

PENBROOK COMMUNITY PARK

MASTER SITE DEVELOPMENT PLAN

Penbrook Borough, 150 S 28th Street, Penbrook, PA 17103

RETTEW Project No. 0114402483

SEPTEMBER 8, 2026



RETTEWSM

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ACKNOWLEDGEMENTS

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Penbrook Borough

Joe Hogarth, Borough Manager/Chief of Police

Key Stakeholders

Penbrook Borough Planning Commission
Penbrook Borough Police Department
Penbrook Historical Society
Penbrook Lions and Leos Club
Penbrook Revitalization, Inc. (PRI)
Tri-County Regional Planning Commission (TCRPC)
Capital Area Greenbelt Association (CAGA)
Harrisburg Area Police Athletic League (HAPAL)
J.T. Dorsey Foundation for Education and Wellness
Wilhelm Paxtang (WP) Baseball Association

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TABLE OF CONTENTS

	<u>Page</u>
PLANNING THE PARK	1
Introduction and History.....	1
Purpose, Goals, and Objectives	3
Background Information	4
PUBLIC ENGAGEMENT AND PARTICIPATION	7
Public Engagement	7
Findings of the Public Participation Process	9
SITE INVENTORY AND ANALYSIS	11
Physical Features Description	11
Natural Features Description	12
Site Analysis Conclusions	13
Activity and Facility Analysis	14
MASTER SITE DEVELOPMENT PLAN	21
Design Process	21
Design Considerations	22
FUNDING AND IMPLEMENTATION	27
Preliminary Costs	27
Potential Funding Sources	28
Implementation Strategies	28
OPERATIONS AND MAINTENANCE PLAN	31
Existing Maintenance and Operations	31
Projected Revenues and Expenses	34

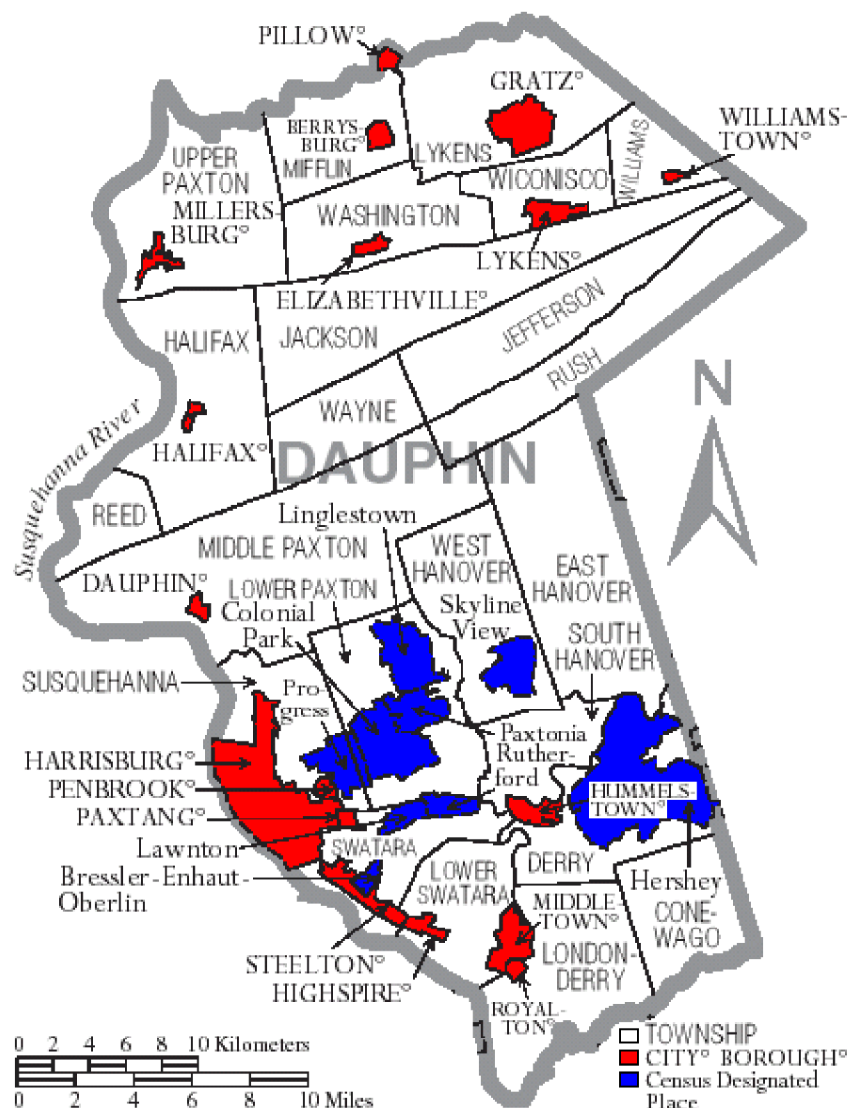
APPENDICES

- I. SITE DEVELOPMENT DRAWING AND CONCEPT PLANS
- II. COST ESTIMATES / PHASED CAPITAL DEVELOPMENT PROGRAM
- III. POTENTIAL FUNDING SOURCES
- IV. PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) RECEIPT
- V. PUBLIC SURVEY SUMMARY

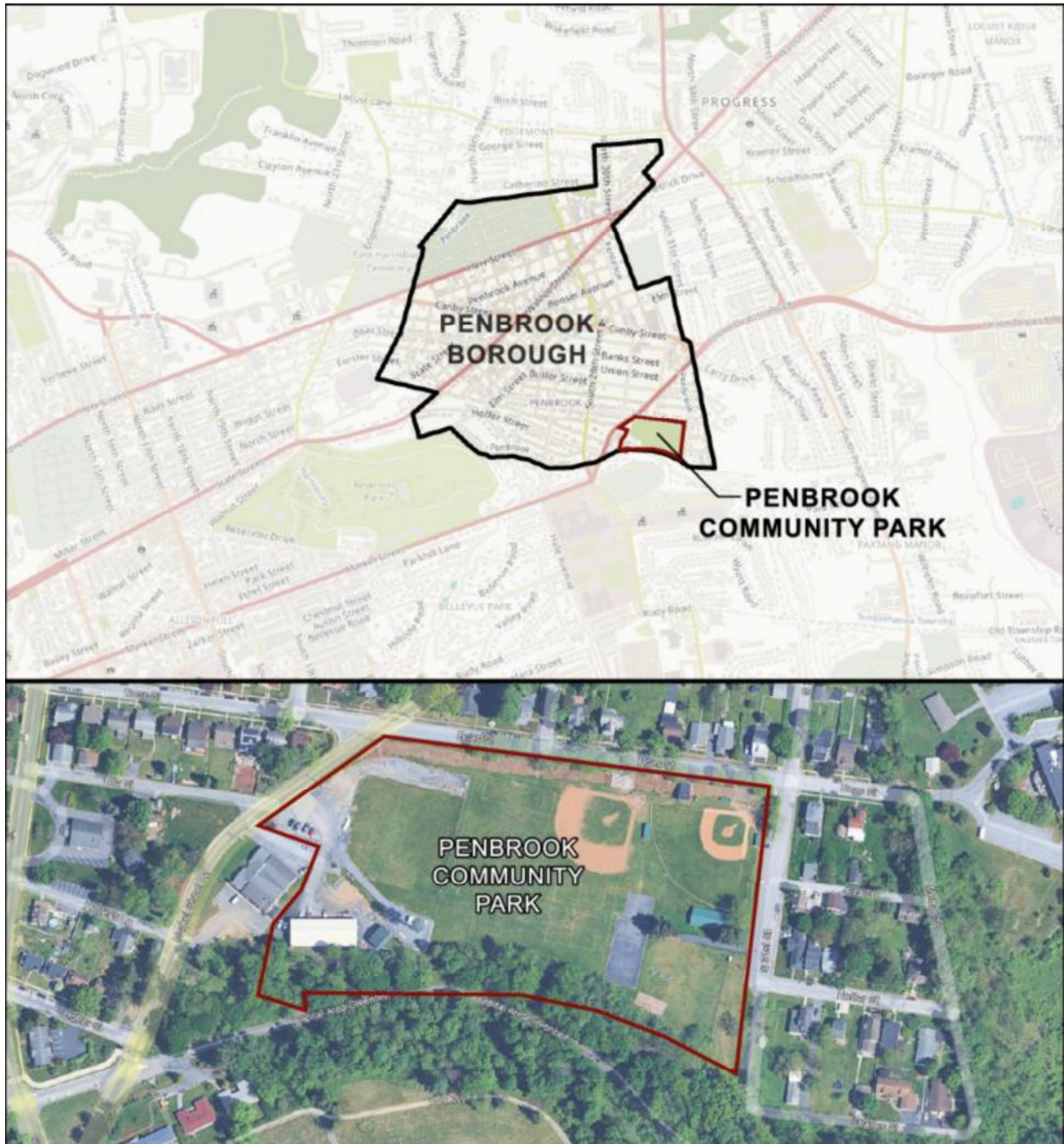
PLANNING THE PARK

Introduction and History

This planning project provides a vision for an enhanced Penbrook Community Park located in Penbrook Borough, Dauphin County, Pennsylvania. Penbrook Community Park is an existing park located in the southeastern portion of Penbrook Borough and consists of approximately 8.5 acres. The property is owned and operated by the Borough, is surrounded primarily by residential land uses, and currently includes baseball and soccer fields, a pavilion with picnic tables, a swing set, a small basketball court, a soccer mini-pitch and open green space, with limited parking and accessible connections between amenities. The park serves residents of Penbrook Borough as well as surrounding communities including Paxtang Borough, the City of Harrisburg, and Susquehanna Township.



PROJECT LOCATION MAPPING



In 1950, the Enders Memorial Foundation oversaw the creation of Penbrook Community Park (then known as Enders Park). At that time, the facilities included two athletic fields, swimming pool, a playground, a community center, and a croquet lawn. Revitalization of the Park was done in the early 1990's. It then had two baseball fields, one basketball court, a tennis court, a volleyball/badminton area, swings, slides, a tot play area, two pavilions and picnic tables.

The Borough owned and operated the community swimming pool on a membership basis. Also offered was a supervised summer recreation program for ten weeks which included instruction in various sports, games, and arts & crafts. Over the past 30 years, the swimming pool has closed, the recreational summer program has ended, and many of the Park’s amenities need major renovations.

Purpose, Goals, and Objectives

PURPOSE

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

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

The Master Site Development Plan for Penbrook Community Park was created in conformance with the requirements of the Pennsylvania Department of Conservation and Natural Resources (DCNR) Bureau of Recreation. Although a DCNR Community Conservation Partnerships Program (C2P2) grant did not fund the preparation of this Master Plan, it is anticipated that future funding requests for park improvements will be made based on the findings of this Master Plan. The process used to develop this Master Plan can be used for justification of future funding requests to DCNR.

PLAN GOALS AND OBJECTIVES

- **Determine current and future recreation needs of residents**
 - Conduct a Borough-wide public survey
 - Consider facilities at the other two Borough parks (Elm Street Station Park and Little Valley Park)
- **Bring Penbrook Community Park up to the same level of quality and accessibility as the other two Borough Parks**
- **Provide recreation opportunities for all ages and abilities**
 - Create walkways to existing and proposed facilities to meet current design standards
 - Provide equipment that allows for inclusion for all abilities
 - Update facilities as necessary to allow for ADA compliance

- **Provide for improved parking**
 - Increase parking count and create off-street parking
- **Plan for future recreation growth**
 - Incorporate facilities identified and prioritized through the public input process
 - Improve the existing athletic facilities for organized sports and practice areas

Background Information

Penbrook was incorporated as a Borough on July 10, 1894, but development of the community began earlier, with the first documented reference to the area being Shellsville, in honor of Jacob Shell, who laid out the Borough in 1861. The Borough was later known as Grantville, Upper Grantville, and East Harrisburg before the citizens settled on Penbrook (via a contest entry). Old Jonestown Road, now Walnut Street, a main thoroughfare through the Borough, was the first to be serviced by a water main. Public sewer was constructed in the 1930's with part of the work performed under the Work Progress Administration (WPA).

Penbrook Borough is governed by an elected Mayor and eight members of Council. Two members of council are elected from each of the Borough's four wards. Borough Council serves as the legislative body of Penbrook, setting policy, enacting ordinances and resolutions, adopting budgets and levying taxes.

SELECTED DEMOGRAPHICS

Penbrook Borough has a population of about 3,300 (per the U.S. Census 2024 American Community Survey) and covers approximately 0.45 square miles. The community of Penbrook Borough surrounding Penbrook Community Park can be described in the following ways:

- The Borough's population has increased since 1990 but has experienced uneven growth. Penbrook's current population is about 17% higher than 1990 but had a flat population between 2000 and 2020.
- The average household size is 2.37
- 56.8% of all housing units are owner-occupied with 43.2% occupied by renters
- The population between the ages of 25 and 44 is the largest in Penbrook Borough:
 - 21.1% of the population is under the age of 14
 - 14.5% of the population is between the ages of 15 and 24
 - 32.4% of the population is between the ages of 25 and 44
 - 18.3% of the population is between the ages of 45 and 59
 - 9.7% of the population is between the ages of 60 and 74
 - 4.0% of the population is age 75 and older
- The median household income is \$62,312. The per capita income was \$30,808. 7.4% of the population lives below the poverty line

RELATIONSHIP TO PLANNING DOCUMENTS

This plan has been designed to be consistent with various planning documents and initiatives, including:

- The DCNR 2025–2029 Pennsylvania Statewide Comprehensive Outdoor Recreation Plan (SCORP)
- Dauphin County’s Parks, Recreation, Open Space and Greenways Plan (April 15, 2009)
- Dauphin County’s 2017 Comprehensive Plan “Growing Together” (May 30, 2017)
- Penbrook Borough Comprehensive Plan (September 11, 1996)

PLANNING PROCESS

The planning process for the Penbrook Community Park Master Site Development Plan included four parts:

1. Inventory and Assessment
2. Public Participation and Engagement
3. Park Master Plan
4. Costs and Implementation

Inventory and Assessment

The existing features of Penbrook Community Park were viewed and assessed throughout the fall of 2025 and spring of 2026. Facilities were evaluated, and site opportunities and constraints were explored. The municipal and regional setting was investigated to consider surrounding land uses, other municipal recreation assets, potential linkages, and other influences on the park site.

Public Participation and Engagement

Resident and stakeholder input was sought throughout the planning process to broaden the consultant team’s understanding of resident recreation interests and needs. Public input was gathered by working with a Steering Committee, completing key stakeholder interviews, and conducting public meetings at the Penbrook Community Building. A public survey was conducted where 90 responses from the community were received.

Park Master Plan

Conceptual alternative plans were developed for Penbrook Community Park to illustrate different approaches to enhancing and expanding recreation opportunities that achieve community goals. The Steering Committee reviewed the concept plans and provided direction for the preparation of the Site Development Drawing. The master plan for Penbrook Community Park will be finalized based on the findings and conclusions of the planning process.

Costs and Implementation

Opinions of probable construction cost associated with assigned phasing for implementing the master plan was completed. Implementation strategies, operations and maintenance considerations were evaluated.

PUBLIC ENGAGEMENT AND PARTICIPATION

Public Engagement

Public participation was the foundation of the planning process for the Penbrook Community Park Master Site Development Plan. The four public engagement and input strategies and the findings of the process are described below.

STEERING COMMITTEE

Penbrook Borough assembled a Steering Committee to guide the park planning process. Committee members included all members of the Parks and Recreation Committee and Borough staff. The Steering Committee provided comments throughout the park master planning process. The Committee members were familiar with the park site, current use of the park, and recreation opportunities in the municipality and region.

In 2014, the Penbrook Council Parks & Properties Chair established the Penbrook Parks Committee/Subcommittee (now referred to as the Parks and Recreation Committee) to address the current and future needs of the Penbrook community in meeting the goals of health, wellness, fun and learning through safe recreational opportunities. The members serve voluntarily and have enlisted additional stakeholders to the table. While the leadership of the Borough Council changes over the years, the Parks and Recreation Committee continues to aggressively address the revitalization of the Borough parks and the health and wellness of the community.

KEY STAKEHOLDER INTERVIEWS

The consulting team conducted a total of ten interviews to gain insights from stakeholders about recreation opportunities and current activities in Penbrook Community Park. The stakeholders represented the following entities:

- Penbrook Borough Planning Commission
- Penbrook Borough Police Department
- Penbrook Historical Society
- Penbrook Lions and Leos Club
- Penbrook Revitalization, Inc. (PRI)
- Tri-County Regional Planning Commission (TCRPC)
- Capital Area Greenbelt Association (CAGA)
- Harrisburg Area Police Athletic League (HAPAL)
- J.T. Dorsey Foundation for Education and Wellness
- Wilhelm Paxtang (WP) Baseball Association

PUBLIC MEETINGS

All Steering Committee meetings held by the Parks and Recreation Committee were and are open to the public. The Committee meets on the 2nd Wednesday of the month at 6:30pm in the Penbrook Community Building and has had the Penbrook Community Park Master Site Development Plan on their agenda since August 2025.

The results of the public survey were presented to the Penbrook Borough Council at their November 17, 2025 Caucus meeting. Three conceptual alternative plans were then presented to the Council at their March 2, 2026 meeting and the proposed final concept plan presented at the March 16, 2026 meeting. All meetings of the Penbrook Borough Council were and are open to the public. The Borough Council meets on the 1st and 3rd Mondays of each month at 6:30pm in the Penbrook Community Building.

PUBLIC SURVEY

With assistance from the Chair of the Parks and Recreation Committee, RETTEW Associates, Inc. conducted an online survey using Survey Monkey to solicit input from members of the public. The survey was publicized via various forms of media and on the Borough's website. Both an English and Spanish language version of the survey (see flyer for English survey below) were available. The online survey ran from September 26, 2025, to November 10, 2025, and accumulated a total of 90 responses (89 responses for the English version and 1 response to the Spanish version). The results of the survey are included as Appendix V to this Plan.



