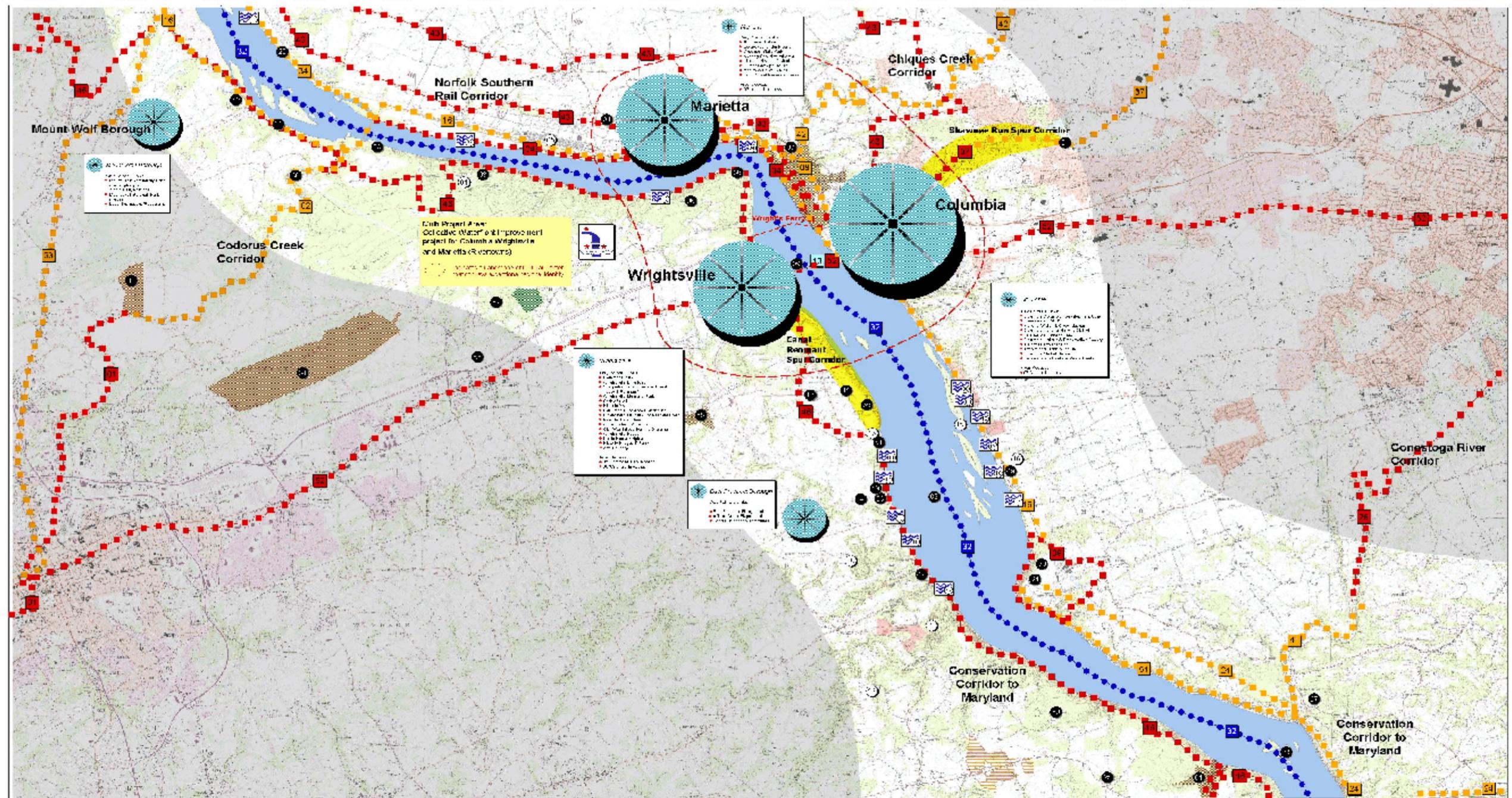
1. **Community** - Cooperation and involvement; building partnerships; and sharing interests will enhance existing River communities and improve social climates.
2. **Economy** - Future downtown revitalization of river towns and enhancement of existing businesses through a changing focus towards the River will further benefit local economies.
3. **Recreation** - Accessibility to the River and its resources is valued and it is crucial that use be balanced throughout the River in a manner that is fitting with local opportunities, needs and issues.
4. **Environment** - The River corridor plays an environmental role in the quality and quantity of water the health of wildlife communities, the overall health of adjacent lands and the general impact of humans on the natural component of the River.
5. **Education** - Educational information should be directed forwards a range of audiences in a way that presents the River's importance to the environment, economy and community.

County. Planning and implementation efforts for the Susquehanna Greenway expand past York County. The significance and effectiveness of these greenway planning efforts are discussed next.

The Susquehanna Greenway is an initiative of the Susquehanna Greenway Partnership, a network of public and private interests formed to guide the planning for the Greenway. The Partnership was designed to encourage community involvement and action in the development of the Greenway. The guiding principle of the Partnership is to link natural, cultural, historic and recreational resources along the entire river corridor. Because of the vastness of the greenway, the Susquehanna River was segmented into six (6) planning reaches. York County was located in Reach 4/Lower Susquehanna. As mentioned previously, York County is now in the Lower Susquehanna Region.

The Susquehanna Greenway planning efforts to date have been completed in three (3) phases. The first phase “Susquehanna Greenway: Vision and Values,” organized the greenway reach advisory committees, and defined the vision for what the greenway should become. The emergent priorities were the protection of heritage and natural resources. The second phase of the process yielded “Susquehanna Greenway: The Plan.” This document presented the conceptual design of the Greenway, as well as formulated the work plan, developed the organizational structure and outlined the strategic action plan. The third phase, “Susquehanna Greenway: A Call to Action” essentially launches the Greenway Implementation activities, including a Susquehanna Greenway symposium.

Maps 45, 46, and 47 are the three (3) panel maps which depict the points of interest, access points and linkages along the Susquehanna River corridor. These panels are quite informative and provide an abundance of information regarding the Greenway corridor.

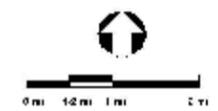
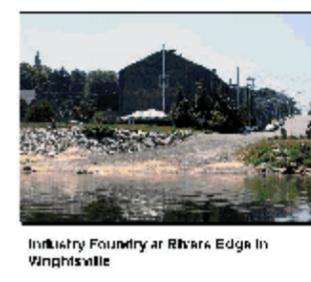
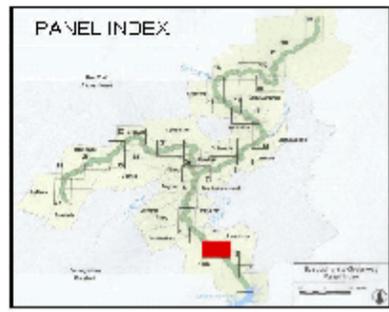


- Way Points**
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- River Access**
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- Linkages**
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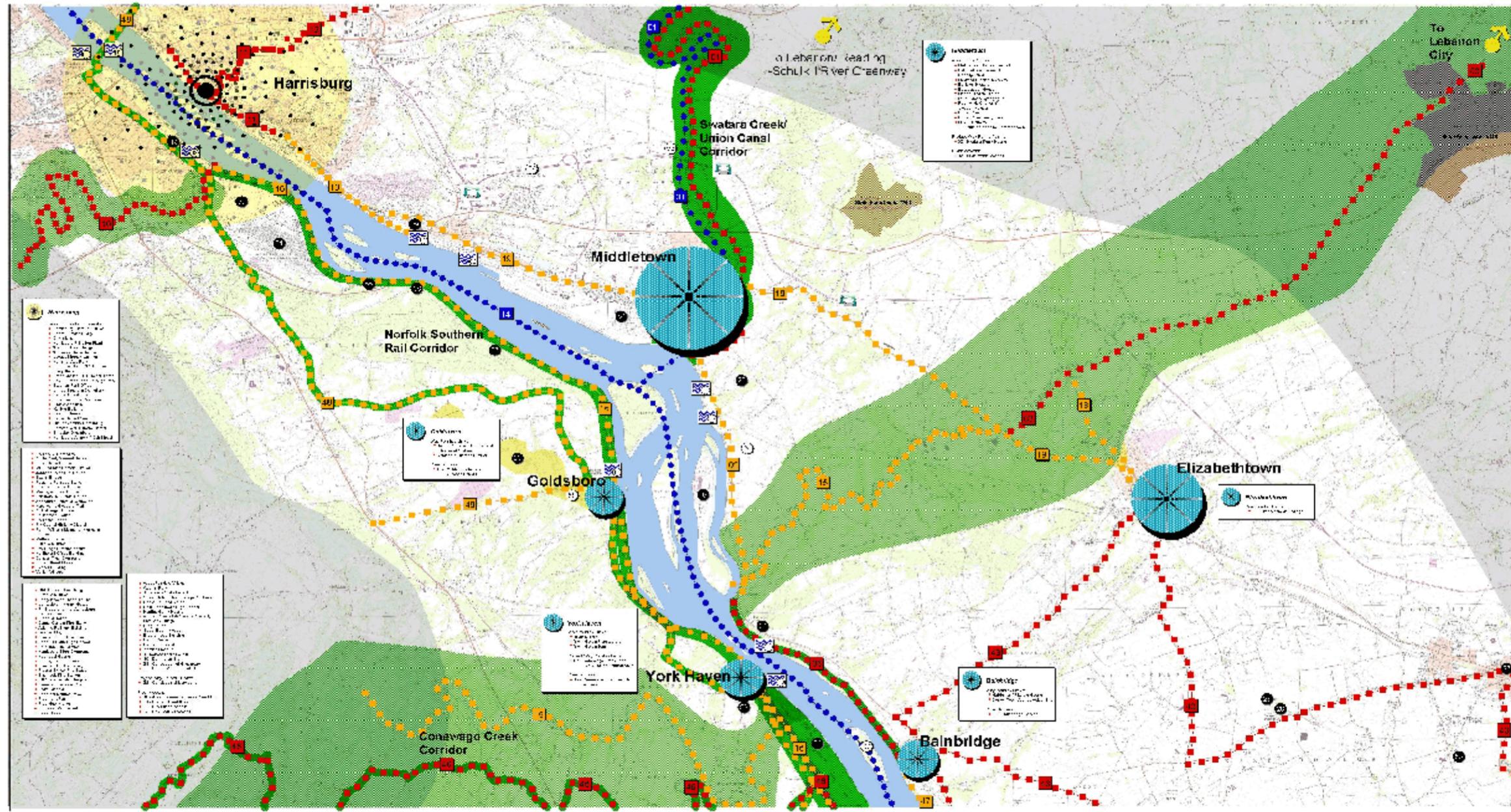
"U3" COMPONENTS	"GREENWAYS" COMPONENTS	OPEN SPACE FRAMEWORK
Network Hub	Network Corridor	Public Preserved
Journey Point	Major Corridor	Private Preserved
Waypoint	Minor Corridor	Important Natural Areas
River Access	Spur	
Perch		
Scale Mile Hub		
	Land Based Link	
	Water Based Link	