Do you have **10 MINUTES** to provide **YOUR INPUT** on the revitalization of
PENBROOK COMMUNITY PARK?
PUBLIC SURVEY

Use the **QR Code** or the following Link: <https://www.surveymonkey.com/r/PenbrookCPsurvey>



This is **YOUR** opportunity to help **PENBROOK BOROUGH**
shape the future of **PENBROOK COMMUNITY PARK**.
SURVEY CLOSES END OF OCTOBER 2025!

The results from this Survey will be included in the Master Plan currently being developed. Thank you in advance for your participation!

For additional information please visit: <https://www.penbrook.org/parks/>

Findings of the Public Participation Process

Public survey data and key stakeholders provided the following input:

- 75% of survey respondents indicated they were Penbrook Borough residents
- Existing amenities (highly rated)
 - Open green space
 - Gathering for community events
 - Location and sports facilities
- Existing amenities (low rated)
 - Insufficient restroom facilities
 - Outdated/broken play equipment
 - Poor lighting
 - Lack of ADA access
- Proposed amenities (prioritized)
 - Restroom facilities
 - Updated play equipment and new playground area
 - Walking/jogging pathways
 - Basketball court
 - Dedicated soccer field space
- Preserve existing mature deciduous trees along Boas Street
- Enhanced Programming
 - Community events (expand from Fall Fest)
 - Farmers Market
 - Youth sports leagues
- Provide occasional food trucks/vendors as opposed to permanent food service



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SITE INVENTORY AND ANALYSIS

Physical Features Description

SURROUNDING NEIGHBORHOOD AND ZONING

Penbrook Community Park is located on a single 8.5-acre parcel entirely in the Residential Single-Family Town District (R-ST). It is surrounded by low-density residential areas, one commercial property, and a wooded area. The commercial property abuts the park property on the southwest, with west, north, and east of the site being single-family detached dwellings. Along the southern boundary of Penbrook Community Park is the Capital Area Greenbelt, a 20-mile trail loop through and around the City of Harrisburg with significant tree cover in this area (Paxtang Parkway).

The following public and semi-public uses are permitted within the R-ST District:

- Municipal buildings, public libraries, museums and firehouses
- Public and private schools, including colleges and institutions of higher education
- Public parks, playgrounds and municipal recreation areas

The use of Penbrook Community Park as a public park is permitted within this Zoning District.

ACCESS

Penbrook Community Park can be directly accessed from three roadways: Market Street Road (State Route 3023), Boas Street, and South 31st Street. Accessing the park from Boas Street requires the use of concrete steps which are not compliant with the standards of the Americans with Disabilities Act (ADA) of 1990. There is a portion of concrete sidewalk along the Market Street Road and South 31st Street frontages, while Boas Street has concrete sidewalk along the entire frontage with the park. A significant amount of all existing sidewalk has buckled and heaved due to tree root damage.



Vehicle parking for access to Penbrook Community Park is entirely on street and located on the south side of Boas Street and the west side of South 31st Street. Boas Street is one way west to east. There are no accessible parking spaces with pavement markings or signs.

Maintenance vehicles access the park either via a gate from the public works area or on a 10' wide bituminous path that extends approximately 120' into the park off South 31st Street. All park users must walk across the lawn to access all amenities.

UTILITIES

Overhead electric lines service the site, and water, sanitary sewage, and natural gas lines are proximate to the park. A meter pit for the former Community Pool is a known structure still underground. Possible underground utilities not identified include electric for a scoreboard and a sprinkler system under the small baseball field.

Water Service

Capital Region Water

Sanitary Sewer Service

Penbrook Borough

Electric Service

PPL Utilities

Natural Gas Service

UGI Utilities

Natural Features Description

TOPOGRAPHY

The topography of the site is flat, gently sloping from northwest to southeast. There are steep slopes of approximately 30 to 40 percent along the entire northern boundary with Boas Street and approximately 40 to 50 percent along the entire southern boundary with the Capital Area Greenbelt.

SOILS

Soils data was retrieved from the USDA Web Soil Survey website. There are two mapped soils on the Penbrook Community Park site:

- BhC2 – Berks Channery Silt Loam, 8 to 15% slopes
 - Hydrologic Soil Group: B
 - Hydric soil rating: Yes (Minor Components)
- Us – Urban Land, Shale Materials
 - Hydrologic Soil Group: N/A
 - Hydric soil rating: No

The soils do not present significant limitations for park development with depth to lithic bedrock at 20" to 40" and depth to water table at 36" or more. The soils are characterized as moderately well to well drained.

VEGETATION

Mature deciduous trees line Boas Street along the northern boundary of the park, with two trees also on South 31st Street at the small baseball field. Apart from those, there are two other deciduous trees (one near the pavilion and one at the memorial) and six coniferous trees, either next to the pavilion or toward the new soccer mini-pitch from the pavilion. The vast majority of the site is open grass area with small areas of bituminous pavement and gravel.

WATER

There are no water bodies, streams, floodplains or wetlands on the site.

Site Analysis Conclusions

Site analysis plays a critical role in determining the best uses for the site. Key conclusions of the site analysis include:

- There are no designated accessible parking spaces. As a public park, accessible parking spaces must be added.
- There are no accessible routes to amenities. As a public park, accessible routes need to be added.
- The existing access onto Market Street Road provides an opportunity for vehicular traffic entry and additional off-street parking.
- Soils and topography will allow for the integration of stormwater best management practices, infiltrating stormwater on the site.
- Mature deciduous trees provide shade and add to the beauty of the park setting but have a detrimental impact on the adjacent sidewalk. They should be preserved if at all possible.
- The park is served by existing water, electricity, sanitary sewage, and natural gas lines. This significantly reduces the cost of any additional facilities requiring utility service.



Activity and Facility Analysis

COMMUNITY FACILITY NEEDS

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

All existing facilities in the park are available to community residents and guests between sunrise and sunset with the exception of the baseball and soccer fields when youth organizations have priority. Penbrook Borough has agreements with the Harrisburg Area Police Athletic League (HAPAL), Wilhelm-Paxtang (WP) Baseball, the J.T. Dorsey Foundation for Education and Wellness, and the Mid-state Mavericks Travel Baseball organization. WP Baseball has priority for use of Baseball field 1 (small baseball field) and also the responsibility for maintenance, and J.T. Dorsey has priority for the large soccer field.

The current facilities at Penbrook Community Park are identified on the image below, then described and classified:



Active Recreation Facilities

- Baseball field 1 (Small – 60’ basepaths)



- Baseball field 2 (Large – 75’ basepaths)



- Basketball court
 - Fence removed in 2025, hoops relocated in 2026



Active Recreation Facilities

- Soccer fields/open space



- Soccer mini-pitch
 - Installed in May 2026 on former basketball court site



Active Recreation Facilities

- Swing set



Passive Recreation Facilities

- Pavilion
 - Equipped with picnic tables, trash receptacles, grills



Passive Recreation Facilities

- Picnic tables (uncovered)



Support Facilities

- Bleachers



Support Facilities

- Borough Public Works Maintenance Area/Garage



- Concession stand (seasonal) and storage building



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MASTER SITE DEVELOPMENT PLAN

The master planning process began with the exploration of three conceptual alternative plans for the park. The Steering Committee reviewed the concept plans and provided input to develop the proposed final concept plan, which was presented to the Penbrook Borough Council at their March 16, 2026 meeting. This review process provided the necessary direction for the preparation of the Site Development Drawing.

The Site Development Drawing, proposed final concept, and conceptual alternatives are included as Appendix I to this Plan.

Design Process

CONCEPTUAL ALTERNATIVE PLANNING

At the February 11, 2026 meeting of the Borough Parks and Recreation Committee, three conceptual alternative plans (designated as Concepts 1, 2, and 3) for improvements at Penbrook Community Park were presented and discussed. The feedback at this Committee meeting was instrumental for the further refinement of these three concepts down to two options (Option A and Option B). Consensus was reached on repurposing the area of the small baseball field into a 45-yard by 70-yard soccer field (or a large open space area if unstriped for soccer).

Option A and Option B were presented to the Borough Parks and Recreation Committee at their March 11, 2026 meeting. Coming out of this meeting, a single proposed concept was then prepared for the purpose of presenting to the Penbrook Borough Council at their March 16, 2026 meeting:

PROPOSED MASTER PLAN CONCEPT

- Small baseball field, dugouts, and fencing are replaced by a 45-yard by 70-yard soccer field
- Proposed multi-purpose field is oriented with home plate facing southeast
- Proposed dugouts and bleachers for the multi-purpose field
- Proposed restroom building addition abuts the existing pavilion on its east side
- Proposed basketball court is located in the northwest corner of the park near the Market Street Road/Boas Street intersection
- Proposed landscaped and shade tree area in the southeast corner of park
- Proposed soccer mini-pitch is at its fixed, predetermined location
- Proposed ADA compliant sidewalk improvements around the northern perimeter of the park
- Proposed meadow planting on the bank along Boas Street
- Proposed ADA walking trail accesses all existing and proposed amenities
- Proposed playground area is located to the west of the existing pavilion
- Proposed parking lot (60 spaces, 4 of which are ADA accessible) off of Market Street Road with underground stormwater management facilities

- Proposed future pavilion (25' x 40') is located adjacent to the proposed parking lot
- Existing small soccer fields overlap with the outfield of the multi-purpose field
- Existing memorial is located in the southeast corner of the park
- Existing concession/storage building to remain
- Existing pavilion to remain
- 10' wide access driveway off of South 31st Street to remain
- Additional landscaping (native trees and shrubs)
- Existing picnic tables (3) to be removed
- Existing swing set to be removed

Design Considerations

AMERICANS WITH DISABILITIES ACT

Americans with Disabilities Act (ADA)

Penbrook Community Park is a public park, and as such must meet the requirements of the ADA. The US Department of Justice issues regulations under the Americans with Disabilities Act of 1990.

Parking Areas

Parks must have designated accessible parking spaces with an accessible route (trail) extending from parking areas or sidewalks to each facility. Accessible parking spaces cannot exceed a 2% slope and should have accessible signs and pavement markings.

Trails

For a trail to be considered an accessible route it must meet the following criteria:

- Trail Surface – Material must be firm, stable, and slip resistant.
- Width – Minimum clear tread width of 36" is required, with passing areas located at intervals of 200' maximum. Passing areas shall be 60" by 60" minimum. Passing spaces are not required on accessible routes with a clear width of 60" (5') or greater.
- Running Slope – Trail running slope shall not be steeper than 5% (1:20). A ramp with handrails on both sides of the ramp is required for slopes over 5%. Ramp running slope shall not be steeper than 8.33% (1:12).
- Cross Slope – Trails and ramps shall have a maximum cross slope of 2%.

Picnic Tables and Benches

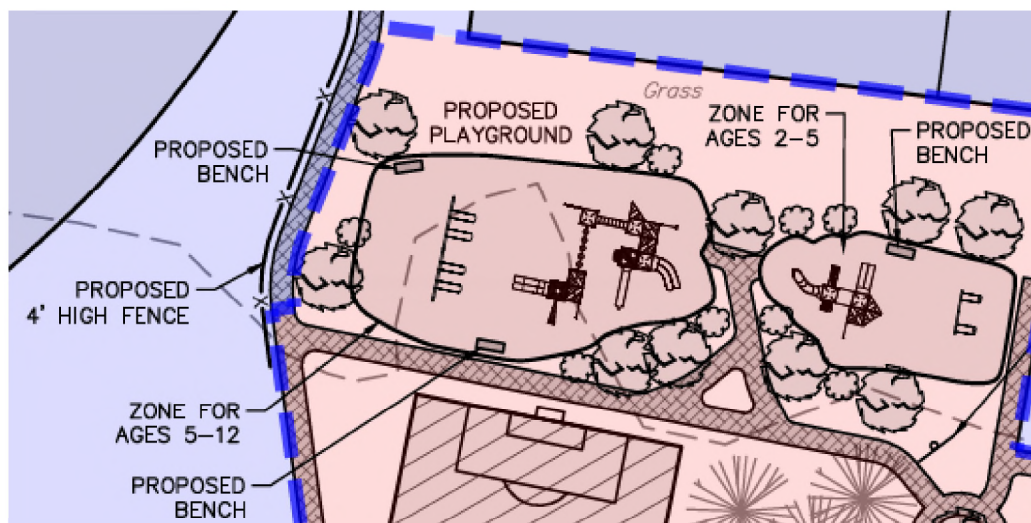
Newly constructed facilities shall provide accessible picnic tables and benches. Where facilities contain two or fewer units, each unit shall be accessible. Where facilities contain more than two units, at least 20% of the total number of units available must be accessible. Where units are altered or added, the

requirements above shall apply only to the units that are altered or added until the number of accessible units complies with the minimum number required for new construction.

PLAYGROUND AREA

A new, age-segregated playground area is proposed to replace the existing swing set. When developing playgrounds, the following general guidelines should be incorporated into the design:

- The playground layout, equipment, and safety zone should comply with the Consumer Product Safety Commission (CPSC) Guidelines for Playground Safety.
- Playgrounds must meet the requirements of the Americans with Disabilities Act (ADA) which requires that an accessible route be provided from walkways/parking areas to the playground equipment and that a portion of the equipment offer activities that can be utilized by physically challenged children. Playground areas should also consider the needs of adults and caregivers with disabilities and provide seating areas that accommodates their needs.
- Playgrounds should be age-segregated to accommodate tots (ages 2-5 years old) and youth (ages 5-12 years old). These age groups have different physical abilities and interests. The playgrounds should have signs identifying the age-appropriate areas of play.
- American Society for Testing and Materials (ASTM) references for public playground safety:
 - F1487 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.
 - F2373 Standard Consumer Safety Performance specification for Public Use Play Equipment for Children 6 Months through 23 Months.
 - F1292 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment.



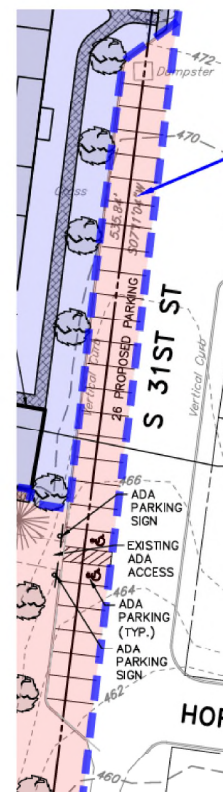
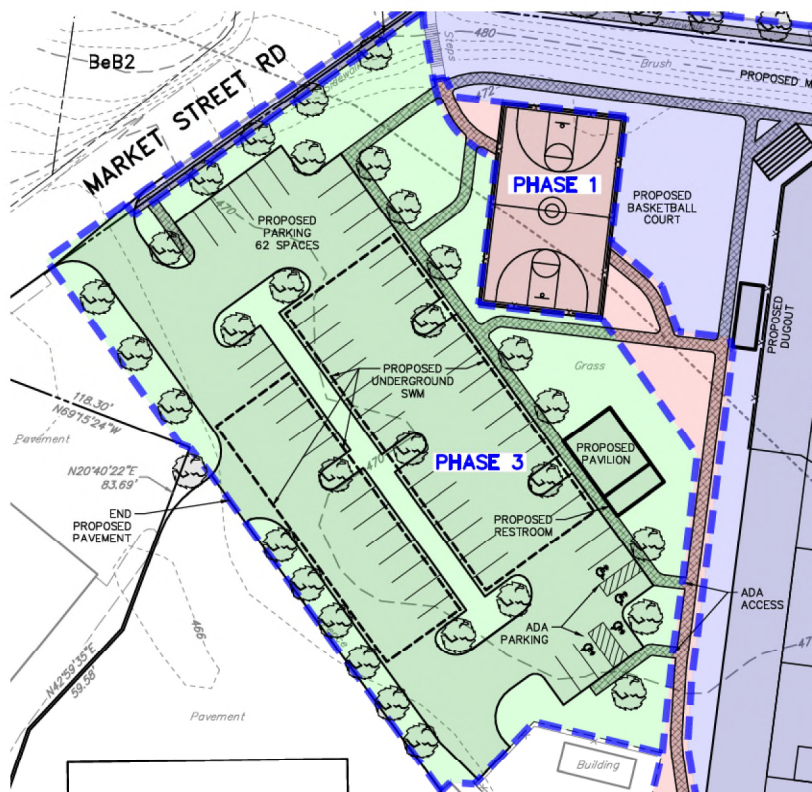
WALKING TRAILS

A walking trail system within the park is proposed and will connect one end of the park with the other. Accessible routes to all park amenities will be provided. With the exception of the trail section in the southeast corner of the park (proposed to be gravel), the entire trail system will be bituminous pavement and developed with a longitudinal slope of 5% or less and a cross slope that does not exceed 2% to meet ADA accessibility requirements.

ACCESS AND PARKING

A new parking facility off of Market Street Road (SR 3023) is being proposed to accommodate 62 vehicles, including four ADA accessible spaces. Underground stormwater management facilities are being proposed under portions of the parking area. Additionally, the striping of 26 parking spaces and two ADA accessible spaces is proposed on South 31st Street at the park's eastern boundary.

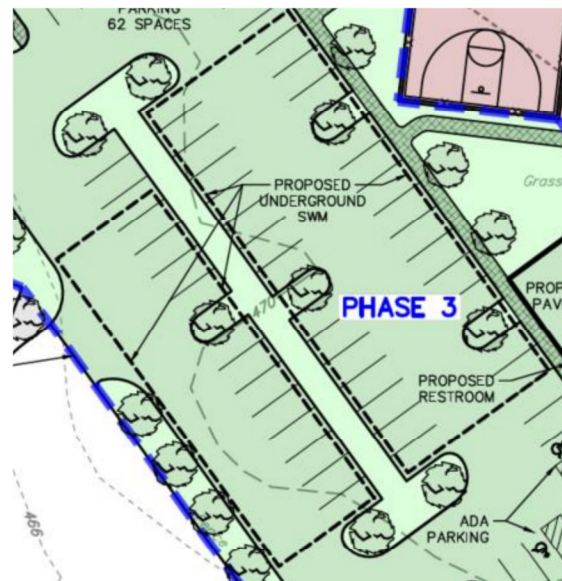
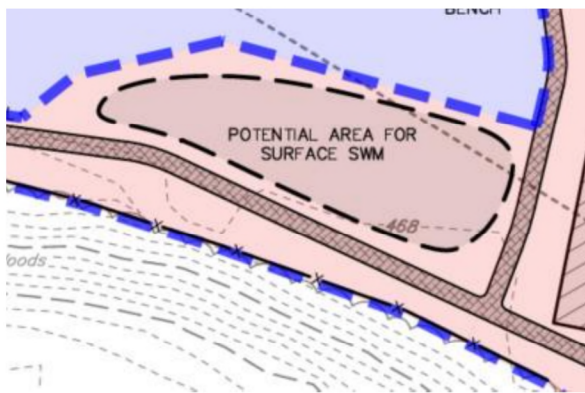
The Pennsylvania Department of Transportation (PennDOT) regulates and maintains Market Street Road. As such, the design and construction of the new parking facility will require coordination with PennDOT, and Penbrook Borough will need a Highway Occupancy Permit (HOP) for this alteration of the existing access. Early coordination between the Borough and PennDOT Engineering District 8 is recommended so that the HOP application, safe accommodation of entering and exiting vehicles/anticipated traffic volume, and utility, drainage and grading considerations can be discussed.



STORMWATER MANAGEMENT

Appropriate stormwater facilities will be required to manage the stormwater runoff generated from improvements and facilities that increase the amount of impervious surface. Stormwater collection and conveyance facilities should be designed to comply with Penbrook Borough's stormwater management ordinance. Best Management Practice (BMP) principles should be used to manage stormwater where applicable. BMP's such as rain gardens, filter strips, subsurface infiltration facilities, pervious pavement, and other minimal impact controls should be considered to address stormwater runoff.

Stormwater management facilities and BMP's are shown conceptually on the Site Development Drawing to address stormwater runoff and water quality. Further study to determine the type of stormwater management facility, the size, and location should be performed as part of the design and engineering for park development.



FUTURE IMPROVEMENTS

Along the southern boundary of Penbrook Community Park is the Capital Area Greenbelt, a 20-mile trail loop through and around the City of Harrisburg with significant tree cover in this area (Paxtang Parkway). Currently, there is an existing access from the Paxtang Parkway to the terminus of South 31st Street. A "Community Park" sign on the trail indicates access, and a "Capital Area Greenbelt" sign past the South 31st Street terminus indicates access in the opposite direction. While this access is outside of the Penbrook Borough limits, there exists the potential to provide additional future amenities at Penbrook Community Park to recognize the connection with the Capital Area Greenbelt.

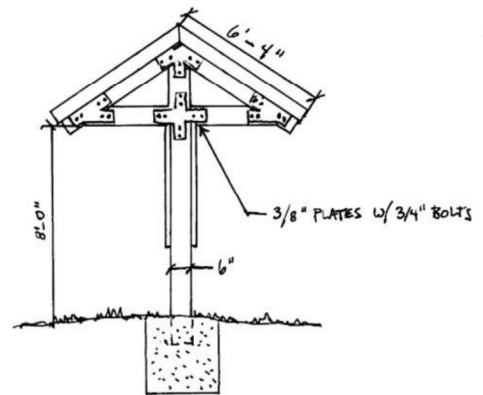
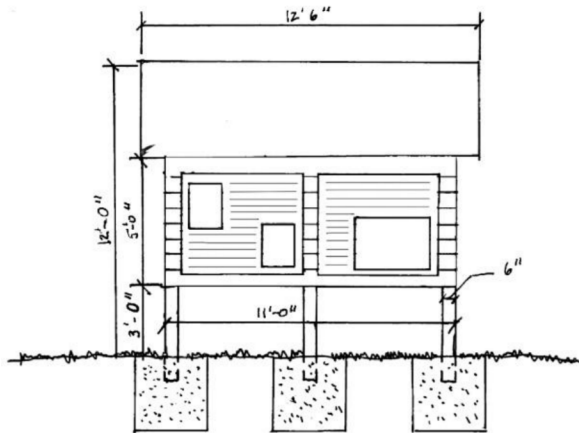


Access from Greenbelt



Access to Greenbelt from South 31st Street

To provide additional information for and visibility of the Capital Area Greenbelt for users of Penbrook Community Park, establishing a trailhead kiosk at the park in tandem with potential access improvements by the Greenbelt could be considered. A conceptual trailhead kiosk detail is provided below:



FUNDING AND IMPLEMENTATION

Preliminary Costs

Opinions of Probable Construction Cost have been prepared for each of the three phases and are summarized below:

PHASE	DESCRIPTION	ESTIMATED COST
1	• Accessible Playground Equipment and Improvements • Accessibility Improvements ○ ADA Walking Path and Parking ○ Picnic Tables ○ Benches • Basketball Court • Landscaping • Sitework ○ Stormwater Management Facility	\$600,000
2	• Multi-purpose Field and Soccer Field Improvements • Accessibility Improvements ○ ADA Walking Path ○ ADA Ramps ○ Sidewalk and Curb Removal and Replacement ○ Benches ○ Bike Rack • Existing Pavilion ○ ADA Accessible Bathroom (Two-room family restroom) ○ Exterior Improvements • Landscaping • Sitework	\$995,000
3	• Parking Improvements ○ Parking Lot and Stormwater Management Facilities • Accessibility Improvements ○ ADA Walking Path ○ Benches ○ Bike Rack • Proposed Pavilion ○ ADA Accessible Bathroom (Two-room family restroom) ○ Picnic Tables under Pavilion • Landscaping • Sitework	\$1,080,000
TOTAL:		\$2,675,000

Potential Funding Sources

Public funding resources include federal, state, regional, and local government and quasi-government grant and loan programs, as well as corporate and foundation funding. These programs may be offered on an annual basis, or may be a one-time funding opportunity, and they may or may not require matching funds.

There are a multitude of funding programs that could be used to help fund the improvements identified in this Plan. A table of potential funding sources and related details is included as Appendix III.

Implementation Strategies

IMPLEMENTATION PARTNERS

For Penbrook Borough's implementation effort to be focused, it is important to establish an implementation framework. The following implementation partners have been identified:

- Penbrook Borough Parks and Recreation Committee
- Penbrook Historical Society
- Penbrook Lions and Leos Club
- Penbrook Revitalization, Inc. (PRI)
- Tri-County Regional Planning Commission (TCRPC)
- Pennsylvania Department of Transportation (PennDOT)
- Capital Area Greenbelt Association (CAGA)
- Harrisburg Area Police Athletic League (HAPAL)
- J.T. Dorsey Foundation for Education and Wellness (JTDF)
- Wilhelm Paxtang (WP) Baseball Association
- Mid-state Mavericks Travel Baseball Team
- Local Churches and Businesses
- Other nonprofit groups and organizations
- Volunteer Citizens

SHARED RESPONSIBILITY AND COLLABORATION

Penbrook Borough should view the implementation of this Plan as a shared initiative and should pursue the necessary collaboration with the identified implementation partners. It is also recommended that the Borough Parks and Recreation Committee be charged with overseeing implementation of this Master Site Development Plan for Penbrook Community Park. The Committee would be responsible for the following:

- Identify/support applications for funding to implement recommended Community Park improvements
- Monitor the Plan and, if deemed appropriate, recommend amendments
- Continue to develop events and activities to engage the public with the park
- Report to the Penbrook Borough Council on its activities

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OPERATIONS AND MAINTENANCE PLAN

Existing Maintenance and Operations

PENBROOK BOROUGH PUBLIC WORKS DEPARTMENT

The Borough's Department of Public Works improves and maintains critical infrastructure including roadways, the sanitary sewer system, stormwater assets, municipal buildings, and parks. The Public Works team operates as a capable department with this broad range of responsibilities. For the purposes of this Plan, analysis will focus on the three parks that support youth sports and family play: Penbrook Community Park, Little Valley Park, and Elm Street Station Park.

The former Public Works Supervisor assessed Public Works assets as well-maintained and in good condition. The fleet includes two dump trucks, two utility vehicles, a plow, a woodchipper, a backhoe, and a hot box. The Borough received a \$196,000 Pennsylvania Act 101 Section 902 recycling grant to purchase the backhoe and woodchipper to support the proposed woody waste recycling program. Penbrook borrowed a hot box from the City of Harrisburg to demonstrate its value and later purchased its own \$60,000 hot box.

Penbrook extends Public Works capacity and productivity through regional partnerships. The Borough trained Steelton Borough staff, borrowed a hot box from Harrisburg before purchasing one, supports Paxtang Borough's two-employee department and jointly purchased a skid steer with Paxtang, and will share staff and equipment with Steelton, including the hot box, to complete road repairs in both communities.

Shared service agreements are a best practice because such agreements improve efficiency, reduce costs, and enhance service levels. While Penbrook Borough's informal arrangements have worked well, informal sharing presents risks for both parties, including unclear insurance and liability after a crash or injury, conflicting workers' compensation and safety practices, disputes over damage or warranties, potential violations of grant or Liquid Fuels rules, weak documentation that can trigger audit findings or labor grievances, and the possibility that borrowed equipment is unavailable during storms or emergencies.

Public Works and Clerical employees are unionized and represented by AFSCME Local 2944. Prior to 2026, the Borough employed a total of three Public Works employees, with one employee acting as the Public Works Supervisor. With the Public Works Supervisor leaving the role in early 2025, the Borough is currently reassessing the responsibilities and staffing structure of the Public Works Department and assessing the responsibilities of the new hire to the Assistant Borough Manager position.

The Public Works maintenance area and garage is located on the Penbrook Community Park site. Public Works has direct access to the site via a gate in the fence depicted on the following page.



PARK MAINTENANCE TASKS AT PENBROOK COMMUNITY PARK

Public Works employees strive to meet the goal to provide recreation areas and facilities that are safe, clean, and attractive for residents and visitors. To meet this goal, the employees:

- Perform maintenance tasks as safely, quickly, and efficiently as possible
- Use preventive maintenance to avoid significant problems and correct minor ones
- Perform maintenance work with a sense of pride

At Penbrook Community Park, mowing is the most basic and time-consuming activity. Wilhelm-Paxtang Baseball and HAPAL have the responsibility to maintain the baseball infields. Besides mowing, Public Works employees perform miscellaneous routine park maintenance tasks, including trash/recycling/litter control and inspecting the pavilion, picnic tables, and swing set. Vandalism, accidents, weather damage, and other unpredictable occurrences require emergency repairs.

PARK MAINTENANCE MANAGEMENT

A written park operations and maintenance plan, whether solely for Penbrook Community Park or for all three parks, has not yet been developed. Planning and scheduling are essential elements of a successful maintenance program. A maintenance plan includes standards that describe what the park's features should look like when they are in acceptable condition. Each recreation facility and park amenity should be evaluated weekly using a checklist. The purpose of a checklist is to provide information on the progress of routine maintenance tasks, highlight any area that needs repair, and schedule the work promptly.

Scheduling maintenance work consists of using the written checklist of tasks and fitting jobs into a daily format that is flexible enough to be revised when the weather, staffing, and equipment change. The following are suggested steps to develop a written maintenance plan:

- Prepare a standard for each of the park's resources. The standard is a short description of what the resource should look like when the maintenance has been completed.
- Lists tasks to perform to maintain the resources up to standards. Describe tasks in enough detail so anyone will know how to accomplish them.
- Determine the amount of time it takes to do each task.
- Decide how often to do each task.
- Schedule tasks into an operational plan after determining what to maintain, where it is located, what tasks to do (including the staff and equipment involved), how long it will take to do the tasks, and how frequently to do them.
- Divide up the tasks and develop a schedule for each Public Works employee.
- Implement and monitor the work schedules to adjust when needed.

With the anticipated playground equipment proposed as part of Phase 1, maintenance and inspection are essential. These inspections need to follow a written form that guides the inspector to perform specific tasks and record responses, including follow-up required for any deficiency recorded. Documentation is vital since it describes where hours were expended each day and how often each task is performed over time to maintain the parks. This information is necessary to:

- Provide a transition plan for new employees when current employees leave their positions
- Predict the staffing needs and expenses that may result when new park facilities are developed or others are renovated
- Provide a better understanding of the cost for Borough maintenance expenses that can be compared if contracting is contemplated
- Provide the data needed to determine if changes to the current maintenance program should be made to focus more time on particular tasks



Projected Revenues and Expenses

REVENUES

At Penbrook Community Park, there is little revenue currently earned. Pavilion rentals are the only source of revenue. The pavilion rental fees are specified on the Borough's Park Pavilion Rental Application and are as follows:

	Resident		Non-Resident	
#of Attendees	<=100 People	>100 People	<=100 People	>100 People
Daily Fees	\$0	\$100	\$150	\$250
Deposit refundable	\$0	\$150	\$100	\$250
Total Due	\$0	\$250	\$250	\$500

The Borough's Park Pavilion Rental Application must be completed and submitted along with appropriate payment to the Borough office. The pavilions at Penbrook Community Park and Little Valley Park cannot be rented and paid for online.

EXPENSES

In 2024, the Public Works expenses for "Materials & Supplies" and "Maintenance & Repairs" totaled \$28,242. Between 2020 and 2024, annual Materials & Supplies costs averaged \$5,733.40 and Maintenance & Repairs costs averaged \$19,889.80. Because of the timeframe for implementation of park improvements, projecting the increased amount of ongoing annual maintenance costs is problematic, but an assumed increase for Penbrook Community Park (especially the new playground equipment proposed as part of Phase 1) should be factored into the evaluation of the Public Works Department staffing structure.

APPENDIX I.

**SITE DEVELOPMENT
DRAWING AND
CONCEPT PLANS**

LEGEND

EXISTING BOUNDARY LINE	---
EXISTING ADJACENT BOUNDARY LINE	---
EXISTING RIGHT-OF-WAY LINE	---
EXISTING CURB	---
EXISTING PAVEMENT	---
EXISTING VEGETATION	---
DECIDUOUS TREE	---
EVERGREEN TREE	---
EXISTING TREELINE	---
EXISTING CONTOUR LINE	---
SOIL TYPE BOUNDARY LINE	---
SOIL TYPE DESIGNATION	CmB

SOILS CLASSIFICATION

BhC2	BERKS CHANNERY SILT LOAM, 8 TO 15% SLOPES HYDROLOGIC SOIL GROUP: B HYDRIC SOIL RATING: YES (MINOR COMPONENTS)
Us	URBAN LAND, SHALE MATERIALS HYDROLOGIC SOIL GROUP: N/A HYDRIC SOIL RATING: NO

NOTES:

- PROPERTY BOUNDARY SHOWN IS FROM A PLAN PREPARED BY TROUT LAND SURVEYING, DWG NO. 09-01-90, DATED 11/08/90. BEARING HAVE BEEN ROTATED.
- EXISTING FEATURES WERE TAKEN FROM AERIAL IMAGES AND LIDAR AND DOES NOT REPRESENT A SURVEY BY RETTEW ASSOCIATES, INC.
- THERE ARE NO FLOODPLAINS ON THE SUBJECT PROPERTY ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 42043C03390 AND 42043C03380, EFFECTIVE 8/2/2012.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.