PANEL #3

SUSQUEHANNA GREENWAY DESIGN CONCEPT

Map 47



- Map Symbols**
- 1. Harrisburg
 - 2. Middletown
 - 3. Goldsboro
 - 4. York Haven
 - 5. Elizabethtown
 - 6. Bainbridge
 - 7. LeBaron Road
 - 8. Swatara Creek/Union Canal Corridor
 - 9. Norfolk Southern Rail Corridor
 - 10. Conowingo Creek Corridor
 - 11. Harrisburg
 - 12. Middletown
 - 13. Goldsboro
 - 14. York Haven
 - 15. Elizabethtown
 - 16. Bainbridge
 - 17. LeBaron Road
 - 18. Swatara Creek/Union Canal Corridor
 - 19. Norfolk Southern Rail Corridor
 - 20. Conowingo Creek Corridor

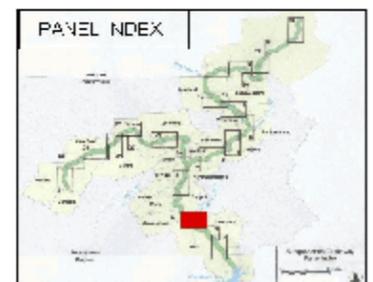
- River Access**
- 1. Harrisburg
 - 2. Middletown
 - 3. Goldsboro
 - 4. York Haven
 - 5. Elizabethtown
 - 6. Bainbridge

- Linkages**
- 1. Harrisburg
 - 2. Middletown
 - 3. Goldsboro
 - 4. York Haven
 - 5. Elizabethtown
 - 6. Bainbridge

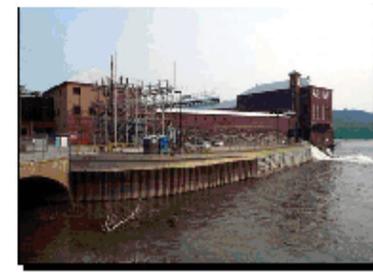
DATE: 2/22/04

Scale: 1 inch = 1 mile

"HUB" COMPONENTS	"GREENWAYS" COMPONENTS	OPEN SPACE FRAMEWORK
Network Hub	Network Corridor	Risk Reserve
Joint Use Point	Major Corridor	River Reserved
Waterpark/Recreation	Minor Corridor	Impervious Surface Cover
Multipark/Event	Spur	
River Access	Land-Based Link	
Park	Water-Based Link	
State Facility	Water-Based Link	



Three Mile Island Nuclear Power Plant



York Haven Hydroelectric Power Plant

PANEL #4

SUSQUEHANNA GREENWAY DESIGN CONCEPT

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Recently, the organizational structure of the Susquehanna Greenway Partnership has changed. See Map 48, The Susquehanna Greenway Regions. To meet local needs and address regional priorities, the Partnership will be assisted by four (4) committees. The Lower Susquehanna Region includes Cumberland, Dauphin, Lancaster, Perry and York Counties and is led by the Lancaster-York Heritage Region. Implementation projects may focus on a variety of issues, including environmental conservation, historic resources, community revitalization, economic development, and health and recreation. Given the background of the Susquehanna Greenway Partnership, in particular the established corridor-wide themes and all the local initiatives which support those themes, it becomes quite clear how significant the Susquehanna Greenway is, to York County and to the Statewide greenway network alike.

Susquehanna River Corridor Initiatives

The Susquehanna River corridor, or MEGA-greenway, is supported by numerous initiatives that are sponsored by a variety of organizations. Understandably, coordination and collaboration occurs at all levels and many of the initiatives discussed below are supported by mutual organizations all with the goal to preserve and promote the heritage, cultural and recreational opportunities that the Susquehanna River has to offer.

Veterans Memorial Bridge Lighting Feasibility Study

The intent of the study is to determine the feasibility of restoring the historic character of the Columbia/Wrightsville Bridge by installing new lighting and improving the plaza areas. The proposal for the above-the-bridge lighting is to replace the arch lighting with period fixtures. Significant improvements are also proposed for the bridge approach/plaza areas in both Wrightsville and Columbia. The under-the-bridge lighting is also a consideration as planning moves forward. This reinforced concrete arch bridge was completed in 1930. It carries State Route 462 and PA Bicycle Route S and is listed on the National Register of Historic Places. The Bridge Lighting project is being led by the Lancaster-York Heritage Region and Rivertownes PA-USA and the next steps include establishing funding.

River Towns Heritage Development Strategy

The project's sponsors are the Lancaster-York Heritage Region and Rivertownes PA USA. The goals of the strategy are to reinforce connections to the River; bring investment and good in-fill development to town centers; to retain rural character around towns; to interpret River Towns stories; and to position River Towns as gateways to the Susquehanna's recreational amenities.

The Strategy's regional initiatives are to support projects that connect River Town communities physically, thematically and emotionally; to create safe bicycling routes and pedestrian trails; and to retain scenic and sensitive lands (especially along the River).

On the York County side, the Strategy outlines Wrightsville initiatives that include: the encouragement of more robust retail and restaurants along Hellam Street and appropriate in-fill development on North Front Street, as well as the creation of a pedestrian pier on the 1860s bridge supports. The redevelopment of the historic bridge building as a visitor center is also mentioned in the Strategy. Possible pilot projects for Wrightsville Borough include improving pedestrian appeal of Front Street and creating a gateway zone at the west end of the Veterans Memorial Bridge. Also included as possible pilot projects in the Long Level area are to explore new passive recreation uses for the riverbank , as well as to interpret the Susquehanna Tidewater Canal at the River's edge.

“Along the Susquehanna: How the River Shapes our Region”

This will be a year long celebration of the River in Lancaster and York Counties. Sponsors of this project include the Lancaster County Solid Waste Authority, Lancaster County Historical Society and the York County Heritage Trust, with funding from the Lancaster-York Heritage Region. The events and exhibitions will examine the River's impact on the region from historical, environmental, artistic, scientific and recreational points of view. Programming is scheduled to last from July 2006 to August 2007. It is intended that the programs generate greater public awareness of the importance of the River as a natural resource and encourage stewardship efforts.

Columbia River Park Revitalization and Expansion Plan

In 2004, the Borough of Columbia authorized the creation of a master site development plan for River Park – an existing park located along the Susquehanna River at the terminus of Walnut Street. Members of the working groups focused on the four (4) issues of pedestrian health, safety and welfare; boating access and recreation; historic and nature education and attractions; and land acquisitions and funding. Supporters of the Plan include Lancaster County Planning Commission, PA Department of Environmental Protection, Rivertownes PA USA, Susquehanna Greenway Partnership; Chesapeake Bay Foundation, Columbia Water Company, Lancaster-York Heritage Region; PA DCNR, Lancaster County Conservancy, PA Fish and Boat Commission and Old Columbia Public Grounds. The River Park Revitalization and Expansion Plan is segmented into four (4) phases. Priorities for the first phase, to be completed in the first three (3) years include: upgrades to the railroad crossings to meet ADA requirements; improvements to shoreline to allow shore fishing; resurfacing of Walnut Street and the creation of additional on-street parking with a walkway connection to downtown Columbia; addition of historically appropriate lighting along

Map 48 The Susquehanna Greenway Regions

To Cooperstown ↑



Walnut Street; new signage of park hours and regulations at park entrance; and development of a strong public relations and marketing campaign to promote the open space, shoreline fishing opportunities and boat launch.

River Ride

The Lancaster-York Heritage Region and the Landis Valley Museum are collaborating to advance the River Ride, a feasibility study to develop and market a heritage bicycle tour based on the heritage themes of the region. Sites along the ride would be in both Lancaster and York Counties between the Columbia-Wrightsville Bridge (SR 462) south to the Norman Wood Bridge (SR 372).

Susquehanna Heritage Park

The Lancaster-York Heritage Region, the York County Commissioners, the Farm and Natural Lands Trust of York County and the PA Department of Conservation and Natural Resources are focusing on the development of Susquehanna Heritage Park. The total project would combine recreational opportunities, educational facilities and agricultural interpretation. The concept for the Park is divided into phases.

Susquehanna Heritage Park, Phase 1/Highpoint (discussed previously in Chapter IV), consists of approximately 78 acres. It provides opportunities for passive recreation and scenic enjoyment. Phase 2 encompasses approximately 410 acres. Phase 2 would include a Native Peoples Heritage Center (a museum and education facility). Phase 3 of Susquehanna Heritage Park is comprised of approximately 138 acres. A proposed Visitor Education Center, part of Phase 3, would be located in the historic dairy complex on the site and would provide interpretive and educational opportunities. Both Phases 2 and 3 would additionally include opportunities for activities including, but not limited to, hiking, biking, picnicking, trail riding, and birdwatching.

Susquehanna River Access Study/Susquehanna River Corridor Master Plan

The Lancaster County Planning Commission, the Lancaster-York Heritage Region and the York County Planning Commission are working in partnership to conduct the Susquehanna River Access Study, looking at access issues on both sides of the River as a major component of the Susquehanna River Corridor Master Plan.