OWNER/APPLICANT

PENBROOK BOROUGH
150 28TH ST.
PENBROOK, PA 17103
717-232-3733

SOURCE OF TITLE

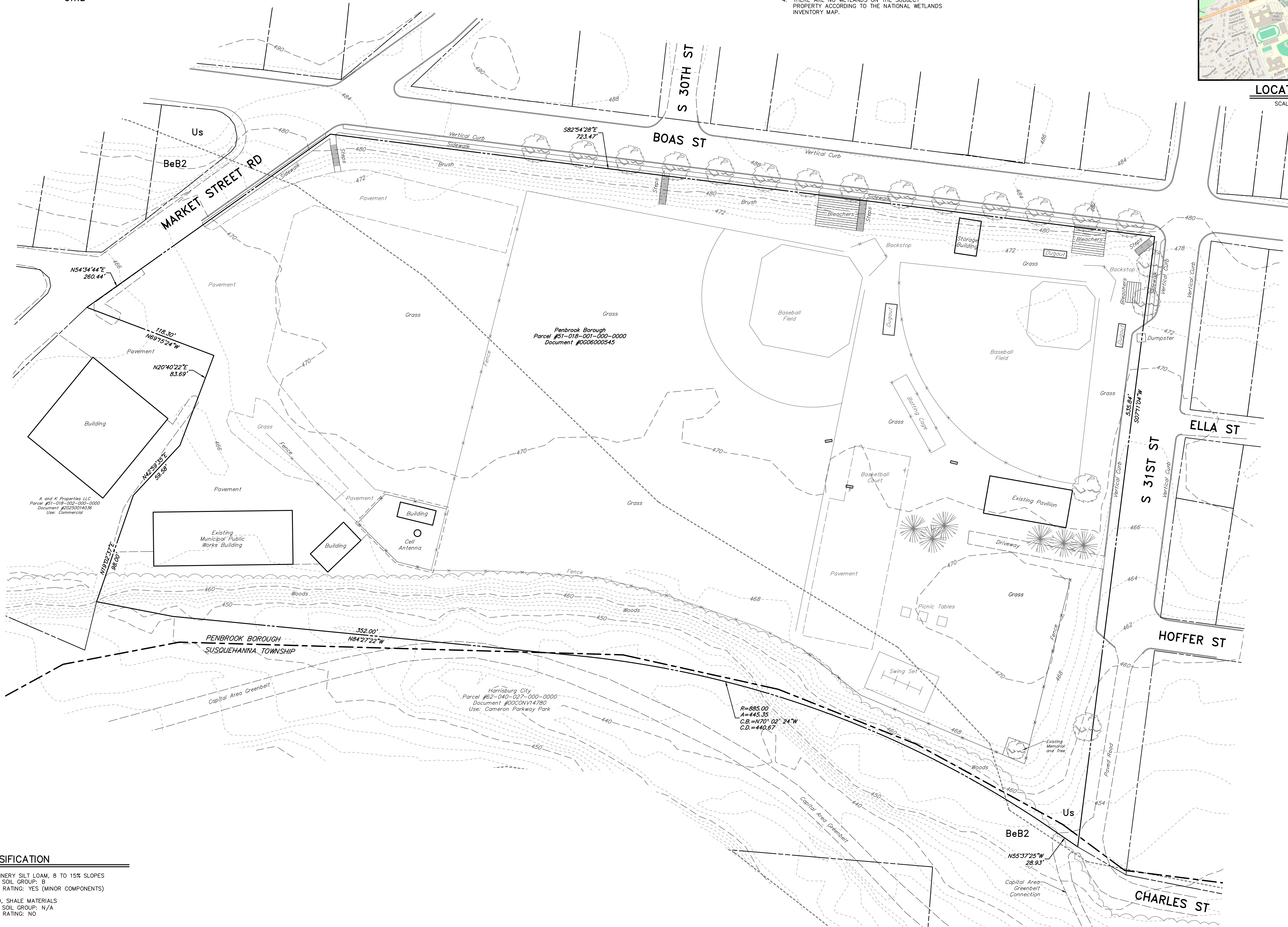
PARCEL NUMBER: 51-018-001-000-0000
DEED REF: 0006000545
8.5± ACRES

NORTH



LOCATION MAP

SCALE: 1"=1000'



DATE: 04/29/26		PENBROOK COMMUNITY PARK		DAUPHIN COUNTY, PA	
SHEET NO. 1 OF 2		RETTEW ASSOCIATES, INC. 5031 Richard Ln, Suite 111, Mechanicsburg, PA 17055 Phone (610) 738-8395 Email: rettew@rettew.com Website: www.rettew.com		PENBROOK BOROUGH	
DWG. NO. 011402483		RETTEW ASSOCIATES, INC. 5031 Richard Ln, Suite 111, Mechanicsburg, PA 17055 Phone (610) 738-8395 Email: rettew@rettew.com Website: www.rettew.com		PENBROOK BOROUGH	
SITE DEVELOPMENT PLAN EXISTING CONDITIONS PLAN FOR		RETTEW ASSOCIATES, INC. 5031 Richard Ln, Suite 111, Mechanicsburg, PA 17055 Phone (610) 738-8395 Email: rettew@rettew.com Website: www.rettew.com		DAUPHIN COUNTY, PA	
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		RETTEW ASSOCIATES			

LEGEND

EXISTING BOUNDARY LINE
EXISTING ADJACENT BOUNDARY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING CURB
EXISTING PAVEMENT
EXISTING VEGETATION

EXISTING TREELINE
EXISTING CONTOUR LINE
SOIL TYPE BOUNDARY LINE
SOIL TYPE DESIGNATION

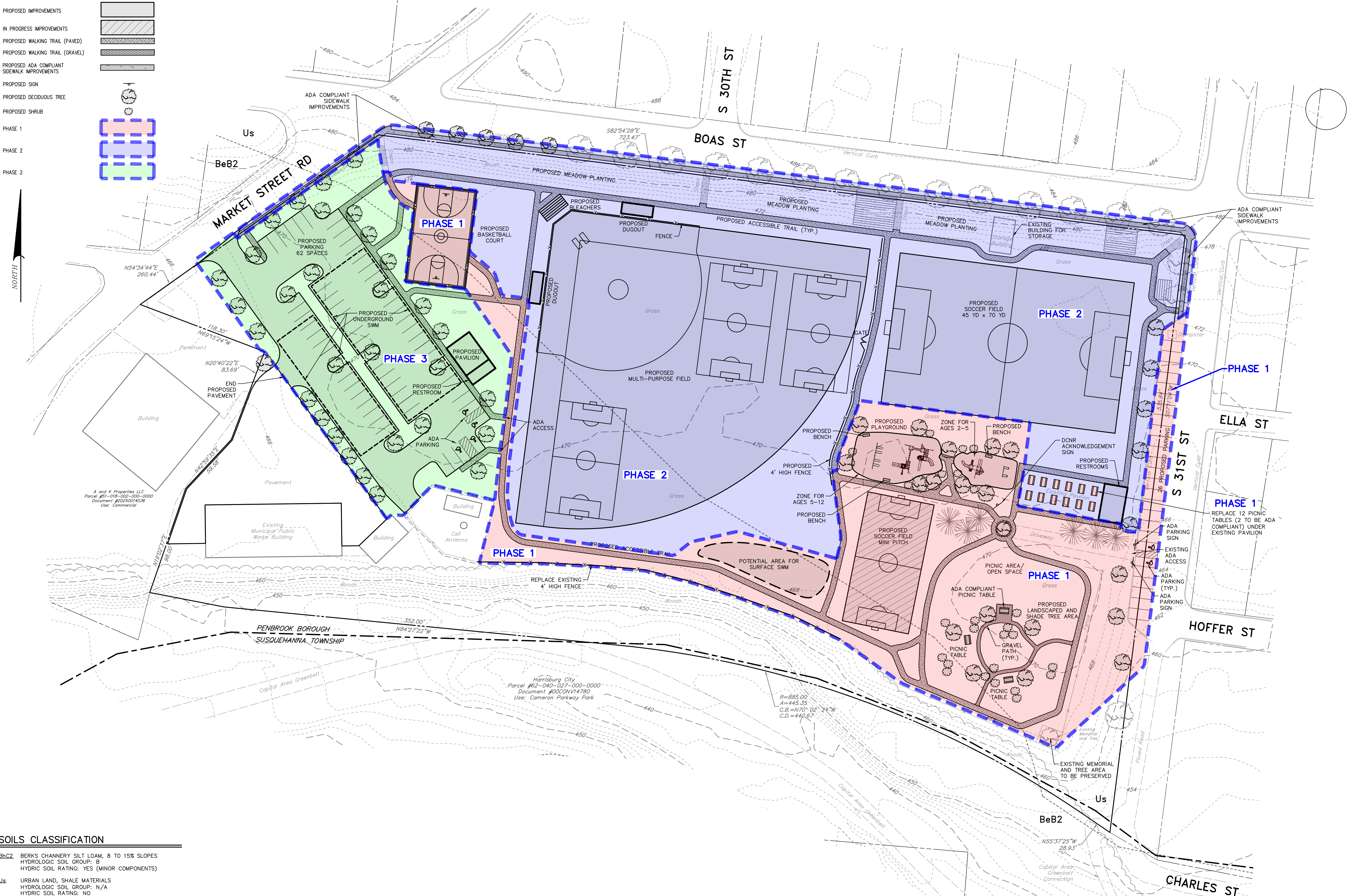
PROPOSED IMPROVEMENTS
IN PROGRESS IMPROVEMENTS
PROPOSED WALKING TRAIL (PAVED)
PROPOSED WALKING TRAIL (GRAVEL)
PROPOSED ADA COMPLIANT SIDEWALK IMPROVEMENTS
PROPOSED SIGN
PROPOSED DECIDUOUS TREE
PROPOSED SHRUB

PHASE 1
PHASE 2
PHASE 2



SOILS CLASSIFICATION

BhC2 BERKS CHANNERY SILT LOAM, 8 TO 15% SLOPES
HYDROLOGIC SOIL GROUP: B
HYDRIC SOIL RATING: YES (MINOR COMPONENTS)
Us URBAN LAND, SHALE MATERIALS
HYDROLOGIC SOIL GROUP: N/A
HYDRIC SOIL RATING: NO



FOR RETIEW ASSOCIATES BY:

MANAGER:
JEREMY SMITH, PE

DESIGN BY:
CHKD BY:
SURV. CHIEF:
DRAWN BY:
ELN

CLIENT
PENBROOK BOROUGH
150 28TH ST.
PENBROOK, PA 17103
717-232-3733

RETIEW
Associates, Inc.
17055
Mechanicsburg, PA
Phone: (717) 788-8895
Email: retiew@retiew.com
Website: www.retiew.com

SITE DEVELOPMENT PLAN
PROPOSED CONDITIONS PLAN
FOR
PENBROOK COMMUNITY PARK

DATE: 04/29/26
SHEET NO. 2 OF 2
DWG. NO. 011402483

REVISION

NO.

DATE

NO.

DATE

NO.

DATE

NO.

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NO.

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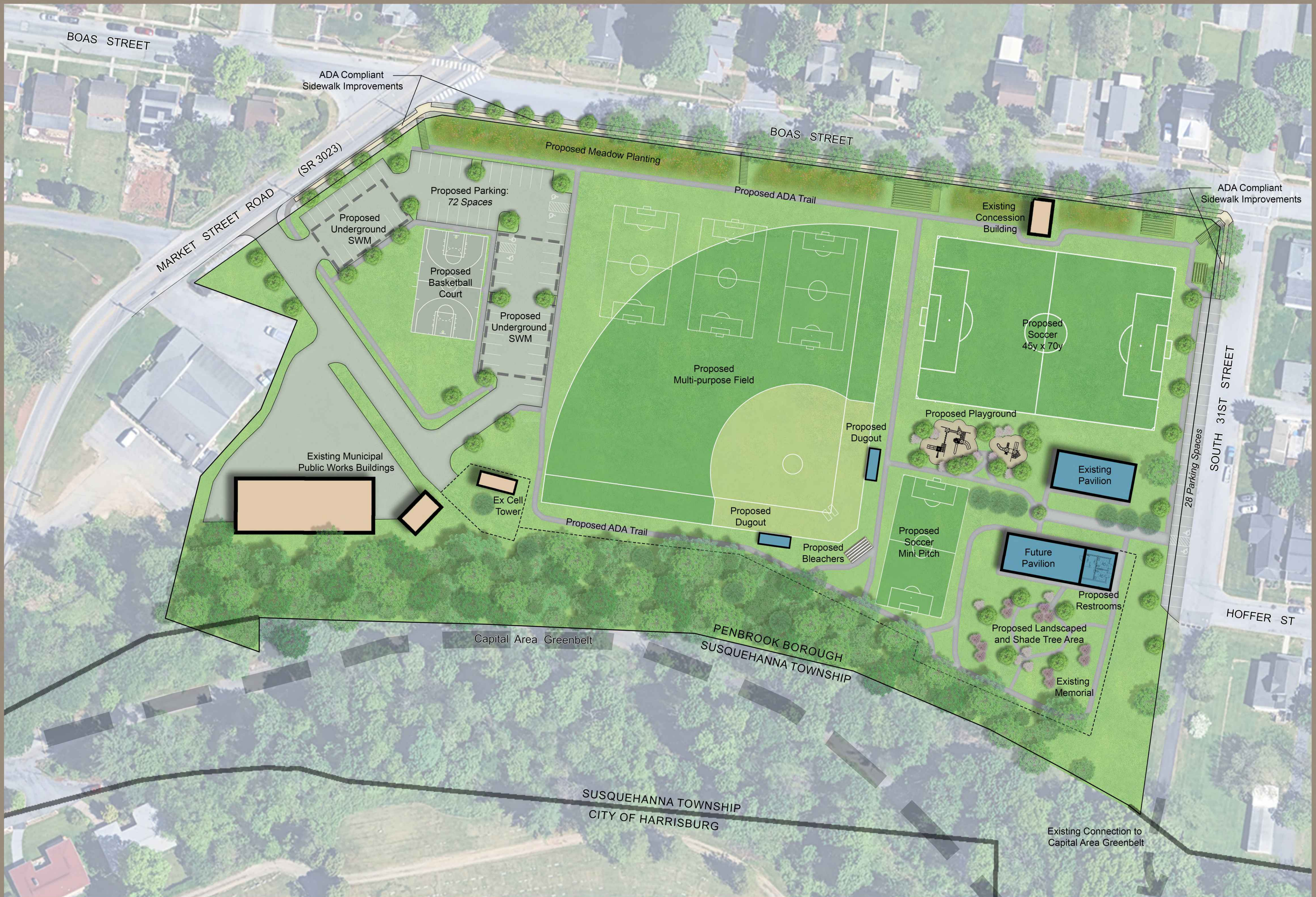
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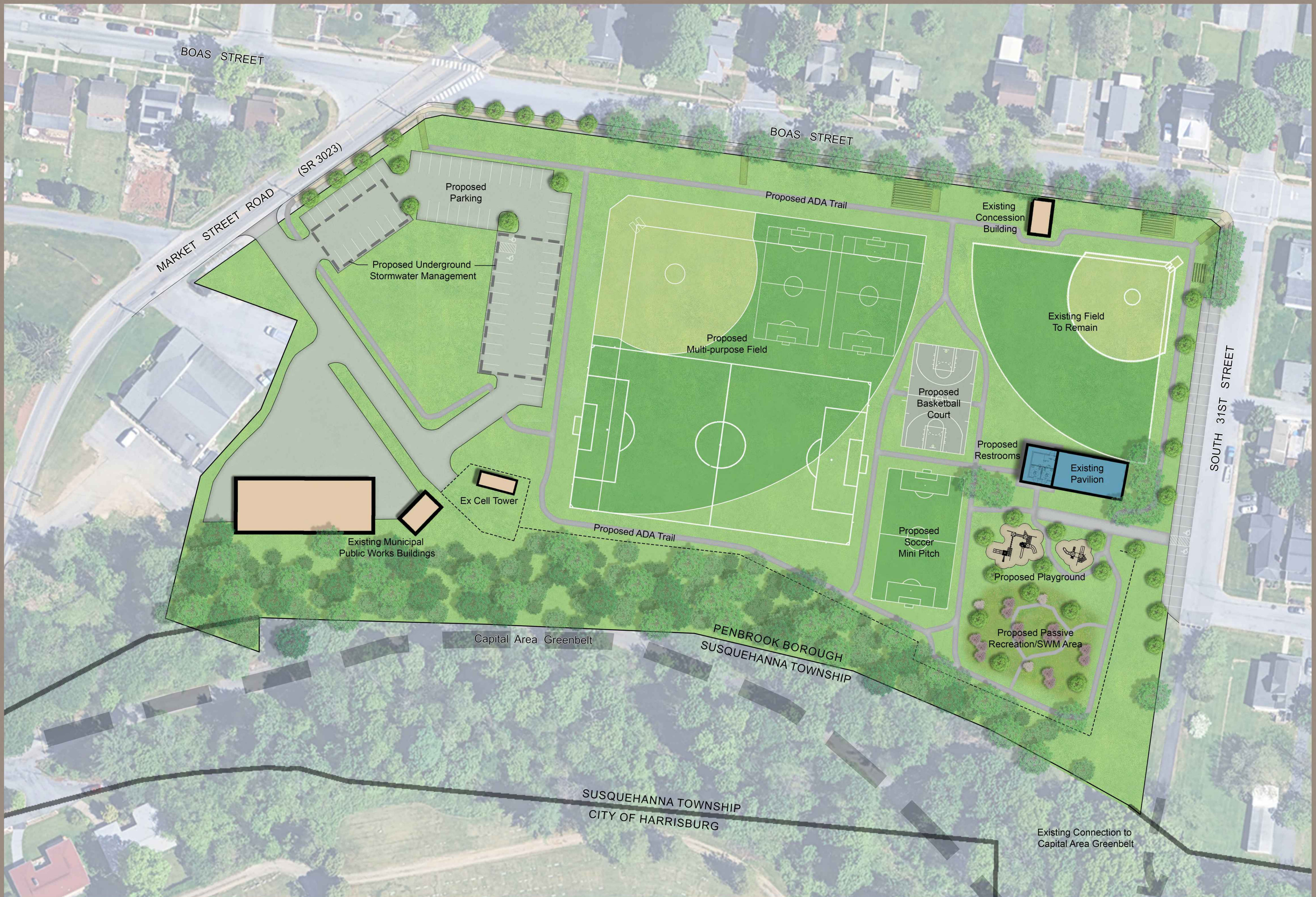
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APPENDIX II.

COST ESTIMATES / PHASED CAPITAL DEVELOPMENT PLAN



PROBABLE CONSTRUCTION COST OPINION

COMMUNITY PARK MASTER PLAN - PHASE 1 IMPROVEMENTS

RETTEW PROJECT NO: 0114402483

PENBROOK BOROUGH, DAUPHIN COUNTY

July 15, 2026

COMPUTED BY: JDS

CHECKED BY: SKM

Key to Units: CF=Cubic Foot CY=Cubic Yard EA=Each LF=Linear Foot LS=Lump Sum SF=Square Foot SY=Square Yard					
ITEM	DESCRIPTION	QUAN	UNIT	UNIT COST	TOTAL COST
A	Accessible Playground Equipment and Improvements				
1	Play Set (ages 5-12)	1	EA	\$50,000.00	\$50,000.00
2	Swing Set (ages 5-12)	1	EA	\$6,000.00	\$6,000.00
3	Play Set (ages 2-5)	1	EA	\$20,000.00	\$20,000.00
4	Swing Set (ages 2-5)	1	EA	\$2,500.00	\$2,500.00
5	Bench	5	EA	\$2,000.00	\$10,000.00
6	Equipment Installation	1	LS	\$35,000.00	\$35,000.00
7	Playground Mulch Safety Surface (with fabric underlay)	300	CY	\$70.00	\$21,000.00
8	Playground Subbase (Geotextile with 3" of #57 stone)	650	SY	\$30.00	\$19,500.00
9	4" Underdrain Piping	200	LF	\$30.00	\$6,000.00
10	Composite Lumber Border	300	LF	\$25.00	\$7,500.00
11	Trash Receptacle	1	EA	\$1,500.00	\$1,500.00
B	Accessibility Improvements				
1	2 ADA Parking Spaces (mill, level, and overlay)	120	SY	\$60.00	\$7,200.00
2	ADA Walking Path (1" of 9.5mm, 2" of 19mm, 4" of 2A)	1,000	SY	\$70.00	\$70,000.00
3	ADA Parking Signs	2	EA	\$500.00	\$1,000.00
4	Parking Line Striping and Painted Symbols (along 31st St)	1	LS	\$5,000.00	\$5,000.00
5	Gravel Path	160	SY	\$50.00	\$8,000.00
6	Picnic Tables under Existing Pavilion (2 ADA / 10 standard)	12	EA	\$2,500.00	\$30,000.00
7	Picnic Tables in Open Space (1 ADA / 2 standard)	3	EA	\$2,500.00	\$7,500.00
8	Bench	3	EA	\$2,000.00	\$6,000.00
9	Trash Receptacle	1	EA	\$1,500.00	\$1,500.00
C	Basketball Court				
1	Basketball Court	1	LS	\$94,200.00	\$94,200.00
2	Trash Receptacle	1	EA	\$1,500.00	\$1,500.00
D	Landscaping				
1	Native Trees and Shrubs	1	LS	\$16,000.00	\$16,000.00
2	Lawn Restoration (topsoil, seed, and mulch)	2,000	SY	\$4.00	\$8,000.00



PROBABLE CONSTRUCTION COST OPINION

COMMUNITY PARK MASTER PLAN - PHASE 1 IMPROVEMENTS

RETTEW PROJECT NO: 0114402483

PENBROOK BOROUGH, DAUPHIN COUNTY

July 15, 2026

COMPUTED BY: JDS

CHECKED BY: SKM

Key to Units: CF=Cubic Foot CY=Cubic Yard EA=Each LF=Linear Foot LS=Lump Sum SF=Square Foot SY=Square Yard					
ITEM	DESCRIPTION	QUAN	UNIT	UNIT COST	TOTAL COST
E	Sitework				
1	Mobilization	1	LS	\$20,600.00	\$20,600.00
2	Erosion and sedimentation control	1	LS	\$12,000.00	\$12,000.00
3	Earthwork	1	LS	\$10,000.00	\$10,000.00
4	Demolition	1	LS	\$10,000.00	\$10,000.00
5	Replace 4' High Chain Link Fence	300	LF	\$40.00	\$12,000.00
6	Surface Stormwater Management Facility	1	LS	\$15,000.00	\$15,000.00
SUBTOTAL					\$514,500.00
Contingency (5%)					\$25,500.00
CONSTRUCTION TOTAL					\$540,000.00
Engineering (10%)					\$50,000.00
Administration (2%)					\$10,000.00
GRAND TOTAL					\$600,000.00

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PROBABLE CONSTRUCTION COST OPINION

COMMUNITY PARK MASTER PLAN - PHASE 2 IMPROVEMENTS

RETTEW PROJECT NO: 0114402483

PENBROOK BOROUGH, DAUPHIN COUNTY

July 15, 2026

COMPUTED BY: JDS

CHECKED BY: SKM

Key to Units: CF=Cubic Foot CY=Cubic Yard EA=Each LF=Linear Foot LS=Lump Sum SF=Square Foot SY=Square Yard					
ITEM	DESCRIPTION	QUAN	UNIT	UNIT COST	TOTAL COST
A	Multi-purpose Field and Soccer Field Improvements				
1	Set of Bleachers on Concrete Pad	1	EA	\$30,000.00	\$30,000.00
2	Dugout	2	EA	\$25,000.00	\$50,000.00
3	Infield and Protective Fencing	1	LS	\$60,000.00	\$60,000.00
4	Portable Pitching Mound	1	EA	\$5,000.00	\$5,000.00
5	Bench	3	EA	\$2,000.00	\$6,000.00
6	4' High Chain Link Fence	220	LF	\$40.00	\$8,800.00
7	Chain Link Fence Gate	1	EA	\$1,000.00	\$1,000.00
8	Trash Receptacle	1	EA	\$1,500.00	\$1,500.00
9	Storage Shed	1	LS	\$10,000.00	\$10,000.00
10	Electrical Conduit/Junction Boxes for Future Lighting	1	LS	\$20,000.00	\$20,000.00
B	Accessibility Improvements				
1	ADA Walking Path (1" of 9.5mm, 2" of 19mm, 4" of 2A)	840	SY	\$70.00	\$58,800.00
2	Bench	4	EA	\$2,000.00	\$8,000.00
3	Sidewalk Removal and Replacement (Along Boas & 31st Sts.)	4,700	SF	\$25.00	\$117,500.00
4	Curb Removal and Replacement for ADA Ramps (Along Boas & 31st Sts.)	100	LF	\$150.00	\$15,000.00
5	Detectable Warning Surface for ADA Ramps (Along Boas & 31st Sts.)	30	SF	\$50.00	\$1,500.00
6	Concrete Cheekwall for ADA Ramps (Along Boas & 31st Sts.)	100	LF	\$100.00	\$10,000.00
7	Bike Rack	1	EA	\$1,000.00	\$1,000.00
C	Existing Pavilion				
1	ADA Accessible Bathroom (Two-room family restroom), including utilities	1	LS	\$250,000.00	\$250,000.00
2	Exterior Improvements to Pavilion	1	LS	\$25,000.00	\$25,000.00
3	Drinking Fountain	1	LS	\$15,000.00	\$15,000.00
4	Trash Receptacle	2	EA	\$1,500.00	\$3,000.00
D	Landscaping				
1	Native Trees and Shrubs	1	LS	\$9,000.00	\$9,000.00
2	Lawn Restoration (topsoil, seed, and mulch)	9,000	SY	\$4.00	\$36,000.00
3	Meadow Planting Areas	2,200	SY	\$7.00	\$15,400.00



PROBABLE CONSTRUCTION COST OPINION

COMMUNITY PARK MASTER PLAN - PHASE 2 IMPROVEMENTS

RETTEW PROJECT NO: 0114402483

PENBROOK BOROUGH, DAUPHIN COUNTY

July 15, 2026

COMPUTED BY: JDS

CHECKED BY: SKM

Key to Units: CF=Cubic Foot CY=Cubic Yard EA=Each LF=Linear Foot LS=Lump Sum SF=Square Foot SY=Square Yard					
ITEM	DESCRIPTION	QUAN	UNIT	UNIT COST	TOTAL COST
E	Sitework				
1	Mobilization	1	LS	\$40,000.00	\$40,000.00
2	Erosion and sedimentation control	1	LS	\$15,000.00	\$15,000.00
3	Earthwork	1	LS	\$15,000.00	\$15,000.00
4	Demolition	1	LS	\$30,000.00	\$30,000.00
5	Traffic Control	1	LS	\$5,000.00	\$5,000.00
6	Park Sign	1	EA	\$2,500.00	\$2,500.00
SUBTOTAL					\$865,000.00
Contingency (5%)					\$40,000.00
CONSTRUCTION TOTAL					\$905,000.00
Engineering (10%)					\$75,000.00
Administration (2%)					\$15,000.00
GRAND TOTAL					\$995,000.00

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PROBABLE CONSTRUCTION COST OPINION

COMMUNITY PARK MASTER PLAN - PHASE 3 IMPROVEMENTS

RETTEW PROJECT NO: 0114402483

PENBROOK BOROUGH, DAUPHIN COUNTY

July 15, 2026

COMPUTED BY: JDS

CHECKED BY: SKM

Key to Units: CF=Cubic Foot CY=Cubic Yard EA=Each LF=Linear Foot LS=Lump Sum SF=Square Foot SY=Square Yard					
ITEM	DESCRIPTION	QUAN	UNIT	UNIT COST	TOTAL COST
A	Parking Improvements				
1	Parking Lot Pavement (1.5" of 9.5mm, 3" of 19mm, 6" of 2A)	3,000	SY	\$80.00	\$240,000.00
2	Parking Line Striping, Painted Symbols, and Signage	1	LS	\$20,000.00	\$20,000.00
3	Parking Blocks	62	EA	\$450.00	\$27,900.00
4	Concrete Curb	200	LF	\$150.00	\$30,000.00
5	Stormwater Management Facilities	1	LS	\$120,000.00	\$120,000.00
6	Electrical Conduit/Junction Boxes for Future Lighting	1	LS	\$20,000.00	\$20,000.00
B	Accessibility Improvements				
1	ADA Walking Path (1" of 9.5mm, 2" of 19mm, 4" of 2A)	330	SY	\$70.00	\$23,100.00
2	Bench	1	EA	\$2,000.00	\$2,000.00
3	Bike Rack	1	EA	\$1,000.00	\$1,000.00
C	Proposed Pavilion				
1	ADA Accessible Bathroom (Two-room family restroom), including utilities	1	LS	\$250,000.00	\$250,000.00
2	Pavilion on Concrete Slab	1	LS	\$70,000.00	\$70,000.00
3	Picnic Tables under Pavilion (1 ADA /5 standard)	6	EA	\$2,500.00	\$15,000.00
3	Drinking Fountain	1	LS	\$15,000.00	\$15,000.00
4	Trash Receptacle	2	EA	\$1,500.00	\$3,000.00
D	Landscaping				
1	Native Trees and Shrubs	1	LS	\$15,000.00	\$15,000.00
2	Lawn Restoration (topsoil, seed, and mulch)	1,000	SY	\$4.00	\$4,000.00
E	Sitework				
1	Mobilization	1	LS	\$40,000.00	\$40,000.00
2	Erosion and sedimentation control	1	LS	\$10,000.00	\$10,000.00
3	Earthwork	1	LS	\$25,000.00	\$25,000.00
4	Demolition	1	LS	\$9,000.00	\$9,000.00
5	Traffic Control	1	LS	\$5,000.00	\$5,000.00

SUBTOTAL \$945,000.00

Contingency (5%) \$45,000.00

CONSTRUCTION TOTAL \$990,000.00

Engineering (10%) \$75,000.00

Administration (2%) \$15,000.00

GRAND TOTAL \$1,080,000.00

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APPENDIX III.

POTENTIAL FUNDING SOURCES

POTENTIAL FUNDING SOURCES

Funding Program	Funding Entity	Type of Projects Funded/Guidelines	Award Amount	Minimum Match	Application Deadline
Dauphin County Community Development Block Grant (CDBG)	U.S. Department of Housing and Urban Development (HUD)	CDBG provides funding to local and state governments throughout the country. All projects must meet one of three national objectives: - Benefit at least 51% of low- and moderate-income persons. - Aid in the prevention or clearance of slum and blight. - Meet an urgent need.	No stated maximum	No stated match requirement	Generally due in early November each year
Safe Streets and Roads for All (SS4A)	U.S. Department of Transportation (DOT)	Provides funds to support planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users, including but not limited to pedestrians, bicyclists, public transportation, motorists, and commercial vehicle operators. This program is open to counties, cities, towns, townships, transit agencies, or other special districts; metropolitan planning organizations; and multijurisdictional groups comprised of eligible entities.	Action Plan grants: \$200,000 – \$5 million Implementation grants: \$3 million – \$5 million	20% of eligible activity costs	Last application deadline: May 26, 2026
Multimodal Fund	PA Department of Community and Economic Development (DCED), through the Commonwealth Financing Authority (CFA)	Provides grants to encourage economic development and ensure safe and reliable systems of transportation. Funds may be used for transportation projects such as streetscape improvements, lighting, sidewalk enhancements, pedestrian safety, connectivity of transportation assets, and transit-oriented development. Projects on state roads are eligible to receive funding, with documentation from the appropriate PennDOT Engineering District.	The minimum total project cost is \$100,000 Grant requests shall not exceed \$3 million for any project	30% local match of the non-federal share of project costs is required	Generally due on July 31 st each year

Funding Program	Funding Entity	Type of Projects Funded/Guidelines	Award Amount	Minimum Match	Application Deadline
Multimodal Fund	PA Department of Transportation (PennDOT)	Provides grants to ensure safe and reliable systems of transportation. Funds may be used for transportation projects such as streetscape improvements, lighting, sidewalk enhancements, pedestrian safety, connectivity of transportation assets, and transit-oriented development.	\$100,000 minimum - \$3 million maximum	30% local match	Last application deadline: February 13, 2026
Transportation Alternatives Set-Aside (TASA) Program	PennDOT	Transportation alternatives projects include the construction of bicycle and pedestrian facilities; conversion of abandoned railway corridors to trails; historic preservation and rehabilitation of historic transportation facilities; and stormwater management.	Minimum \$50,000 project cost; \$1 million maximum	No match required; pre-construction costs for construction projects	TBD
Community Conservation Partnerships Program (C2P2)	PA Department of Conservation and Natural Resources (DCNR)	Provides funding for acquisition, planning, and development (construction) of trails, parks, and recreation facilities.	No maximum request; typically funds projects with total cost up to \$1 million	Typically, a 50% local match is required	Generally due on April 30 th each year
Greenways, Trails, and Recreation Program (GTRP)	PA Department of Community and Economic Development (DCED) through the Commonwealth Financing Authority (CFA)	Funding used for planning, acquisition, development, rehabilitation, and repair of greenways, recreational trails, open space, parks, and beautification projects.	\$250,000 maximum	15% local match of the total project cost	Applications typically accepted between February 1 st and May 31 st each year
Local Share Account (LSA) Statewide Program	PA Department of Community and Economic Development (DCED) through the Commonwealth Financing Authority (CFA)	Eligible projects must: - be owned and maintained by an eligible applicant or a nonprofit organization - be in the public interest - improve the quality of life in the community	The minimum total project cost is \$25,000 Grant requests shall not exceed \$1 million for any project	None stated	Generally due on November 30 th each year

Funding Program	Funding Entity	Type of Projects Funded/Guidelines	Award Amount	Minimum Match	Application Deadline
AARP Community Challenge Grant Program	American Association of Retired Persons (AARP)	Funding is intended to help communities make immediate improvements and jump-start long-term progress in support of residents of all ages. Projects can include permanent physical improvements in the community, temporary demonstrations that lead to long-term change, and new, innovative programming or services.	Since 2017, the average grant amount is \$11,500	None stated	Spring each year, awards in late summer, projects to be completed by the end of the year
Dauphin County Local Share Municipal Grant (LSMG) Program	Dauphin County Department of Community & Economic Development (DCED)	Helps to distribute funds generated by gaming to eligible local governments for projects that support and enhance community and economic well-being and mitigate the impact of gaming and related activities.	Municipal Applicants: \$150,000 max Non-Municipal Applicants: \$75,000 max	None stated	Generally due in the fall each year
Community Change Grant Program	America Walks	Grants are awarded to innovative, engaging, and inclusive programs and projects that create change and opportunity for walking and movement at the community level.	None stated, The number of grants awarded varies each year, depending on available funds.	None stated	Applications for grants open in the fall and are awarded for the full calendar year following

APPENDIX IV.

PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) RECEIPT

1. PROJECT INFORMATION

Project Name: **Community Park Sidewalk Accessibility Improvements**

Date of Review: **10/10/2025 04:29:24 PM**

Project Category: **Recreation, Other**

Project Area: **8.63 acres**

County(s): **Dauphin**

Township/Municipality(s): **Penbrook Borough; Susquehanna Township**

ZIP Code:

Quadrangle Name(s): **HARRISBURG EAST**

Watersheds HUC 8: **Lower Susquehanna-Swatara**

Watersheds HUC 12: **Spring Creek**

Decimal Degrees: **40.274083, -76.843245**

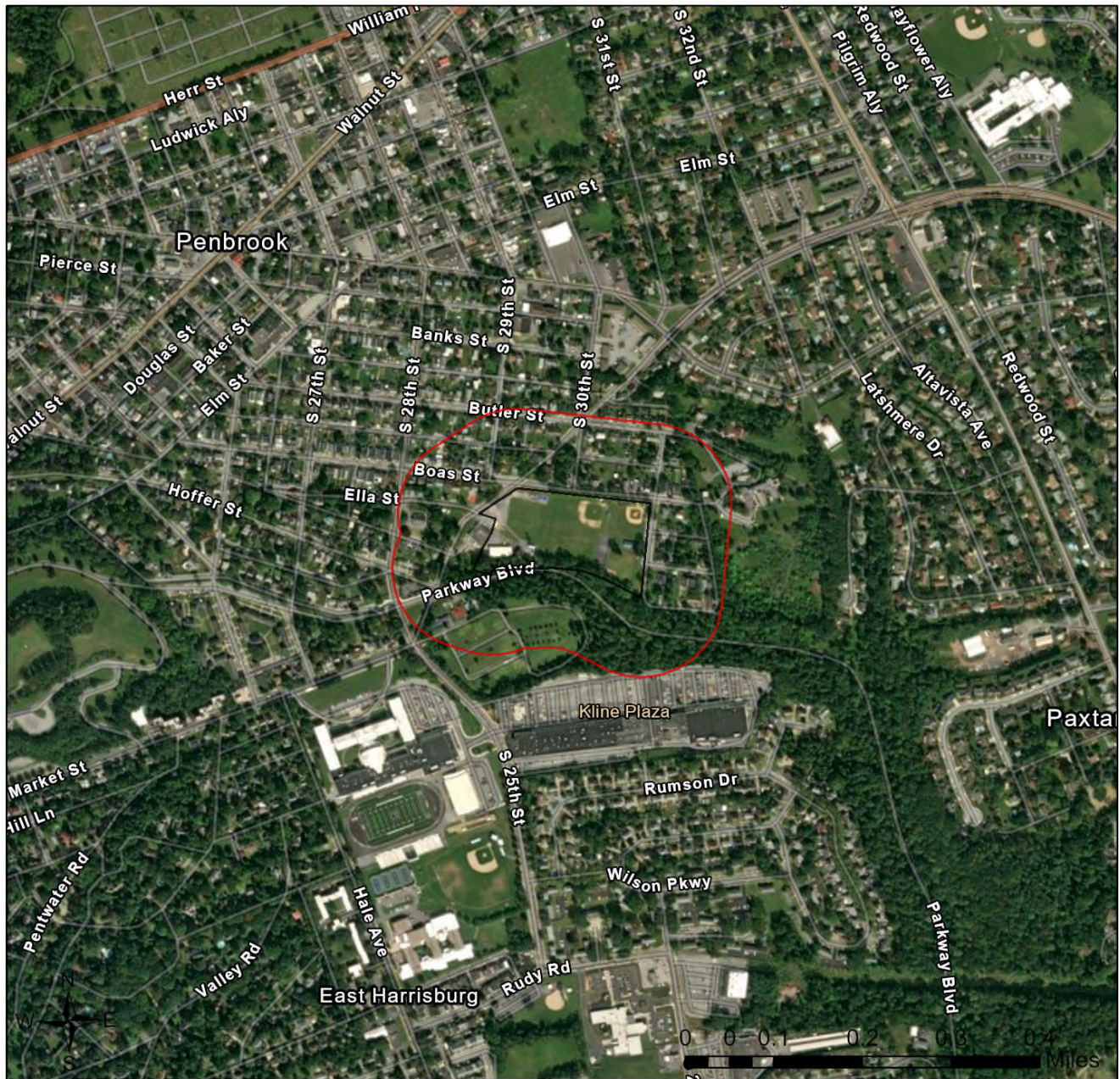
Degrees Minutes Seconds: **40° 16' 26.6990" N, 76° 50' 35.6815" W**