The purpose of the Susquehanna River Corridor Master Plan is to develop a broad approach to preserving the land of the river valley while improving the access to the River and to its many recreational opportunities. The Master Plan can then serve as a model for implementing other large scale landscape protection and/or river access issues. The York County Planning Commission and York County Department of Parks and Recreation have been involved.

Susquehanna River Water Trail

The Lancaster County Planning Commission and the Lancaster-York Heritage Region spearheaded the development of the Susquehanna River Water Trail. York County Planning Commission staff, however, participated in the planning process. The Susquehanna River Water Trail- Lower Section is a 53 mile stretch that begins at the New Market Boat Access near Harrisburg and ends a few miles south of the Mason-Dixon line at Broad Creek Access in Maryland. Twenty-one (21) interpretative panels have been created and installed at key access points to inform visitors about the region's rich heritage (topics include river potholes and deeps, the burning of the Columbia-Wrightsville Bridge, the Underground Railroad, ice jams and the areas first farmers). The Susquehanna River Water Trail extends the length of the Susquehanna Greenway in York County. Additionally, the Water Trail is part of the Chesapeake Bay Gateways Network.

The Lancaster-York Heritage Region, funded by the Chesapeake Bay Gateways Network, will create a website module of the Water Trail. Focusing on interpretation and access, the online resource is intended to increase interest and involvement in the history of the River and its connection to the Bay, as well as promote visits to the River and increase sales of the Water Trail maps.

Lower Susquehanna River Utility Lands Planning Project

Completed in 2004, the purpose of the planning project was to ensure the ongoing conservation and protection of the utility-owned land along both shores of the Susquehanna River. Detailed mapping and an acquisition strategy have been developed. The focus has been to ensure the preservation of the land as well as its management and stewardship. To date, the Safe Harbor Water Power Corporation announced that it planned to give almost 1,000 acres of undeveloped land in both Lancaster and York Counties to The Conservation Fund, pending approval from the Federal Energy Regulatory Commission. In addition, PPL may include a list of lands they would like to divest in its Holtwood 2010 Project. The 2010 Project key elements, however, are improvements to the migratory fish passage facility and the construction of a new hydroelectric generating plant.

PPL's Brunner Island

The coal-fired power plant has been developing some natural areas among the over 700 acres that PPL owns along the Susquehanna River. Some of Brunner Island's features include constructed wetlands, boat launch, fishing areas, athletic fields, and golf course. Nature walks and river cleanups are also part of the programming at Brunner Island. A public advisory committee makes recommendations for grants to local municipalities and groups for projects that demonstrate commitment to local initiatives to clean up and otherwise benefit the watershed. There are also Natural Areas Inventory sites on Brunner Island.

Conclusion

In this Chapter, the methodology used to identify key areas for open space preservation and greenway opportunities is clearly presented. Concentrating on the natural features of the County, the analysis identified eight (8) open space focus areas and nine (9) greenways in York County. Further analysis, which considered municipal zoning ordinances, municipal comprehensive plans, new residential building permit data, the other components of the York County Comprehensive Plan and general population trends, revealed both positive and negative influences on the open space focus areas. The discussion of greenways acknowledged that a network of passive and active greenways with a multitude of benefits could potentially be created in York County, with significant attention given to the MEGA-greenways that pass through the County.

Overall, this Chapter has identified that York County has an abundance of areas worthy of protection and/or preservation. Of utmost concern is how these important open space areas and greenways can be protected and/or preserved as they contribute significantly to the quality of life in York County. The next Chapter will discuss a variety of tools that can be used to protect and/or preserve such areas. Together, the analysis and tools discussion will help to define necessary steps in the County's action plan (Chapter VIII) to accomplish the goals and objectives of this *Plan*.

Chapter VII

Open Space Preservation Planning and Management Techniques

Introduction

As evidenced in the *Growth Trends* and *Growth Management Plan* components of the *York County Comprehensive Plan*, York County has experienced some dramatic changes over the past several years. To continue to plan for the changes that York County will face in the future, growth must be directed in a way that preserves the qualities that make the County an attractive and desirable place. Chapter IV provided an inventory of the resources that, many would argue, make York County a desirable place in which to live, while Chapter V examined the recreational and open space opportunities in the County. This *Plan* has also discussed the challenges York County faces, as well as the benefits of open space.

The establishment of an open space network in York County, i.e., the focus areas and greenways identified in Chapter VI, requires an understanding of the techniques currently available for protecting and/or preserving open space. This chapter provides a brief overview of some of the techniques that can be utilized by municipalities, community groups and private landowners. Other land preservation techniques, however, do exist and can be used in conjunction with those listed below.

What can a private landowner do?

There are several techniques that private landowners can use to direct or limit the development of privately owned properties. Private landowners may use these techniques individually or may wish to enter partnerships with public or private agencies.

Bargain Sales

In a bargain sale, land can be sold for less than full value to a governmental agency or publicly-supported charity. This provides the land owner or seller with some money and with the benefits of a charitable contribution, i.e., the difference between the sale price and the market value of the land. A bargain sale combines the income producing benefit of a sale with the tax reducing benefits of a donation.

Conservation Easements

The conservation easement is one of the more popular and reliable preservation strategies for the private landowner. Permanent conservation easements involve donations or selling of development rights intended to preserve land in its natural state. The easements are held by governmental agencies or by conservancies or other recognized charitable non-profit organizations and must be permanently attached to the deed of a property. Donating conservation easements may provide the landowner with tax advantages.

Deed Restrictions

Landowners may also enact deed restrictions to limit types and extent of use on their property. Deed restrictions, however, are only as strong as their enforcement.

Purchase of Development Rights

The purchase of development rights permits a landowner to voluntarily sell their development rights to a conservation organization or to a governmental agency. The landowner retains all other ownership rights associated with the land. Initially, a conservation easement must be placed onto the land. The organization or agency pays the difference between the value of the land for its highest and best use (typically residential and commercial development).

Donations

Landowners may donate their land as gifts to a municipality, County, State or conservation organization. Through such gifts, fee simple donations, the landowner is able to designate the future use of the land which could preserve it as open space if that is the landowner's intention. Land donors can receive incentives for land donations, which can include reduction in Federal income and capital gains taxes, as well as qualify as deductions (charitable contributions) on Federal income taxes. Land donation is an appropriate option for landowners who wish to know that the natural lands which hold strong personal meaning are preserved in perpetuity as open space.

Land Exchanges

A land exchange involves trading of ownership of a property between two (2) or more parties. The exchange typically involves parcels that are key in the open space system.

Landowner Compacts

A landowner compact is an agreement made on a voluntary basis among two (2) or more adjoining landowners. The agreement dissolves the common internal lot lines, allowing for integrated planning over the several parcels. Landowner compacts require a subdivision/land development plan to combine properties. This could assist in the distribution of development that would foster the preservation of open space areas contained in the combined properties.

Management Agreement

A management agreement is a documented plan developed by the landowner and the land trust with a goal to protect the features of the land. Once the plan is developed, it is the landowner's responsibility to act in accordance with the plan. A management agreement is not a permanent means of conservation.

Mutual Covenant

A mutual covenant is an agreement that can be exchanged by several landowners who are concerned about protecting open space in their current ownership. Mutual covenants may be appropriate in situations where the conservation issues are important to a group of landowners but not of sufficient benefit to the general public. The neighboring property owners are the primary beneficiaries.

Lease of Property

The leasing of property to a land trust or governmental agency temporarily protects the land through a lease agreement. The terms of the lease are determined by the landowner, as is the amount of rent to be paid. Possible lessees include land trusts and county park and/or recreation departments and municipalities for park and/or open space and recreation purposes.

Wills and Estate Preparation

It is common that a landowner's will determines how family-owned land is distributed to his/her heirs. A properly written will allows the heirs to receive the land and own it without paying excessive inheritance or estate taxes, making the land affordable to own. In the cases of landowners with poorly written or no wills, heirs find themselves owning family lands and owing excessive taxes, often opting to sell the family lands to developers to remove the financial burden. Some landowners who discuss land in their wills bequeath family land in equal parts to their heirs. This practice breaks up large parcels, making them more attractive to development.

The Taxpayer Relief Act of 1997 created a new tax incentive for conservation easements. Under Section 2031(c), a portion of the value of land subject to a conservation easement may be excluded

from the Federal gross estate, reducing the inheritance tax burden to survivors. The Internal Revenue Service Restructuring and Reform Act of 1998, which became law on July 22, 1998, amended Section 2031(c) to allow an estate tax deduction under Section 2055(f) for a post-mortem easement, so long as no income tax deduction is allowed for the grant of the easement. This option, however, is limited and may not apply to all circumstances.

As stated previously, these are just some of the examples of land preservation initiatives of which landowners can avail themselves.

What can be done at the local municipal level?

A variety of initiatives to preserve and protect open space exist at the municipal level. This section discusses some of the more common concepts.

Comprehensive Plan

A comprehensive plan, as explained in the Pennsylvania Municipalities Planning Code (PA MPC), Article III, Section 301, shall include a plan for land use which may include provisions for the amount, intensity, character and timing of land uses proposed for a variety of uses including community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, floodplains and other areas of special hazards and other similar uses.

68 municipalities in York County have adopted comprehensive plans.

Comprehensive plans must also, among other things, plan for the movement of people and goods which may include pedestrian and bikeway systems. In addition, a municipal comprehensive plan is required to include a statement indicating that existing and proposed development of a municipality is generally compatible with the objectives and plans of the County Comprehensive Plan. Furthermore, comprehensive plans must address the protection of natural and historic resources which can include, but is not limited to, wetlands and aquifer recharge zones, riparian buffers, woodlands, steep slopes, prime agricultural land, floodplains, unique natural features and historic sites. Sixty-eight municipalities in York County have adopted comprehensive plans.

Zoning Ordinances

At the municipal level, many open space preservation/protection measures are the result of zoning. The purposes of zoning, as explained in the PA MPC, Article VI, Section 604, include, but are not limited to, the following: promoting coordinated and practical community development and proper density of population; facilitating transportation, schools, recreational and public grounds;

preserving agricultural, scenic and historic values in the environment; and preserving forests, wetlands, aquifers and floodplains. Zoning can also prevent overcrowding of land, blight, danger and congestion in travel and transportation, and can accommodate reasonable overall community growth and opportunities for development of a variety of residential dwelling types and nonresidential uses. Zoning provisions relative to the discussion of open space protection are discussed below. Some of the techniques result in the protection of sensitive natural features and prime agricultural land on individual parcels, while other techniques result in the creation of common open space.