2. SEARCH RESULTS

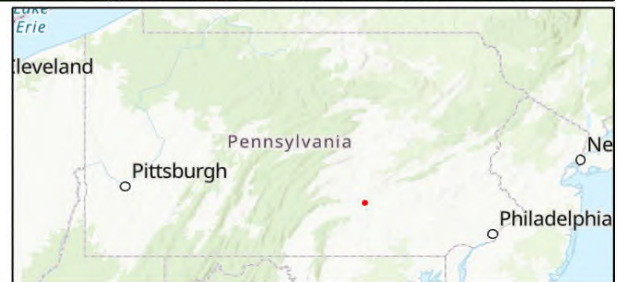
Agency	Results	Response
PA Game Commission	Conservation Measure	No Further Review Required, See Agency Comments
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	Potential Impact	MORE INFORMATION REQUIRED, See Agency Response

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

Community Park Sidewalk Accessibility Improvements

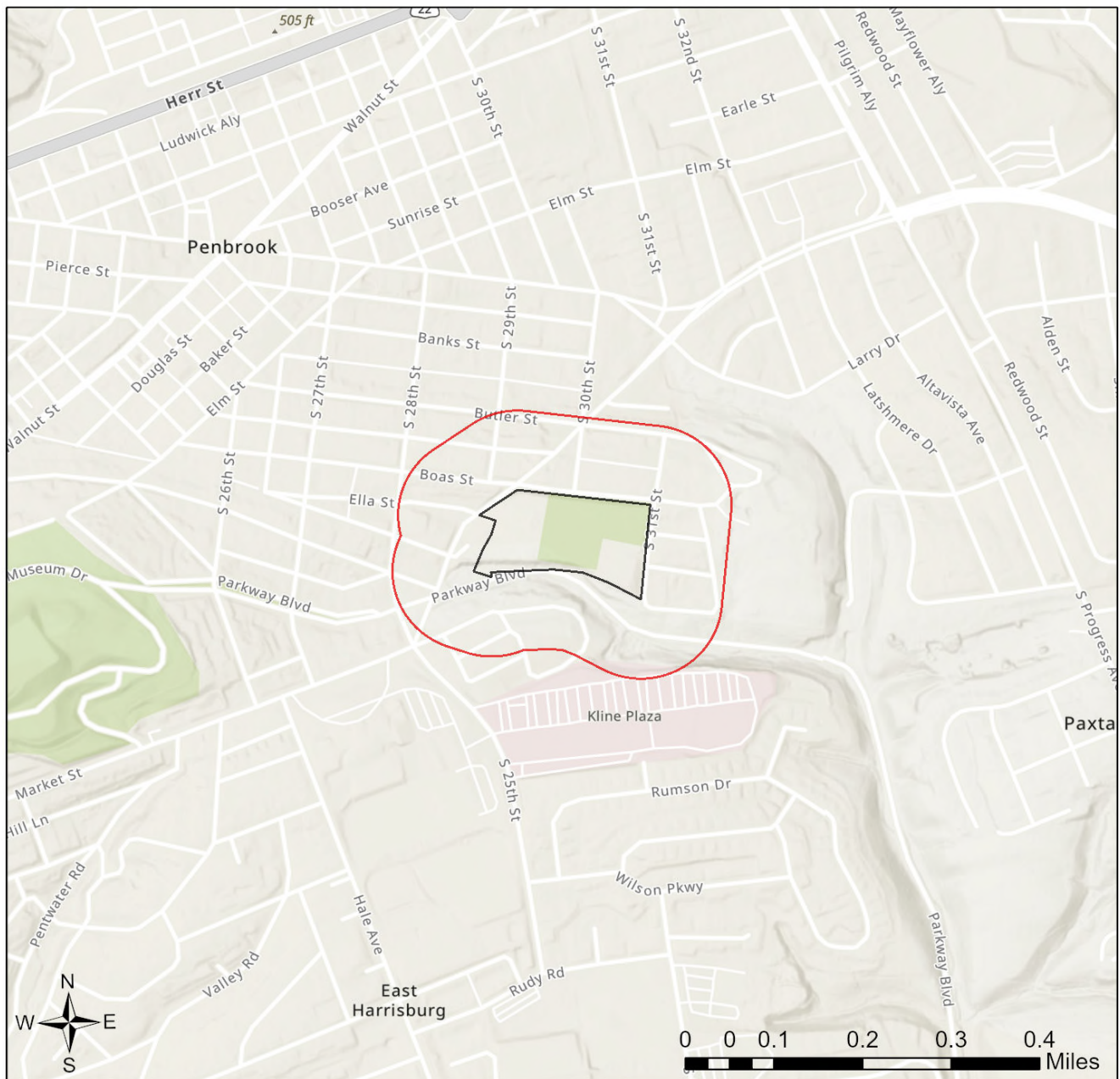


-  Buffered Project Boundary
-  Project Boundary



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Community Park Sidewalk Accessibility Improvements



- Buffered Project Boundary
- Project Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

RESPONSE TO QUESTION(S) ASKED

Q1: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: Yes

Q2: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: No

Q3: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: Yes

Q4: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

Information Request: Your project is within the range of the federally listed Indiana bat. Enter project information into IPaC (<http://ecos.fws.gov/ipac/>). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (<https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...>)

Information Request: Your project is within the range of the federally listed northern long-eared bat. Enter project information into IPaC (<http://ecos.fws.gov/ipac/>). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (<https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...>)

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

*If information was requested by USFWS, applicants must submit their project using [IPaC](#), following the [USFWS Project Submission](#) Instructions. USFWS will not accept or review project materials uploaded via the Conservation Explorer.

Check-list of Minimum Materials to be submitted:

____ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

____ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

____ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

____ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

____ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

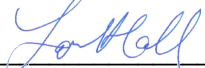
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Laura V. Hall
Company/Business Name: RETTEW Associates, Inc.
Address: 3020 Columbia Ave
City, State, Zip: Lancaster, PA 17603
Phone: (717) 205-2219 Fax: ()
Email: lhall@rettew.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.



applicant/project proponent signature

10/10/25

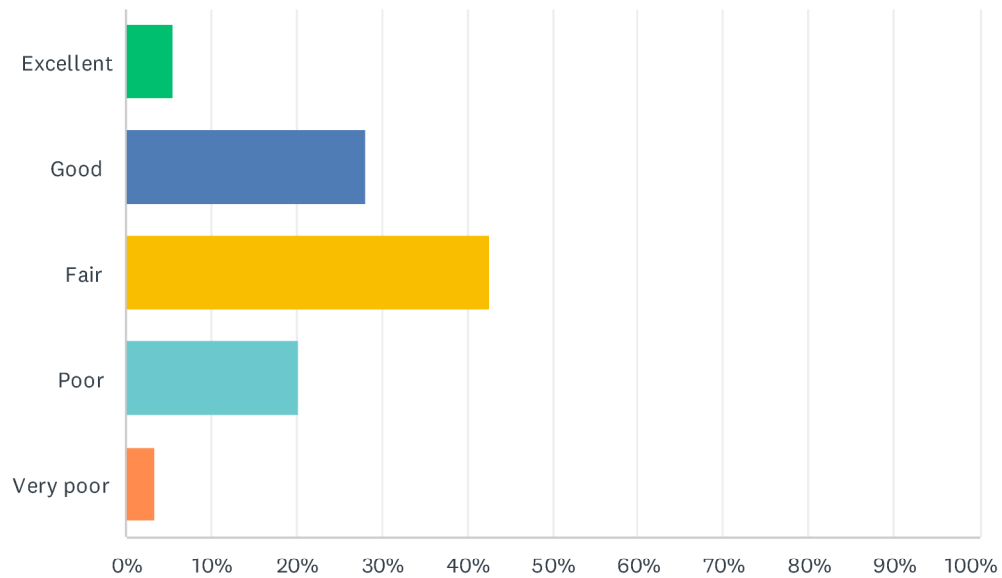
date

APPENDIX V.

PUBLIC SURVEY SUMMARY

Q1 How would you rate the overall condition of the park currently?

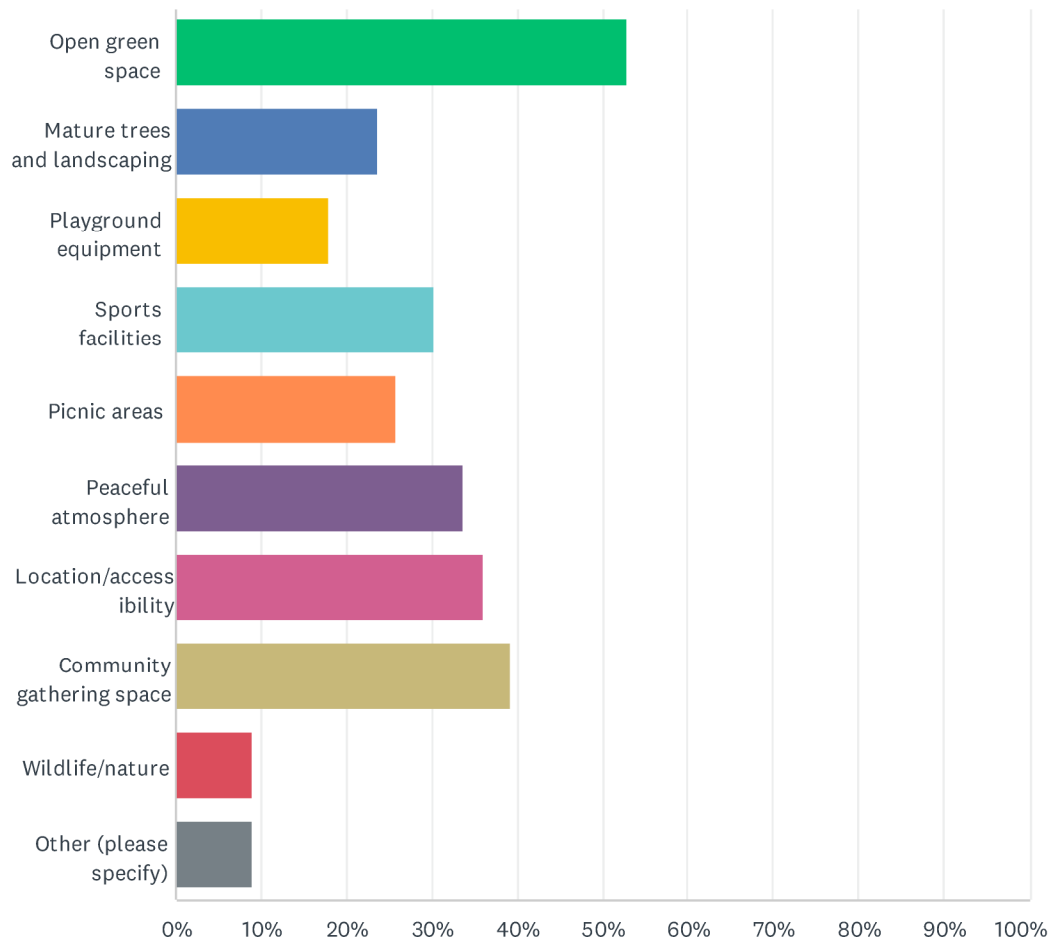
Answered: 89 Skipped: 0



ANSWER CHOICES	RESPONSES	
Excellent	5.62%	5
Good	28.09%	25
Fair	42.70%	38
Poor	20.22%	18
Very poor	3.37%	3
TOTAL		89

Q2 What do you like MOST about the current park? (Select up to 3)

Answered: 89 Skipped: 0

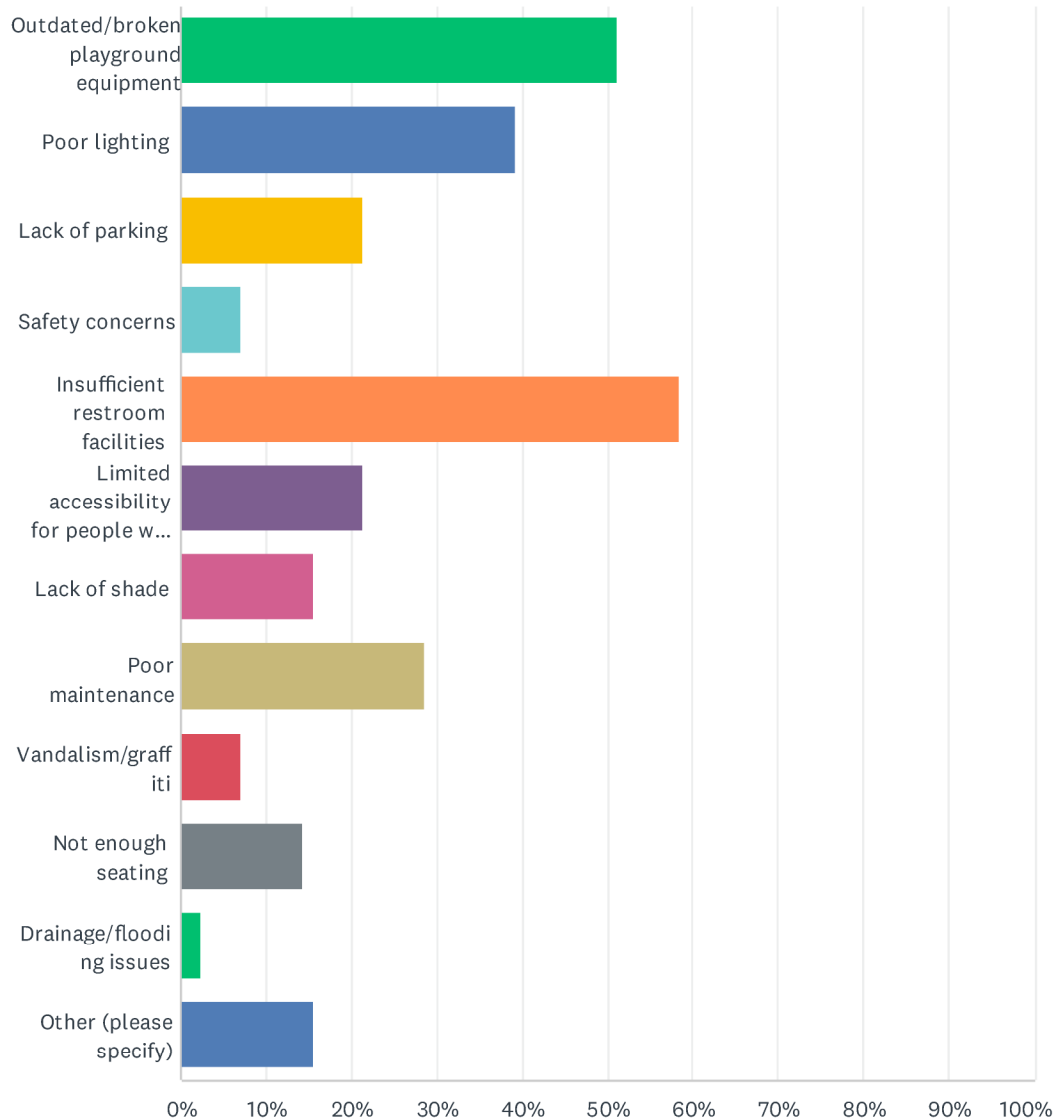


Penbrook Community Park Re-envisioning and Revitalization Community Survey

ANSWER CHOICES	RESPONSES	
Open green space	52.81%	47
Mature trees and landscaping	23.60%	21
Playground equipment	17.98%	16
Sports facilities	30.34%	27
Picnic areas	25.84%	23
Peaceful atmosphere	33.71%	30
Location/accessibility	35.96%	32
Community gathering space	39.33%	35
Wildlife/nature	8.99%	8
Other (please specify)	8.99%	8
Total Respondents: 89		

Q3 What are the BIGGEST problems with the current park? (Select up to 3)

Answered: 84 Skipped: 5

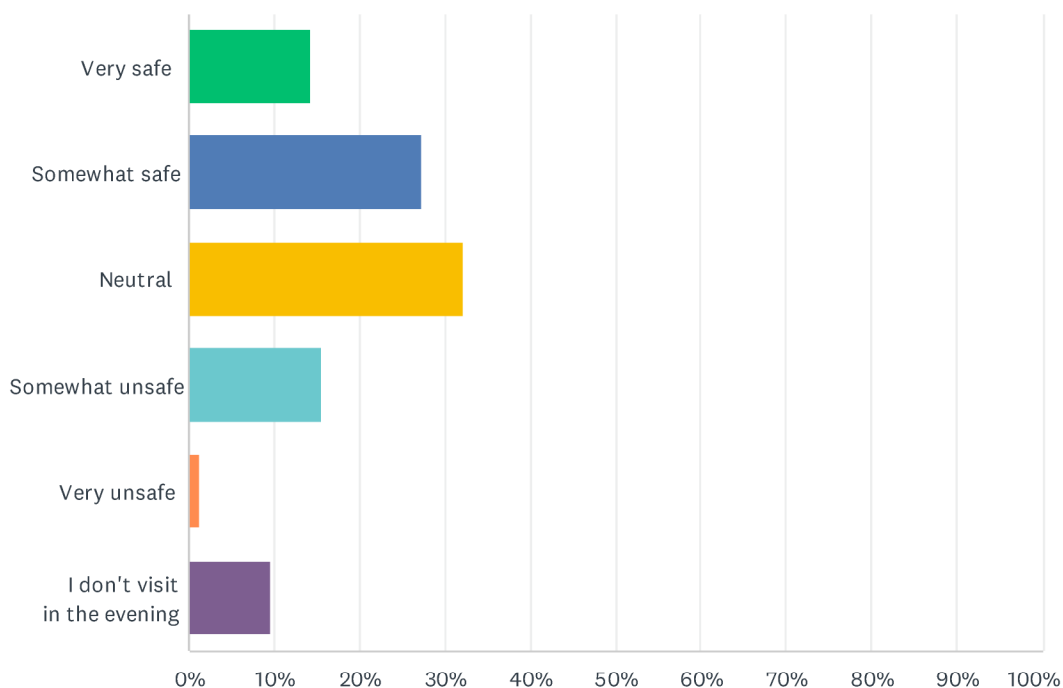


Penbrook Community Park Re-envisioning and Revitalization Community Survey

ANSWER CHOICES	RESPONSES	
Outdated/broken playground equipment	51.19%	43
Poor lighting	39.29%	33
Lack of parking	21.43%	18
Safety concerns	7.14%	6
Insufficient restroom facilities	58.33%	49
Limited accessibility for people with disabilities	21.43%	18
Lack of shade	15.48%	13
Poor maintenance	28.57%	24
Vandalism/graffiti	7.14%	6
Not enough seating	14.29%	12
Drainage/flooding issues	2.38%	2
Other (please specify)	15.48%	13
Total Respondents: 84		

Q4 How safe do you feel in the park during the evening?

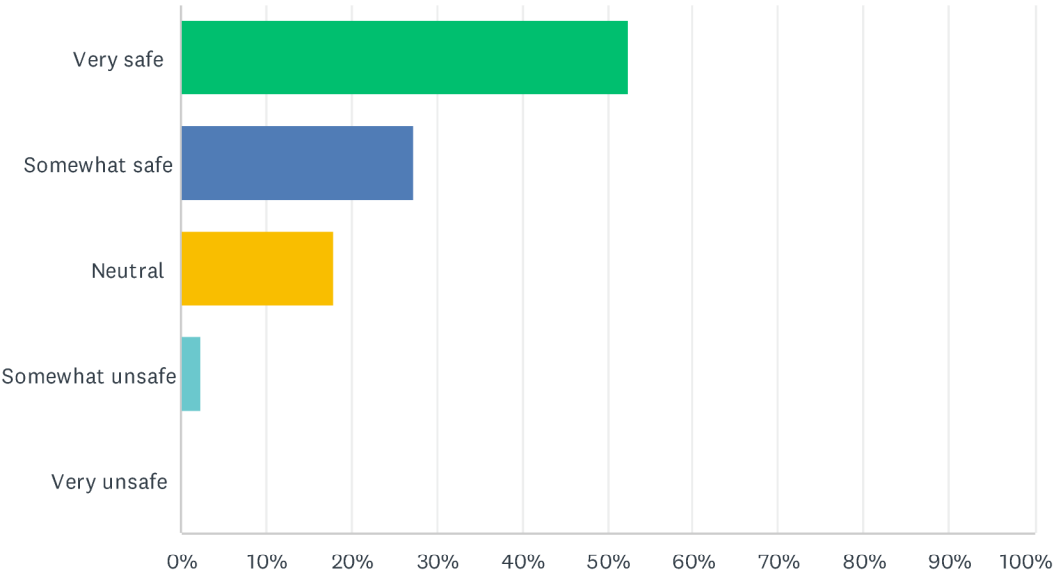
Answered: 84 Skipped: 5



ANSWER CHOICES	RESPONSES	
Very safe	14.29%	12
Somewhat safe	27.38%	23
Neutral	32.14%	27
Somewhat unsafe	15.48%	13
Very unsafe	1.19%	1
I don't visit in the evening	9.52%	8
TOTAL		84

Q5 How safe do you feel in the park during the day?

Answered: 84 Skipped: 5

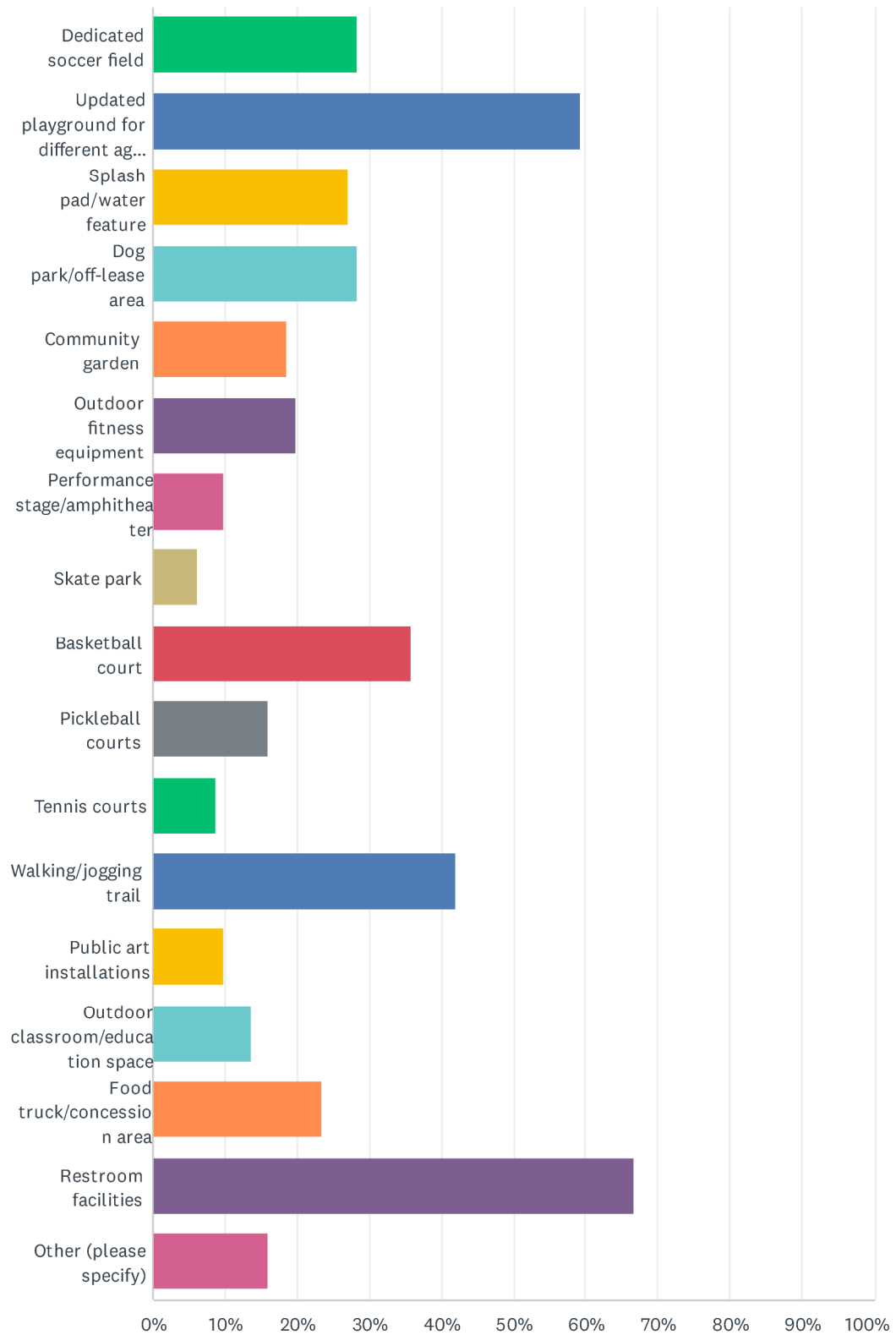


ANSWER CHOICES	RESPONSES	
Very safe	52.38%	44
Somewhat safe	27.38%	23
Neutral	17.86%	15
Somewhat unsafe	2.38%	2
Very unsafe	0.00%	0
TOTAL		84

Q6 What new amenities would you most like to see added to the park?
(Select up to 5)

Answered: 81 Skipped: 8

Penbrook Community Park Re-envisioning and Revitalization Community Survey

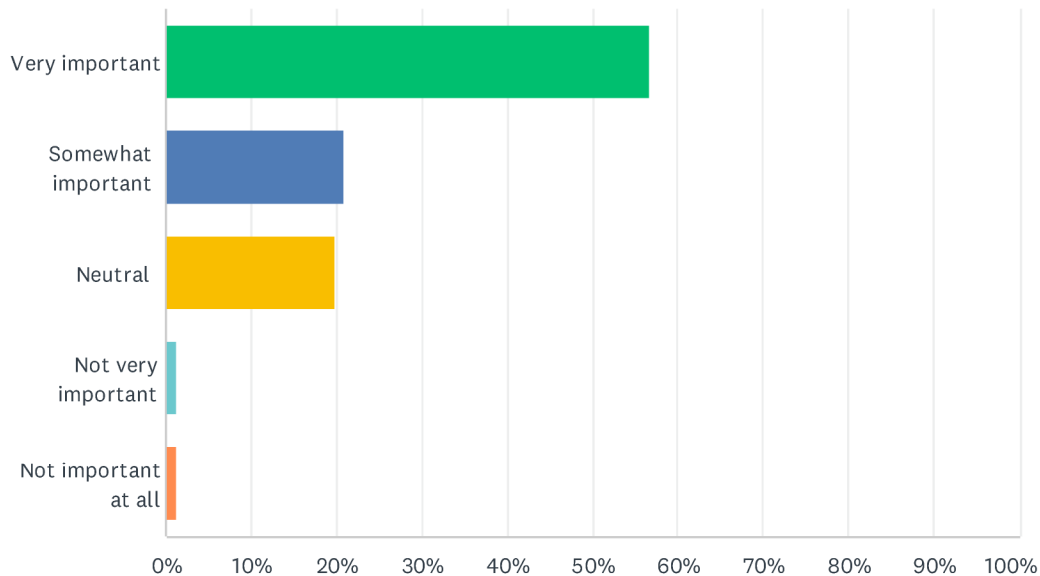


Penbrook Community Park Re-envisioning and Revitalization Community Survey

ANSWER CHOICES	RESPONSES	
Dedicated soccer field	28.40%	23
Updated playground for different age groups	59.26%	48
Splash pad/water feature	27.16%	22
Dog park/off-lease area	28.40%	23
Community garden	18.52%	15
Outdoor fitness equipment	19.75%	16
Performance stage/amphitheater	9.88%	8
Skate park	6.17%	5
Basketball court	35.80%	29
Pickleball courts	16.05%	13
Tennis courts	8.64%	7
Walking/jogging trail	41.98%	34
Public art installations	9.88%	8
Outdoor classroom/education space	13.58%	11
Food truck/concession area	23.46%	19
Restroom facilities	66.67%	54
Other (please specify)	16.05%	13
Total Respondents: 81		

Q7 How important are environmental sustainability features in the park redesign? Examples: 1) Installation of gardens with native plants that require less water and attract pollinators like butterflies and bees. 2) Use of recycled materials in benches and pathways, along with solar lighting to reduce energy consumption.

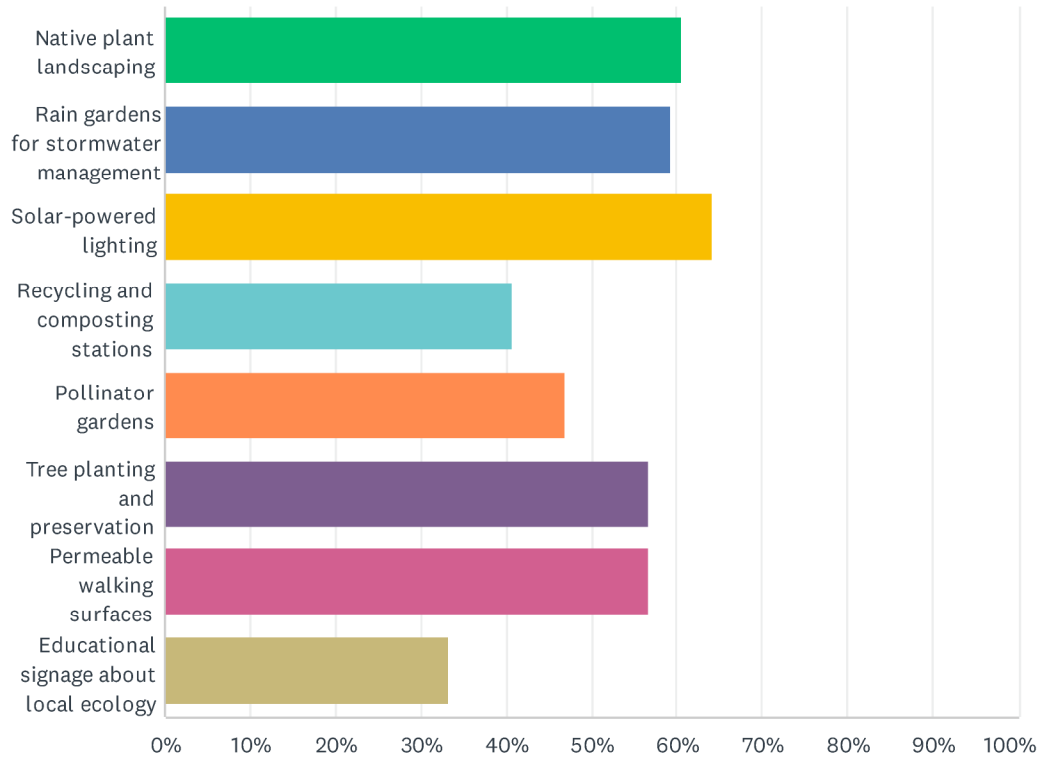
Answered: 81 Skipped: 8



ANSWER CHOICES	RESPONSES	
Very important	56.79%	46
Somewhat important	20.99%	17
Neutral	19.75%	16
Not very important	1.23%	1
Not important at all	1.23%	1
TOTAL		81

Q8 Which environmental features would you support? (Select all that apply)

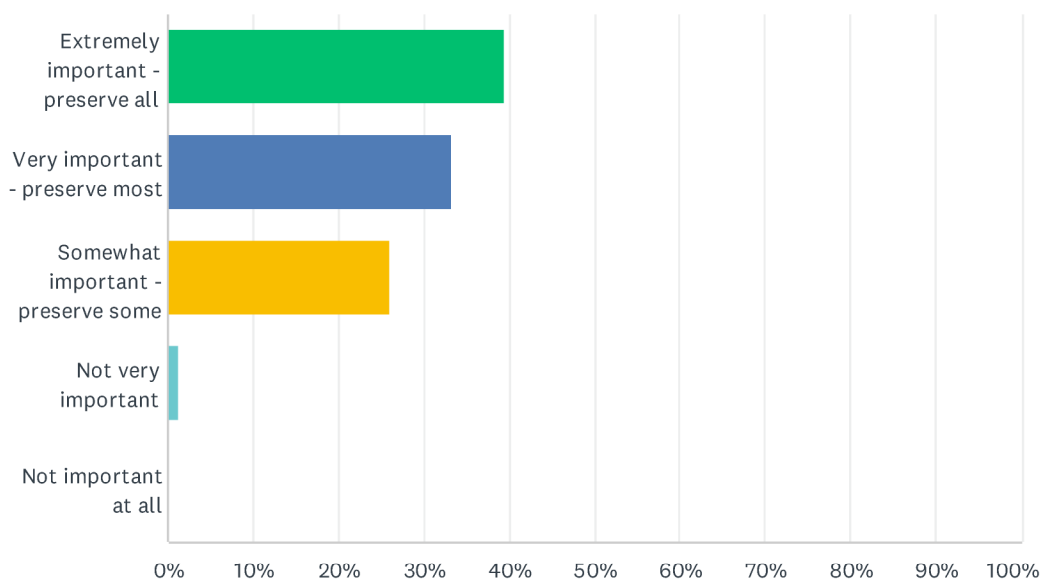
Answered: 81 Skipped: 8



ANSWER CHOICES	RESPONSES	
Native plant landscaping	60.49%	49
Rain gardens for stormwater management	59.26%	48
Solar-powered lighting	64.20%	52
Recycling and composting stations	40.74%	33
Pollinator gardens	46.91%	38
Tree planting and preservation	56.79%	46
Permeable walking surfaces	56.79%	46
Educational signage about local ecology	33.33%	27
Total Respondents: 81		

Q9 How important is it to preserve the park's existing mature trees?