68 municipalities in York County have enacted zoning.

Although 67 of the 72 municipalities have enacted a zoning ordinance, a much lesser number have incorporated specific open space preservation/protection provisions into their ordinance.

- Cluster Development - This zoning technique provides flexibility in the net housing density on a parcel as a means of integrating at least a minimal amount of open space into new subdivisions. Cluster developments can produce attractive neighborhoods that can preserve sensitive natural features, such as steep slopes, floodplains and wetlands. In addition to preserving sensitive natural features, cluster provisions often specify that a percentage of the buildable land also be a part of the minimum required open space.
- Agricultural Protection Zoning (APZ) - This method preserves farmland by limiting the number of dwelling units permitted to a truly rural density. This tool does require the support of the agricultural landowning community and typically is most applicable in rural areas with high quality soils for agricultural use. Use of agricultural protection zoning preserves a majority of land for agricultural use with subdivision occurring on a smaller scale and with less frequency.
- Sliding Scale Zoning - A form of APZ that allows for the preservation of large contiguous tracts of land that can still be farmed or simply preserved as open space. This system limits the number of times that a parent parcel (a parcel existing on the date of ordinance adoption) can be split, based on its size. The use of sliding scale zoning is most effective in areas where a wide range of lot sizes exist and non-farm residential development has already begun to occur. In sliding scale agricultural zoning, the number of allowable non-farm building lots depends upon the size of the farm area owned.

26 municipalities in York County have cluster development zoning provisions.

- **Flexible Lot Size** - Lot size standards are part of a municipality's zoning ordinance. Traditional methods for land regulation in rural areas sets minimum lot sizes at one (1) or more acres per dwelling unit as little development is anticipated and minimal public infrastructure is planned. Large lot developments may be appropriate in areas with less productive farmland or with a predominance of sensitive natural features. Minimum lot sizes in excess of one (1) acre, however, must be justified; they should not be arbitrary.
- **Lot Averaging** - This innovative zoning technique adds flexibility to subdivision design by allowing various lot sizes while maintaining constant overall density. The number of dwellings permitted in subdivisions using lot averaging is determined by density limits in the zoning ordinance. The sizes of lots, however, vary based on the resource limitations to protect wetlands, woodlands or other sensitive natural features.
- **Open Space Zoning/Conservation Design** - This technique takes the clustering concept to a more advanced level. The intent is to preserve a larger amount of land for conservation uses while allowing full-density development. Open space zoning is suited to preserving farmland, woodland habitat, sensitive natural features and scenic areas. The number of dwelling units permitted in these developments is based on the net acreage of buildable land and the underlying density in the zoning district. Easements are then placed on the open space to ensure no further development or subdivision.

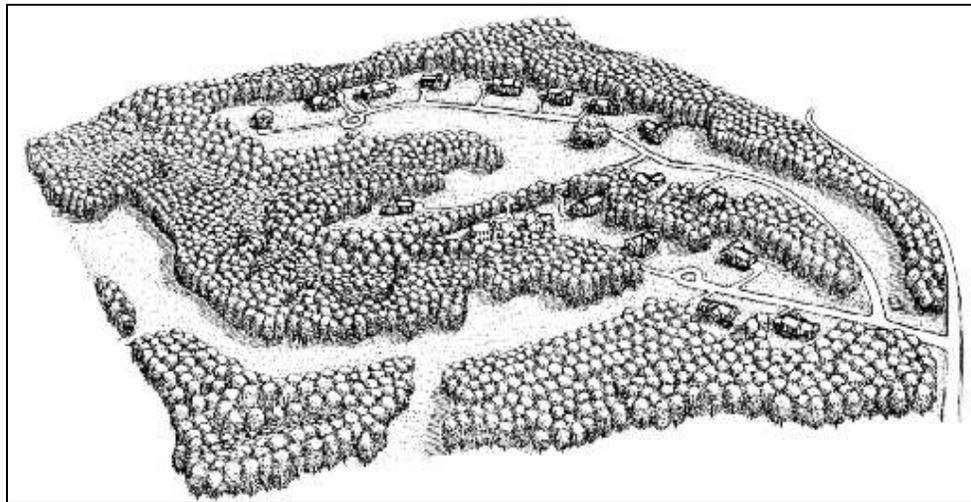


Figure 23: Example of a conservation subdivision
Source: www.padcnr.state.pa.us/growinggreener/growinggreener.htm

The figure above (Figure 23) is an example of a subdivision that utilizes the open space or conservation design technique. As shown, the developer builds the maximum number of homes permitted under the municipality's zoning, while at the same time permanently protecting over half

of the property. The resulting open space creates an interconnected network of community greenspaces.

- **Overlay Districts** - The concept of an overlay district implies that for a specific area within a municipality, because of some unique characteristic of that area, more than one zoning district regulates development. While the underlying zoning district(s) designates basic zoning regulations, the overlay district may establish more restrictive development regulations.

Overlay zoning districts may recognize unique features that require special attention or may facilitate development of a special character. An overlay zoning district applies regulations to an area in addition to and superceding the requirements of the underlying zoning district. Some of the overlay zoning districts identified in York County are indicated as Conservation Subdivision Overlay District, Environmental Protection Overlay District, Restricted Development Overlay District and Steep Slope Overlay District. These overlay districts are described as protecting the following types of features: woodlands, steep slopes, hillside slopes, floodplains, streams, wetlands, productive agricultural soils, and/or geological features.

- **Planned Residential Development** - Another zoning technique pertinent to the discussion of greenways and open space is planned residential development (PRD) as a means to encourage innovations in residential and nonresidential development and renewal (per Section 705 of the *PA MPC*).

5 municipalities in York County have enacted PRD provisions.

The intent is to meet the growing demand for housing and other development through a greater variety in type, design and layout of dwellings and structures and by the conservation and more efficient use of open space ancillary to said dwellings and uses. PRD provisions allow some variation in dimensional and use requirements to achieve the preservation of sensitive natural areas or historic sites.

- **Traditional Neighborhood Development** - Traditional neighborhood development (TND) is a zoning technique that provides for a compact form of development that encourages a more diversified community for residents by having a pedestrian-oriented design and centrally-located community facilities, parks and stores.

Relevant to the discussion of open space and greenways, some of the standards and conditions for TND are noted. Per the *PA MPC*, Article VII-A, the standards may vary in density or intensity of land use, particularly the amount, location and proposed use of common open space, the distribution of parks and the establishment of a centrally-located

public park commons, square or plaza. However the *PA MPC* recommends that any adopted TND regulations include provisions requiring the location and physical characteristics of the proposed TND site to be analyzed in order to provide for the retention and enhancement of natural features, such as wetlands, ponds, lakes, waterways, trees of high quality, significant tree stands and other significant natural features. At the time of this report, York and Carroll Townships have adopted TND regulations.

- Transfer of Development Rights - Per Article VI, Section 619.1 of the *PA MPC*, municipalities may incorporate provisions for transferable development rights (TDR) on a voluntary basis in their zoning ordinances.

11 municipalities in York County have adopted TDR provisions.

TDR is a zoning tool that allows conservation and development to coexist within a municipality. Growth is directed to preferred locations through the sale and purchase of development rights. Development rights are established for a given piece of land and can be separated from the title of that property. These rights can then be transferred in fee simple to another parcel of land located within an area of the municipality where development is planned for and/or desired. The sale of TDR's removes the owner's right to develop the property for purposes other than farming, open space or some related use.

- Incentive or Bonus Zoning - Incentive or bonus zoning encourages developers to provide amenities, such as parks, additional landscaping, plazas, streetscape improvements, access improvements, or affordable housing in exchange for allowing increased densities. Other communities use this method to encourage private developers to provide affordable housing opportunities. These affordable homes must then be rented or sold to persons or families of low or modest income, or senior citizens. In setting up such a system, the legislature leaves existing zoning provisions in place, but permits more intensive development of the land in exchange for certain community benefits.
- Rural or Village Center District - The purpose of the rural or village center district is to provide standards and review procedures which will encourage concentrations of rural residential development, together with neighborhood and limited commercial uses which primarily satisfy day-to-day needs; to provide for local employment through light industrial uses consistent with rural character; to manage the location and extent of public service centers and limit the extension of public utilities. New development should also respect the historic characteristics of the village. The land can also be used for different types of farming or any other agricultural or horticultural purpose.
- Suburban Center Zoning - Suburban centers can unite the community and business aspects of the suburban landscape giving people a common place to meet and interact. The centers

should contain a mix of retail and office uses, public services, local parks, schools, and residential uses. These centers should be designed to accommodate both pedestrian and vehicular traffic. As a focus for the future, growth towards urban centers can reduce development pressure on the rural and natural landscapes.

Although municipal governments can utilize zoning to direct patterns of land use, it is important to state that zoning typically does not permanently protect open space. Zoning ordinances can be revised or changed resulting in open space no longer being protected, except through TDR or other instances where open space is required to be protected through a permanent conservation easement.

Subdivision and Land Development Ordinances

As stated in Article V of the *PA MPC*, the governing body of each municipality may regulate subdivisions and land developments within the municipality by enacting a subdivision and land development ordinance. The ordinance requires that all subdivision and land development plats for land situated within their municipality be submitted for review and approval.

66 municipalities in York County have subdivision and land development ordinances enacted. The remaining six, all of which are boroughs, fall under the jurisdiction of the York County Subdivision and Land Development Ordinance.

Subdivision and land development ordinances can contain a variety of provisions. The provisions address such issues as conformity to the comprehensive plan and related land use ordinances, exclusion of certain land development, standards by which streets should be designed, incorporation of adequate provisions for a reliable and safe water supply, and encouragement and promotion of flexibility, economy and ingenuity in the layout and design of subdivisions and land developments. Review of the relevant provisions is presented below.

5 municipalities in York County have incorporated environmental assessment provisions in their subdivision and land development ordinances.

- Environmental Assessment - This technique involves the preparation of a study that evaluates the impact of a proposed development on the existing environment. Elements that can be addressed in an environmental impact study include steep slopes, wetlands, hydrogeology (lots proposed the use of on lot sewage disposal systems), historic resources, archaeological resources, traffic, and the extent to which the development affects fire and police protection, ambulance service, and the delivery of public education.

- Landscape Features/Site Analysis Map - This tool can be utilized to provide more information than a simple layout of house lots and streets. It is helpful to consult the landowner because they may have additional information about their property.

The landscape features/site analysis map may include the following features: location, size and ownership of underground utilities, easements or rights of way; slope; natural features (large trees, woodlands, floodplains, wildlife habitats); existing buildings; archeological and cultural features; view sheds; and groundwater areas. This information enables the establishment of “primary conservation areas,”: i.e., areas that are unsuitable for development. The “secondary conservation areas” are comprised of significant elements that should be considered for preservation purposes. The *Natural Areas Inventory* and *Environmental Resources Inventory* components of the *York County Comprehensive Plan* contain much of this information.

- Mandatory Dedication of Land - With regard to Subdivision and Land Development Ordinances, germane to the discussion of open space and greenways is mandatory land dedication. Contained in Article V, Section 503.11, of the *PA MPC* are provisions permitting municipalities that have an adopted recreation plan to require the public dedication of land suitable for the construction of recreational facilities or the payment of fees in lieu thereof, the private reservation of the land, or a combination for park or recreational purposes as a condition precedent to final plan approval, provided that the applicant or developer agrees that a municipality has met certain requirements. It is also advisable that the fees be updated annually to ensure that the fair market value of the land is reflected. These fees are to be used to provide recreational opportunities to residents.

40 municipalities in York County have mandatory dedication of land or fee in lieu of land dedication provisions incorporated into their subdivision and land development ordinances.

The amount of land to be dedicated per dwelling unit varies ranging from 0.01 to 0.05 acres per dwelling unit.

Official Map

As explained by the *PA MPC*, Article IV, Section 401, each municipality has the power to adopt an official map that may show elements of the comprehensive plan with regards to public lands and facilities, including existing and proposed public parks, playgrounds, open space reservations, pedestrian ways and easements, railroads and transit rights-of-way easements, flood control basins, floodways and floodplains, stormwater management areas and drainage easements. By adopting an official map, a municipality may reserve private land for future public use, such as proposed parks,

streets and other public facilities. The official map is not required to cover the entire municipality; it may cover one (1) growth area or focus on one (1) particular type of improvement.

Predominant features included on these official maps, relevant to this Plan, are road improvements, utility/pedestrian easements, historic buildings, parks and potential parkland, greenways and woodlands.

5 municipalities in York County have adopted an official map -- Hellam, Lower Windsor, North Codorus, Shrewsbury and Springfield Townships

Act 153 of 1996

Pennsylvania Act 154 of 1996 amended the Open Space Lands Act (Act 442 of 1967) gives local government the power to acquire open space interests for purposes which include protection of water resources and watersheds; protection of forest for timber production; conservation of farmland; parks and recreation; conservation of scenic and natural resources; preservation of sites of historic, geologic or botanic interest; and promotion of sound planning through the creation of buffers between communities.

Under this Act, local governments may levy a tax on real estate or earned income above existing limits in order to purchase development rights or open space lands. A referendum approval from the voters must first be approved. The Act also outlines the rules for acquisition of open space by local governments.

Locally, Lower Windsor Township, in cooperation with the Farm and Natural Lands Trust of York County, is offering a farmland preservation program to Lower Windsor Township landowners. The Shrewsbury Township Conservation Fund was established to preserve the prime farmland and valuable open spaces.

Conclusion

This chapter of the *York County Open Space and Greenways Plan* has reviewed the various techniques that could be employed to protect and preserve open space. The local municipal plan and ordinance review identified conservation measures in place at the municipal level across York County. It is also important to consider linkages and the importance of intermunicipal cooperation, without which the County could be dotted with disconnected parcels of open space. Effective tools include intermunicipal MOU's and regional partnerships.

This presentation of open space preservation and protection tools and techniques provides a solid foundation on which to build the action plan portion of the York County Open Space and Greenways Plan. The following chapter, Action Plan, will discuss Federal, State and local initiatives, as well as planning specific to York County.

Chapter VIII

Action Plan

Introduction

It is well established that York County is rich in open space resources. Chapter VI determined areas on which to focus protection and preservation efforts and discussed greenway planning the County. Chapter VII identified an array of tools and techniques that can be used as a part of that effort. This chapter will discuss open space and greenway initiatives underway at all levels of government. The initiatives may be pursued individually or in conjunction with each other. It is important to provide the information to local leaders and citizens so that effective partnerships can be formed.

This final chapter continues with York County's action plan or strategy to implement the York County Open Space and Greenways Plan, including the protected open space benchmark. The chapter includes an action plan matrix which outlines roles and responsibilities for the County, municipalities, groups and organizations and interested stakeholders and citizens. It establishes immediate, mid-term and long-term goals.

Federal Initiatives

There are initiatives at the Federal level that can impact open space and greenway planning. Federal initiatives relevant to this discussion include: Transportation Equity Act for the Twenty-first Century (TEA-21), Community Development Block Grant (CDBG), the Highlands Conservation Act of 2004, and the USDA Forest Legacy Program. Each are outlined below.

Transportation Equity Act for the Twenty-first Century (TEA-21)

The Transportation Enhancements Program was introduced in 1991 under the Intermodal Surface Transportation Efficiency Act (ISTEA). The Transportation Enhancements Program continued in the Transportation Equity Act for the 21st Century (TEA-21) which expanded the categories of funding eligibility. The Transportation Enhancements Program is a unique cooperative arrangement between the sponsor, the Federal Highway Administration, and PennDOT. This statewide cost reimbursement project consists of 12 eligible categories which include, but are not limited to, the provision of facilities and safety and educational activities for pedestrians and bicyclists, acquisition of scenic easements and scenic or historic sites, landscaping and other scenic beautification, preservation of abandoned railway corridors and environmental mitigation of runoff, pollution and provision of wildlife connectivity.

Federal transportation funds are awarded to the States and the Metropolitan Planning Organizations (MPOs) administer the funds. Proposals are reviewed by State agencies including Pennsylvania Department of Transportation, Department of Environmental Protection and Department of Conservation and Natural Resources. Upon determination of eligibility, applications are referred to the MPO. Locally, the MPO is comprised of all of York County and funds are for construction only. Local examples of funded projects include the Hollow Creek Greenway, the Broad Street Greenway and Cousler Park. More information about the enhancements funding can be obtained at www.dot.state.pa.us/.

Community Development Block Grant Program

The Community Development Block Grant (CDBG) funds are through the US Department of Housing and Urban Development (HUD), Community Planning and Development Division. HUD provides grants annually to entitlement communities on a formula basis. York County is an entitlement community and its CDBG program is administered by the York County Planning Commission. Eligible activities include, but are not limited to, planning and public facilities. Planning dollars can be used to complete project feasibility studies and open space and recreation plans. Public facilities grants can be awarded to construct parks, purchase equipment and enhance public parks. Please access the following website for additional information: www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm.

Highlands Conservation Act of 2004

The Highlands Conservation Act of 2004 was signed into law by President Bush on November 30, 2004. The legislation will direct \$100 million in Federal funds over ten (10) years into Pennsylvania, New York, New Jersey and Connecticut. The States will match the funds to conserve farmland, woodlands and drinking water, as well as to promote “smart growth” development. The United States Forest Service, in cooperation with the Departments of the Interior and Agriculture, the governors of individual states and the Highlands Coalition, will determine where the funds are to be directed. Priorities that are likely to be considered are contiguous forest land, working and high value farmland, water supply land, wildlife habitat and recreational use. The main method of protection will be through public acquisition of land or by purchase of development rights.

The Pennsylvania Highlands extends from the South Mountain on the Maryland border with Adams County to the steep watershed lands along the Delaware River in the Bucks/Lehigh/Northampton County area. Detailed mapping of the conservation areas of the Pennsylvania Highlands was completed in 2006 and includes portions of Fairview and Newberry Townships and nearby boroughs. More information regarding the Highlands Coalition and the PA Highlands can be obtained at www.highlandscoalition.org or at www.outdoors.org.

USDA Forest Legacy Program

The Forest Legacy Program (FLP), a Federal program in partnership with states, supports state efforts to protect environmentally sensitive forest lands. Designed to encourage the protection of privately owned forest lands from non-forest uses, the Forest Legacy Program is an entirely voluntary program. The program focuses on the acquisition of partial interests in privately owned forest lands in an effort to help the states to develop and carry out their forest conservation plans. It also encourages and supports acquisition of conservation easements, legally binding agreements transferring a negotiated set of property rights from one party to another, without removing the property from private ownership. Most FLP conservation easements restrict development, require sustainable forestry practices and protect other values. The State Grant option allows states a greater role in implementing the program. FLP also encourages partnerships with local governments and land trusts, recognizing the important contributions landowners, communities and private organizations make to conservation efforts. Pennsylvania participates in this program, but, to date, no forest legacy easements have been created in York County, nevertheless, the County has an interest in the Program. For additional information, please go to the USDA Forest Service website at www.fs.fed.us/spf/coop/programs/loa/flp.shtml.

State Initiatives

There are several initiatives at the State level that are relevant to the York County Action Plan, specifically the Community Conservation Partnership Program through the Department of Conservation and Natural Resources, Susquehanna Greenway Partnership, Growing Greener and Growing Greener II, Growing Smarter PA, *The State Greenways Action Plan*, the *Pennsylvania State Recreation Plan* and funding for agricultural preservation programs and stormwater planning and management, Act 153, and Keystone Active Zones. The following initiatives affect York County.

Community Conservation Partnership Program

The Commonwealth of Pennsylvania, Department of Conservation and Natural Resources, through the Community Conservation Partnership Program makes funds available to support greenway and park planning initiatives. Grants can be awarded for planning, land acquisition, construction and other uses. Please go to www.dcnr.state.pa.us for more information.

Susquehanna Greenway Partnership

The Susquehanna Greenway Partnership is a not-for-profit organization with the goal to link natural, cultural, historic, and recreational resources along the 500-mile corridor of the Susquehanna River

in Pennsylvania. It will create a basin-wide organization for resource management and community conservation factors of lasting importance to the economies and quality of life of river communities. The Susquehanna Greenway Partnership seeks to determine the status of regional greenway efforts, build upon public participation activities previously conducted in the corridor, promote the importance of strong community involvement in greenway development, provide a diverse program to maximize input from all segments of the population and promote local ownership of the greenway plan and implementation. York County was located in the Reach 4 planning region of the Susquehanna Greenway and various York County organizations have previously been involved in the greenway planning efforts. York County is now part of the Lower Susquehanna Region. More information pertaining to the Susquehanna Greenway initiative is available at www.susquehannagreenway.org.

Growing Greener

The Growing Greener initiative is the largest financial environmental investment in Pennsylvania's history. This program makes restoration and protection of valuable and sensitive natural resources possible in York County and statewide. Funding from Growing Greener can be directed to education, training, assessment and restoration projects (www.dep.state.pa.us/growgreen/).

Growing Greener II

A referendum regarding Growing Greener II appeared on the November 2004 ballot. The outcome was that Pennsylvania voters authorized a \$625 million bond issue to support Growing Greener II. The initiative proposes to continue and to expand the important programs that tie together economic and community development with environmental initiatives. Activities can include returning contaminated industrial sites and other polluted sites to productive use; protecting farmland and open space from development; cleaning up polluted streams and reclaiming abandoned mines; and improving state and community parks and fish and wildlife infrastructure. Locally, the York County Board of Commissioners is in the process of developing a letter of solicitation to municipalities and selected organizations asking for projects to be considered. For more information on the status of the Growing Greener II initiative, visit the following website: www.growinggreener.com.

Growing Smarter PA

This initiative is a combined effort of the Governor's Center for Local Government Services, other State agencies, local officials and interested citizens. To encourage sound land use management practice, the Center offers a wide range of tools to support decisions about land use and encourage strong communities, economic development, a healthy environment and improved quality of life. The Land Use Planning and Technical Assistance Program (LUPTAP) is especially beneficial as it is designed to help strengthen comprehensive planning throughout Pennsylvania, to encourage intergovernmental cooperation in planning and to support comprehensive community development

planning activities that are consistent with State and Federal objectives. Through LUPTAP, grants are provided to municipalities for the development of comprehensive plans and land use ordinances. Priority for grants is given to multi-municipal endeavors. Additional information regarding “growing smarter” can be obtained at www.landuseinpa.com.

Pennsylvania Greenways: An Action Plan for Creating Connections

This Action Plan, through the leadership of the Pennsylvania Department of Conservation and Natural Resources, will encourage a network of greenways that will connect Pennsylvania’s open space, natural landscape features, scenic, cultural, historic and recreational sites, and urban and rural communities. *Pennsylvania Greenways: Action Plan for Creating Connections* promotes the development of greenway plans by all 67 Pennsylvania counties, the creation and maintenance of a greenways geographic information system (GIS), and the launch of a greenways informational clearinghouse. The Greenways Partnership Commission was also established to facilitate the Statewide greenway planning efforts and foster coordination at all levels. The entire *Action Plan* and other additional information can be obtained at www.pagreenways.org.

Pennsylvania’s Recreation Plan, 2004-2008

As mentioned in Chapter I, the Commonwealth of Pennsylvania has recently updated its *Recreation Plan*. The *Plan* incorporates the results of extensive research and public participation sessions. The *Plan* is the State’s policy document with regards to recreational uses, needs, policies and capital investment priorities. The *Plan* is a guide for the acquisition, rehabilitation and protection of resources. It also guides the provision of recreational opportunities and services to those who recreate in Pennsylvania, as well as provides for the protection of the State’s cultural and natural resources. Like the *Greenways Action Plan*, it provides opportunities for cooperation and coordination. The entire plan can be viewed at www.dcnr.state.pa.us/brc/grants/brcrecplan.pdf.

Agricultural Land Preservation

The Pennsylvania Department of Agriculture, Bureau of Farmland Preservation, is responsible for the State’s program to purchase agricultural easements and administers legislative programs designed to preserve farmland through the State Agricultural Preservation Board.

The Pennsylvania Agricultural Conservation Easement Purchase Program was developed to help slow the loss of prime farmland to non-agricultural uses. The Program enables state, county and local governments to purchase conservation easements from land owners. Counties participating in the program have appointed agricultural land preservation boards with a State board created to oversee this Program. The State board is responsible for distribution of State funds, approval and monitoring of county programs and specific easement purchases. Locally, the York County Agricultural Land Preservation Board administers this Program. Additional information can be

obtained at the Pennsylvania State Department of Agriculture website, www.agriculture.state.pa.us or at the County of York website, www.york-county.org/ag.html.

Stormwater Planning and Management Grants

This Program provides funding to counties and municipalities for purposes of preparing stormwater management plans and stormwater ordinances. It is part of the Growing Greener initiatives. For more information, please go to www.dep.state.pa.us/growgreen/default.htm.

Non-Point Source Management Section 319 Grants

The grant funding through Section 319 comes from the Federal Clean Water Act. These monies are made available to local governments and non-profits for watershed assessments, watershed restoration projects and projects of a statewide significance. For additional information, visit www.epa.gov/owow/nps/cwact.html.

Pennsylvania Municipalities Planning Code

The *Pennsylvania Municipalities Planning Code* (PA MPC) empowers municipalities, either individually or jointly, to plan their development and to govern the same through the adoption of a variety of land use tools, such as zoning, subdivision/land development, traditional neighborhood development and planned residential development. The *MPC* also empowers municipalities to adopt comprehensive plans, the basis for many land use decisions. (www.mpc.landuselawinpa.com).

Act 153: Land Preservation for Open Space Uses

Act 153 of 1996 authorizes local governments to preserve, acquire or hold land for open space uses. The Act approves the purchase of open spaces or areas to achieve the following: protection and conservation of watersheds and water resources, forests and woodlands, farm land, existing and planned parks/recreation or conservation sites, and scenic or natural resources; protect scenic areas from public rights-of-way; preservation of historic, geologic or botanic interest; and promotion of sound and efficient land development by preserving open spaces between communities. To read the Act in its entirety go to the following website: www2.legis.state.pa.us/WU01/LI/BI/BT/1995/0/SB1320P2383.pdf.

Keystone Active Zones Campaign

The Keystone Active Zones campaign is a joint initiative with the Pennsylvania Advocates for Nutrition and Activity (PANA), the PA Department of Conservation and Natural Resources (DCNR) and the Pennsylvania Recreation and Park Society (PRPS). The purpose of this campaign is to promote close to home parks and trails as a place for physical activity. This is done by

developing a website and brochure/map that will serve as a directory, including such information as park and trail locations, amenities, activities, events and other resourceful links. A key element to this initiative is the Keystone Active Zone Passport. The Passport is designed for children to document their visits to local parks and trails and to encourage visits with family and friends. York County (Healthy York County Coalition) received a mini-grant for implementation in the summer of 2006. For more information, visit the following website: www.keystoneactivezone.com.

Local Initiatives

Many of the local initiatives have been discussed previously in this *Plan*, but it is important to include them within the context of the Action Plan; specifically the preparation and adoption of local comprehensive plans, land use ordinances, and open space plans/recreation plans are the primary local initiatives. Additionally, multi-municipal planning efforts, public involvement and partnerships are viable local initiatives.

Comprehensive plans include planning for a community's green infrastructure, particularly to protect natural resources and to maintain connections between important facilities and destinations. Included in the comprehensive plan requirements is the need to provide for the protection of natural resources. Comprehensive planning is a very useful tool to influence the impact of land use decisions on the sensitive natural resources in York County.

Open space and recreational planning at the municipal level is important. While the *York County Open Space and Greenways Plan* identifies focus areas for open space and greenways protection, planning at the municipal level can more directly address the sensitive natural features or and manmade resources that may be contained in a focus area or greenway or that contribute to the open space. Additionally, the provision within the *PA MPC* which allows the mandatory dedication of land for recreational purposes requires the preparation of a recreation plan.

Land use ordinances are also effective at the local level. By identifying overlay districts and adopting open space conservation ordinances, municipalities can protect water quality, wildlife habitat, unique natural areas and resources that are contained within a municipality. Multi-municipal planning can also further the preservation and protection of the County's open space resources. Open space planning expands and protects natural open space linkages across jurisdictional boundaries, creates important planning and conservation partnerships, fosters the protection of ecosystems and assists in the management of the repair and construction of recreational facilities. Multi-municipal open space and greenways planning benefits from, and is facilitated by, public support. Incentives to encourage cooperation and low cost technical assistance can help to further the process. Locally, several municipalities have created critical environmental, steep slope, floodplain and restricted development overlay districts and/or conservation and open

space zones/districts. Some municipalities, in their subdivision and land development ordinances, require the completion of an environmental impact assessment. Others include flexible open space design standards as an incentive. A number of York County municipalities permit cluster development provisions with bonuses and there are some municipalities that employ the transfer of development rights.

Municipalities can also address issues, such as wetland management, slope management and floodplain management. Action can take a variety of forms and generally includes zoning, subdivision or building requirements and special purpose ordinances. Conservation buffers are also important in the discussion of open space and greenways planning. The preservation and restoration of riparian buffer areas can be an effective technique to protect ground water, surface water, wildlife habitats and biodiversity. The farmland preservation programs in Lower Windsor and Shrewsbury Townships are other examples.

Other options for public participation exist. State law permits municipalities to enlist the capabilities of its citizenry through the formation of authorities, boards and commissions. This allows municipalities to engage citizens with particular expertise and to directly involve citizens in government. Many park and recreation boards exist in York County. Municipalities are also authorized to establish Environmental Advisory Councils (EAC) through Act 177 of 1996. An EAC is a group of three (3) to seven (7) residents, appointed by local elected officials, that advises the local planning commission, park and recreation boards and the elected officials on the protection, conservation, management, promotion and use of natural resources within its territorial limits. Currently, there are three (3) EAC's in York County: Hellam Township; Shrewsbury Township and Railroad Borough; and York Township.

Partnerships can also contribute to addressing the challenge of open space and greenways planning. Partnerships between private landowners, public agencies, and community open space advocates can be involved. Another part of the partnership aspect is the availability of private fund-raising for land purchase. Private groups are often successful in raising money outright or in cooperation with other partners. While adding to the total funds available in a land purchase, private fund-raising is also a strong indication of an advocacy group's commitment to greenway and open space planning.

The Future: York County's Action Plan

The purpose of the *Plan*, as introduced in the first chapter, includes a component “to serve as a guidebook for open space preservation and future greenways.” Clearly, the abundance of natural resources in York County is evident. So, too, are the concentrations of natural features, i.e., the focus areas and greenways. This *Plan* has emphasized the diversity of resources and encouraged

the consideration of the many tools and techniques to protect and preserve open space and conserve our natural resources. These words must move to action.

Why establish a benchmark?

As introduced in Chapter V, an effective way to track progress is to **establish a benchmark** for protected open space. To date, very few communities in the United States have set annual benchmarks for protecting open space and, not surprisingly, there is no established methodology to determine how much open space should be protected each year in a given community. Some areas have designated a certain percentage of the entire area to target for protection while other entities focus on only undeveloped land. Still other areas identify networks and establish open space preservation districts. While each of these methods are quite different, one fact remains – establishing some target for open space preservation is effective.

Evaluation of the 2,500-Acre Open Space Preservation Benchmark

As mentioned previously, there is no one standard technique to determine how much open space should be protected. Historically, there has been some guidance regarding the availability of playgrounds, community parks and urban green space, however little exists regarding the criteria for determining how much land should be set aside for preservation of significant ecological resources and/or natural lands that may not be accessible for public use. Chester County's *Linking Landscapes* was a useful resource.

Recalling the methodology used to identify the open space focus areas (Chapter VI), it is clear that this *Open Space and Greenways Plan* strongly emphasizes natural resources and ecology. It seems appropriate that the open space focus areas become the starting point for the establishment of York County's 2,500-acre benchmark. This benchmark was developed after significant evaluation.

To date, the Farm and Natural Lands Trust of York County holds over 5,500 acres in agricultural and open space easements and the York County Agricultural Land Preservation Board recently preserved its 30,000th acre. State and County

What needs to be done to meet the benchmark?



Updating of policies and ordinances to encourage sensitive development
Developers constructing developments consistent with growth principles
Preservation incentives
Encourage landowners participating in the
Encourage buyers purchasing to purchase homes in existing high density communities or in newly build limited developments.

government have also been active in acquiring new lands and municipalities also been expanding their recreational land holdings. Trends in development have also been shifting, presenting local opportunities for conservation and preservation of land by using different land development practices including cluster design and open space preservation and traditional neighborhood development, to name a few examples.

As detailed in Chapter VI, the eight (8) focus areas encompass a total of 88,771 acres or 15% of the County's total land area. Approximately two-thirds of the total land area within focus areas is undeveloped. This *Open Space and Greenways Plan* proposes a 2,500 acre benchmark, with 15% targeted to focus areas.

Progress can be tracked by recording the acres acquired to develop or expand State, County and municipal parks, open space lands from developers and homeowner associations and acres preserved under easement. Annual reporting of the progress will also be conducted.

The open space preservation benchmark is just one of several action items of the *York County Open Space and Greenways Plan*. The implementation and success of the Action Plan depends upon the support and cooperation of the stakeholders. As a stakeholder, the County of York, through the York County Planning Commission, will work to further the implementation of this *Plan*. The YCPC will help to achieve the objectives of this Plan, as detailed in the following discussion. Specific County action steps are outlined, followed by a prioritization of target areas within focus areas. The *Plan* concludes with the presentation and discussion of the Action Plan Matrix (Table 27).

The York County Planning Commission as Stakeholder

The York County Planning Commission, on behalf of the County of York, has many responsibilities in the implementation of the *York County Open Space and Greenways Plan*. They are outlined as follows:

Provide Information and Referral

The York County Planning Commission will provide information and referral services with regards to open space and greenway planning and preservation. Staff will maintain current files on open space and greenways and related information and establish and maintain a list of contact information of individuals, agencies, and organizations. Additionally, the inventory data will be updated regularly. Those in need of information may contact the York County Planning Commission and will, in turn, be provided information regarding open space and greenways directly or be referred to another agency, organization or individual from which the requested information can be obtained.

Promote Education

It is important to promote the education of York County's stakeholders when discussing open space and greenways issues. Educational materials and presentations can be targeted to stakeholders at many levels, including school students, civic groups, community associations and municipalities. Opportunities for community education can also be found at community events and activities, such as the York Outdoor Show and Codorus Fest. These events reach a broad spectrum of the general public. Educational opportunities can also be provided to local municipal officials in the form of training related to open space and greenways issues. The York County Planning Commission website, www.ycpc.org can also be utilized to create email roundtables around pertinent issues, to share news and to post questions. Annual conferences on topics related to open space and greenways should be planned to keep the issues in the forefront.

Form Partnerships

The York County Planning Commission can also facilitate the formation of partnerships which can help to achieve the objectives of the *York County Open Space and Greenways Plan*. By coordinating with other County agencies and departments, statewide programs, regional groups and other stakeholders, cooperation is promoted. The possibilities of future partnerships can also be explored. In addition to working with the County Department of Parks and Recreation, the Conservation District and the York County Agricultural Land Preservation Board, the York County Planning Commission has formed a variety of existing partnerships that involve issues relevant to this Plan, including the South Central Assembly for Effective Governance's (SCAFEG) subcommittees on land use, transportation and parks/recreation/conservation; Susquehanna Greenway Lower Susquehanna Regional Committee; the Watershed Alliance of York; the York County Rail Trail Authority; the Farm and Natural Lands Trust of York County, the Healthy Lifestyles Task Force of the Healthy York County Coalition and the York Area Metropolitan Planning Organization.

Another approach may be to research the potential of forming a County Environmental Advisory Council. An example of a County Environmental Council is in Berks County, PA. The Berks County EAC was established by the Berks County Commissioners in May of 2004 to assist the Commissioners in evaluating environmental projects and appraising how the County can best protect the health, safety and welfare of its citizens. The role of the EAC is to address environmental issues and to present solutions for the County to best deal with matters regarding the environment (www.co.berks.pa.us/eac/site/default.asp).

Provide Planning/Technical Assistance

Coordination, assistance and technical planning will also be provided by the York County Planning Commission. Municipal officials, volunteer organizations, agencies and stakeholders can avail

themselves of the services of the York County Planning Commission to assist in the facilitation of meetings, coordination of events and reviews of ordinances and plans. Data sharing, including GIS support, can also be aspects of this goal.

Encourage Smart Growth Policies

The *York County Open Space and Greenways Plan* has gone to great measures to identify open space preservation focus areas, as well as to recognize the importance of other sensitive natural and manmade resources. Smart growth policies will be supported through various initiatives such as low impact development, protection of environmentally sensitive areas and joint municipal planning. The encouragement of smart land use management practices can further the goal to protect and preserve the greenways and open space in York County.

Review and Revise the York County Natural Areas Inventory

The inventory is conducted on a county basis by the Department of Conservation and Natural Resources and the Nature Conservancy to determine the critical natural areas of Pennsylvania that contain rare, threatened or endangered species; natural species of special concern; and significant geologic and ecological landscapes worthy of protection. The York County Planning Commission updates the *Natural Areas Inventory*. Based on data provided by the Nature Conservancy, this information is also incorporated into the Pennsylvania Natural Diversity Index (PNDI). The information is valuable in comprehensive and future planning, as well as to supplement plans that are already in place.

Track and Report Progress

The YCPC will track the progress of efforts to meet the 2,500-acre benchmark. Cooperation with the Current/Municipal section of the YCPC will ensure accuracy. Progress will be reported annually, via the *YCPC Planning Perspectives* publication.

Review and Revise the York County Open Space and Greenways Plan

The York County Planning Commission will periodically review the *Open Space and Greenways Plan* to ensure its relevance and accuracy. Official updates will be completed as necessary and in concert with *PA MPC* requirements for review and update each ten (10) years.

Conclusion

Several conclusions can be drawn. Decisions should be made for open space and greenway protection. The County’s resources are abundant, but they are precious. Development can be compatible with open space protection. There are focus areas for open space and greenway protection and potential for interconnectedness that should not be overlooked. The GIS layers and composite maps can be further developed as analytical tools for planners, funders, groups and municipal officials.

The **Action Plan Matrix** (Table 27) presents the “what,” “where,” “how” and “who” of open space and greenways planning in York County. By assigning each stakeholder responsibility a priority, action items are methodically presented. As shown on the **Action Plan Matrix**, goals are prioritized as ongoing, immediate, mid-term (2-5 years) and long-term (within 10 years). Possible partnerships to meet these goals are also suggested. The goals are presented from ongoing to long-term, but are in no particular priority order within each section. While the York County Planning Commission is the “preferred management entity” for many of the goals, other organizations including the Farm and Natural Lands Trust of York County, municipalities, Penn State Cooperative Extension, the Lancaster-York Heritage Region, the South Central Assembly for Effective Governance, the York County Agricultural Land Preservation Board, the York County Conservation District, the York County Department of Parks and Recreation, the York County Rail Trail Authority, WellSpan Health, private sector groups, local businesses and citizens will be vital in the Plan’s implementation.

Table 27: York County Open Space and Greenways Plan Action Plan Matrix			
<i>Goals are prioritized as ongoing, immediate, mid-term (2-5 years) and long-term (within 10 years)</i>			
Stakeholder Responsibility <i>What?</i>	Priority <i>When?</i>	Partnership <i>How?</i>	Preferred Management Entity <i>Who?</i>
Continue to work with the agricultural land preservation initiatives in the County	ongoing	cooperation with the Farm and Natural Lands Trust of York County and York County Agricultural Preservation Board and with municipalities	YCPC

Stakeholder Responsibility <i>What?</i>	Priority <i>When?</i>	Partnership <i>How?</i>	Preferred Management Entity <i>Who?</i>
Contribute to the direction of growth in York County, as identified and modified in the York County Growth Trends and Growth Management components of the York County Comprehensive Plan	ongoing	cooperation with municipal officials and all interested stakeholders	YCPC
Continue coordination with adjacent counties, advocacy groups and others on conservation issues	ongoing	cooperation with adjacent counties, land conservancies, EAC's, Watershed Alliance of York and other watershed associations	YCPC
Support local and regional greenway planning and preservation initiatives and encourage linkages	ongoing	cooperation and collaboration with the Susquehanna Greenways Partnership, Highlands Coalition, South Central Assembly for Effective Governance, York County Parks Department, municipalities	YCPC
Continue support of initiatives to protect wildlife in natural areas of the County	ongoing	cooperation with all interested stakeholders including Audubon PA (important birding area), York County Parks Department, PA Game Commission, PA Fish and Boat Commission	YCPC
Continue to support efforts to protect and conserve special places in York County including but not limited to landscapes and watersheds	ongoing	cooperation with York County Parks Department, Farm and Natural Lands Trust of York County, watershed groups, municipalities	YCPC and York County Parks Department
Advocate the adoption of subdivision/land development ordinances that support the recommendations of this Plan	ongoing	cooperation with municipalities and all interested stakeholders	YCPC
Continue involvement on local and regional committees with open space/greenway planning initiatives in the work plan	ongoing	continued cooperation with groups such as the Healthy York County Coalition, South Central Assembly for Effective Governance, York County Rail Trail Authority, municipalities	YCPC

Stakeholder Responsibility <i>What?</i>	Priority <i>When?</i>	Partnership <i>How?</i>	Preferred Management Entity <i>Who?</i>
Encourage development of municipal comprehensive plans, park and recreation plans, open space plans and official maps	ongoing	cooperation with municipalities and interested stakeholders	YCPC; municipalities or multi-municipal efforts
Information sharing via the SCAFEG Park, Recreation and Conservation Committee (eight county membership; partner in Highlands Coalition)	on-going	cooperation between the County and other interested organizations	South Central Assembly for Effective Governance (SCAFEG)
Encourage the protection, acquisition and management of land for open space	ongoing	cooperation between the County and interested stakeholders	municipalities or multi-municipal efforts, YCPC, York County Parks Department
Continue planning and implementing trail projects, including the Northern Extension of the Heritage Rail Trail and the Hanover Trolley Trail	ongoing	cooperation with municipalities, interested stakeholders	York County Rail Trail Authority (YCRTA)
Continue in mission to preserve agricultural and natural land through conservation easements; work in cooperation with the York County Agricultural Preservation Board and other entities and initiatives involving the preservation of agricultural lands	ongoing	cooperation with interested stakeholders, landowners	Farm and Natural Lands Trust of York County, York County Agricultural Land Preservation Board
Confer the benefits of conservation easement programs and leverage funds for purchase or management of land	ongoing	cooperation with interested stakeholders, landowners	Farm and Natural Lands Trust of York County, York County Agricultural Land Preservation Board

Stakeholder Responsibility <i>What?</i>	Priority <i>When?</i>	Partnership <i>How?</i>	Preferred Management Entity <i>Who?</i>
Facilitate and conduct environmental awareness in local schools	ongoing	cooperation with local schools, interested stakeholders, York County Conservation District (ENVIROTHON)	YCPC
Continue mission of being leaders and educating the public on the best choices in conserving and preserving natural resources	ongoing	cooperation with interested stakeholders, landowners, citizens; continuation of programs such on topics including dirt and gravel roads, erosion and sediment control, watershed and agriculture; involvement in ENVIROTHON	York County Conservation District, Penn State Cooperative Extension
Provide technical assistance and outreach to municipalities (workshops, meetings, and grant applications)	ongoing	cooperation with municipal officials	YCPC
Encourage Partnerships including public utility companies, hospitals, land preservation organizations, schools	ongoing	cooperation with interested stakeholders, groups, organizations	YCPC
Continue to promote our local heritage building upon tourism, heritage region, and historic culture; benefits to local tourism and economic development	ongoing	cooperation with the Lancaster-York Heritage Region, Lancaster and York Visitors' Bureaus, York County Heritage Trust, Historic York	YCPC, Lancaster-York Heritage Region and York County Parks Department
Continue to provide GIS support to municipalities	ongoing	cooperation with municipal officials, municipal users groups	YCPC
Continue to pursue development of Susquehanna Heritage Park	ongoing	cooperation with Farm and Natural Lands Trust, the County Board of Commissioners, DCNR, York County Parks Department, and other interested stakeholders.	Lancaster-York Heritage Region
Continue to support the development of proposed parks (Map 29) and future park endeavors.	Ongoing	cooperation with municipalities, DCNR, York County Parks Department and other interested stakeholders	YCPC

Stakeholder Responsibility <i>What?</i>	Priority <i>When?</i>	Partnership <i>How?</i>	Preferred Management Entity <i>Who?</i>
Provide education and outreach on related topics as appropriate; sponsor or co-sponsor open space and greenways training opportunities	ongoing	cooperation with all interested stakeholders	YCPC
Utilize the York County Natural Areas Inventory component of the York County Comprehensive Plan in municipal planning reviews.	immediate	cooperation with municipalities; official review of subdivision/land development plans, zoning map amendments and comprehensive plans	YCPC
Promote the County vision of open space and greenways planning and protection	immediate	YCPC with publication of open space and greenways plan brochure or “Planning Perspectives”	YCPC
Provide focus area/greenways maps to municipalities for local planning consideration; provide complete copy of the Plan, per MPC requirements.	immediate	cooperation with municipalities	YCPC
Review new projects, subdivision and land development reviews considering placing higher priority on lands adjacent to current County park holdings within or adjacent to focus areas and greenways identified in the <i>York County Open Space and Greenways Plan</i> or with connectivity to identified greenways	immediate	cooperation with interested stakeholders, YCPC	York County Parks Department; YCRTA; YCPC
Collaborate with State and local agencies and organizations on the Keystone Active Zone Initiative	immediate	cooperation with interested stakeholders, YCPC	Community Health Improvement-WellSpan Health, YCRTA, York County Parks Department, local schools
Assist in municipal government efforts to create and implement municipal and multi-municipal open space plans	immediate	cooperation with municipalities and all interested stakeholders	YCPC

Stakeholder Responsibility <i>What?</i>	Priority <i>When?</i>	Partnership <i>How?</i>	Preferred Management Entity <i>Who?</i>
Protect adjoining lands to York County parks and promote linkages	immediate	cooperation with interested stakeholders, YCPC, York County Parks Department	York County Parks Dept., municipalities or multi-municipal efforts
Protect municipal park and open space holdings and encourage connectivity of open space and greenways across municipal boundaries	immediate	cooperation with municipalities and all interested stakeholders	municipalities or multi-municipal efforts
Pursue funding from DCNR to prepare a county trails plan as a companion piece to the <i>Open Space and Greenways Plan</i>	immediate	cooperation with DCNR, YCPC and interested stakeholders	YCRTA
Develop a tracking system to measure progress related to the open space preservation benchmark	immediate	YCPC	YCPC
Establish public awareness of open space and greenways issues relevant to York County	mid-term	cooperation with municipal officials, local media, public/private partnerships, EAC's	YCPC
Educate the citizens of York County on open space and greenway planning and protection issues	mid-term	cooperation with municipal officials, EAC's and other interested groups	YCPC
Conduct community audits of municipal zoning and subdivision/land development ordinances	mid-term	cooperation with municipal officials	YCPC
Evaluate success of <i>York County Open Space and Greenways Plan</i>; make necessary changes	mid-term	cooperation with municipal officials, EAC's and other interested groups	YCPC
Research and promote model ordinances to advance resource protection	mid-term	cooperation with municipalities	YCPC
Provide financial support in the form of donations of money or land and sponsorship of events	mid-term	cooperation with interested stakeholders	private sector groups and business; citizens

Stakeholder Responsibility <i>What?</i>	Priority <i>When?</i>	Partnership <i>How?</i>	Preferred Management Entity <i>Who?</i>
Provide volunteer and financial support to open space and greenways and related projects; become involved in the local and regional planning efforts	mid-term	cooperation with interested stakeholders	citizens; private sector groups and businesses
Consider the formation of an environmental advisory council (EAC)	mid-term	cooperation with interested stakeholders	municipalities or multi-municipal efforts, YCPC
Pursue funding from DCNR to develop open space plan for the entire County Parks system	mid-term	cooperation with DCNR, YCPC and interested stakeholders	York County Parks Department
Adopt an official map that includes existing and proposed features, significant natural areas, parks, trails and greenways	long-term	cooperation with YCPC and interested stakeholders	municipalities or multi-municipal efforts
Adopt recreation plan and then enact mandatory dedication of land and update fee-in-lieu of land dedication fee annually	long-term	cooperation with interested stakeholders	municipalities
Target for future parkland or open space acquisition land that is included in and adjacent to the focus areas and greenways identified in this <i>Plan</i>	long-term	cooperation with YCPC and interested stakeholders	municipalities or multi-municipal efforts; York County Parks Department
Incorporate county and municipal greenways into official maps	long-term	cooperation with YCPC and interested stakeholders	municipalities or multi-municipal efforts
Prepare comprehensive update to <i>York County Open Space and Greenways Plan</i> (10-years)	long-term	cooperation with all interested stakeholders	YCPC

Stakeholder Responsibility <i>What?</i>	Priority <i>When?</i>	Partnership <i>How?</i>	Preferred Management Entity <i>Who?</i>
Prepare updates to the <i>Natural Areas Inventory, Water Resources, and Environmental Resources Inventory</i> components of the <i>York County Comprehensive Plan</i>	long-term	cooperation with all interested stakeholders	YCPC
Incorporate findings of county trail plan into updates of the <i>York County Open Space and Greenways Plan</i>	long-term	cooperation with YCRTA	YCPC