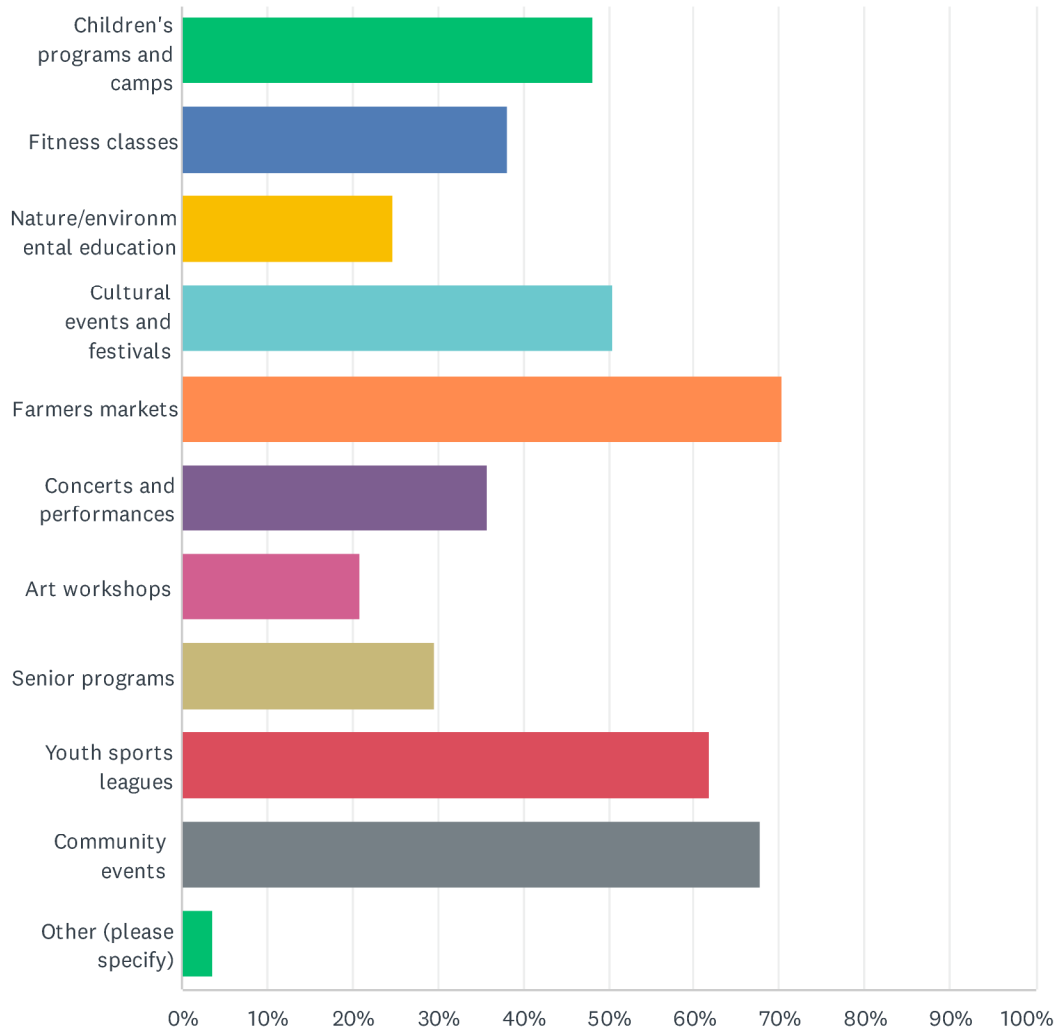
Answered: 81 Skipped: 8



ANSWER CHOICES	RESPONSES	
Extremely important - preserve all	39.51%	32
Very important - preserve most	33.33%	27
Somewhat important - preserve some	25.93%	21
Not very important	1.23%	1
Not important at all	0.00%	0
TOTAL		81

Q10 What type of programming would you like to see at the park? (Select all that apply)

Answered: 81 Skipped: 8

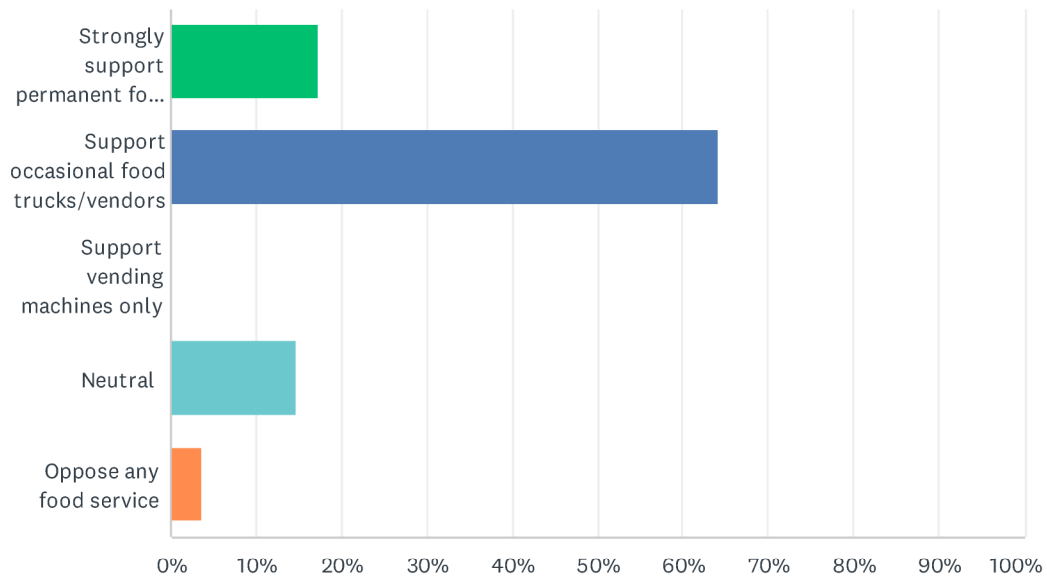


Penbrook Community Park Re-envisioning and Revitalization Community Survey

ANSWER CHOICES	RESPONSES	
Children's programs and camps	48.15%	39
Fitness classes	38.27%	31
Nature/environmental education	24.69%	20
Cultural events and festivals	50.62%	41
Farmers markets	70.37%	57
Concerts and performances	35.80%	29
Art workshops	20.99%	17
Senior programs	29.63%	24
Youth sports leagues	61.73%	50
Community events	67.90%	55
Other (please specify)	3.70%	3
Total Respondents: 81		

Q11 How much would you support having food service in the park?

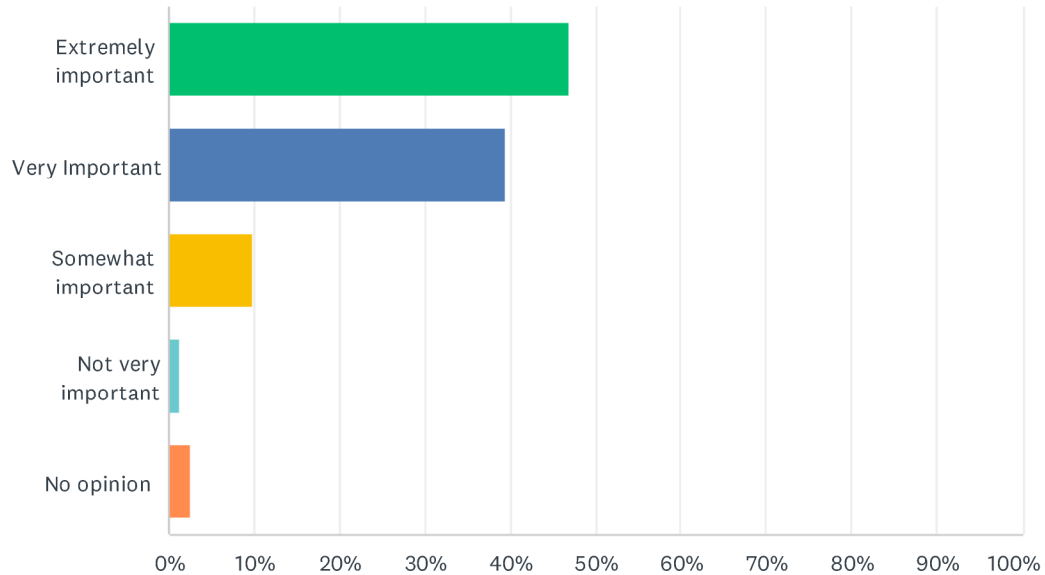
Answered: 81 Skipped: 8



ANSWER CHOICES	RESPONSES	
Strongly support permanent food service	17.28%	14
Support occasional food trucks/vendors	64.20%	52
Support vending machines only	0.00%	0
Neutral	14.81%	12
Oppose any food service	3.70%	3
TOTAL		81

Q12 How important is it that the park be fully accessible to people with disabilities?

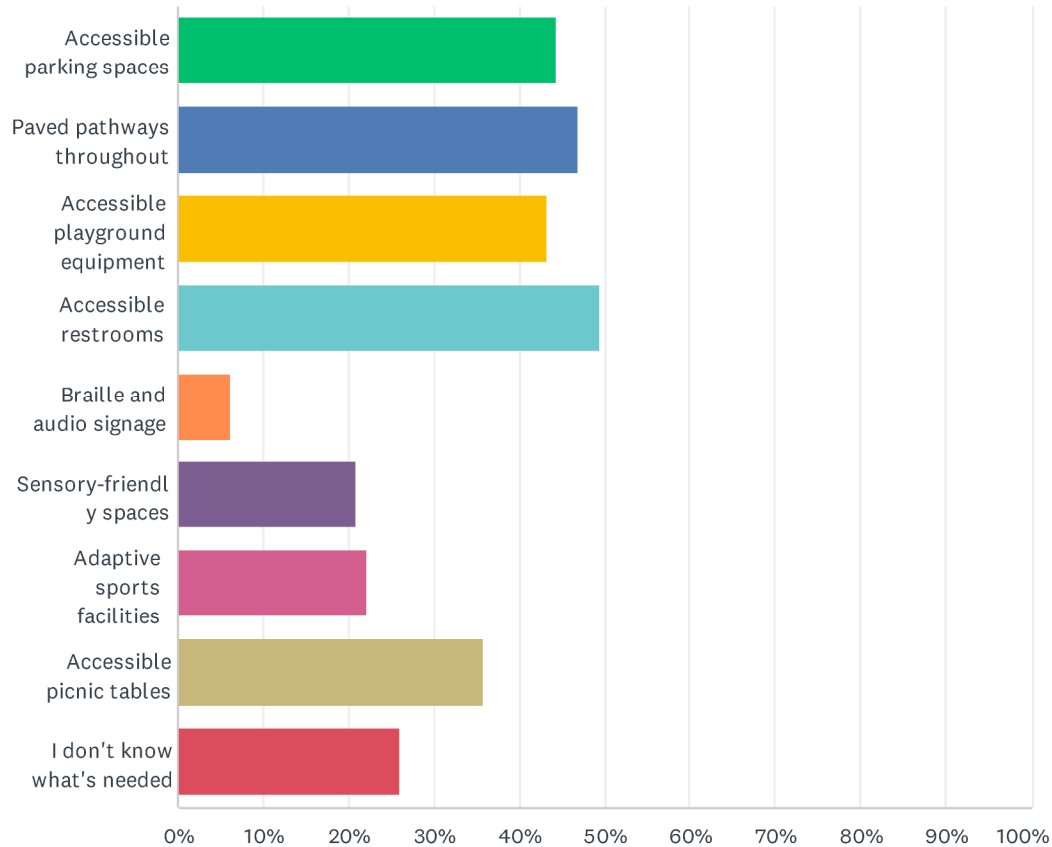
Answered: 81 Skipped: 8



ANSWER CHOICES	RESPONSES	
Extremely important	46.91%	38
Very Important	39.51%	32
Somewhat important	9.88%	8
Not very important	1.23%	1
No opinion	2.47%	2
TOTAL		81

Q13 What accessibility improvements are most needed? (Select all that apply)

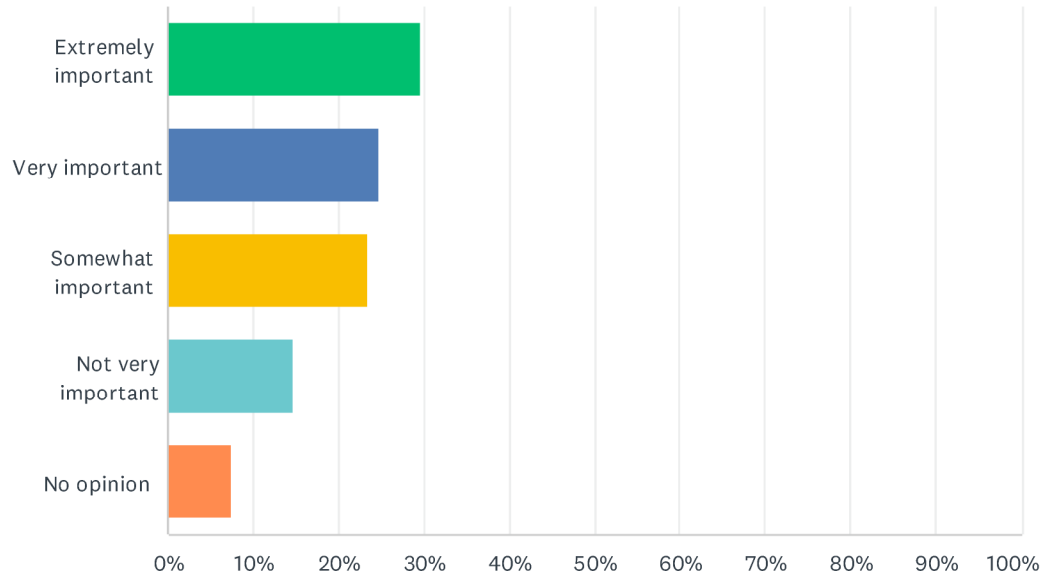
Answered: 81 Skipped: 8



ANSWER CHOICES	RESPONSES	
Accessible parking spaces	44.44%	36
Paved pathways throughout	46.91%	38
Accessible playground equipment	43.21%	35
Accessible restrooms	49.38%	40
Braille and audio signage	6.17%	5
Sensory-friendly spaces	20.99%	17
Adaptive sports facilities	22.22%	18
Accessible picnic tables	35.80%	29
I don't know what's needed	25.93%	21
Total Respondents: 81		

Q14 How important is it to include diverse cultural representations in park design and programming?

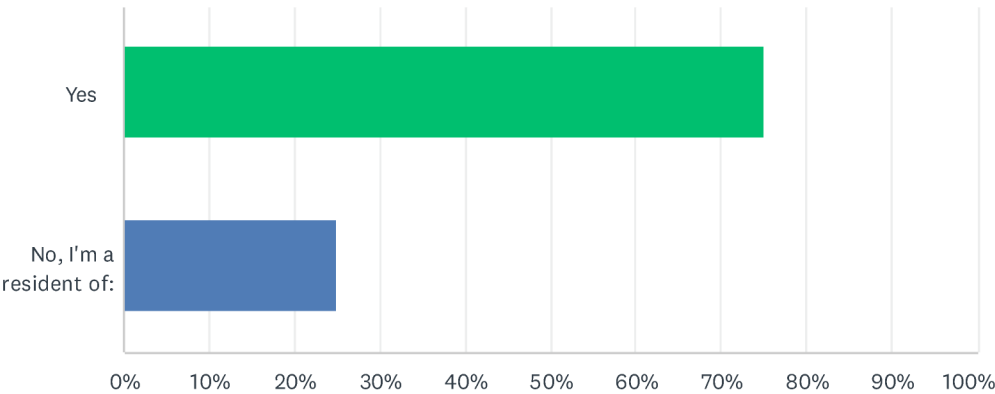
Answered: 81 Skipped: 8



ANSWER CHOICES	RESPONSES	
Extremely important	29.63%	24
Very important	24.69%	20
Somewhat important	23.46%	19
Not very important	14.81%	12
No opinion	7.41%	6
TOTAL		81

Q15 Are you a resident of Penbrook Borough?

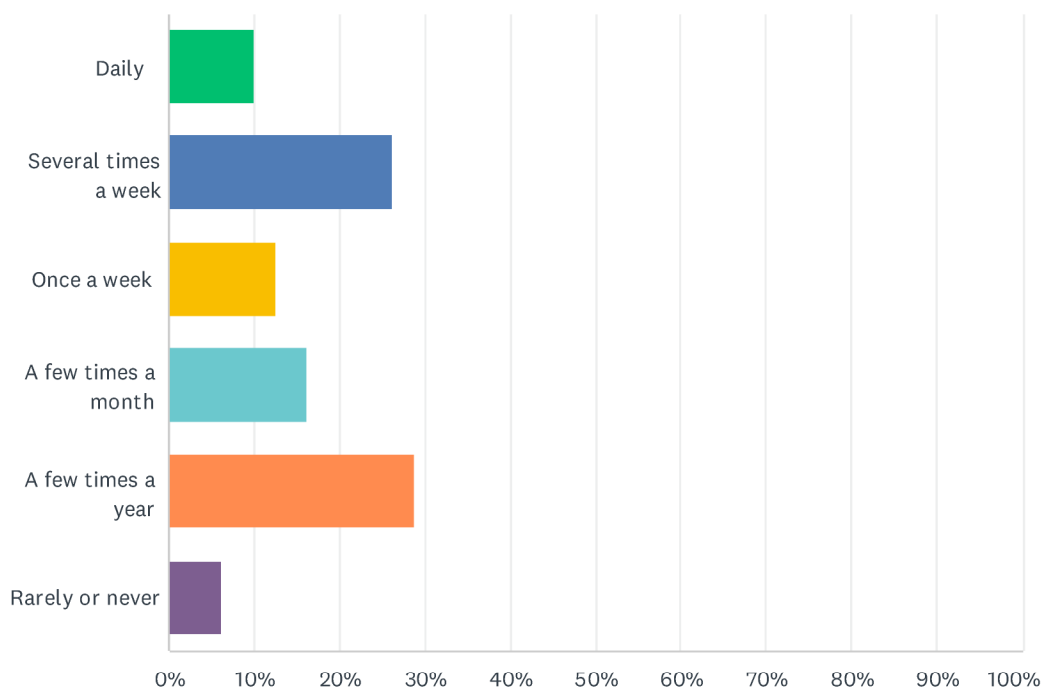
Answered: 80 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	75.00%	60
No, I'm a resident of:	25.00%	20
TOTAL		80

Q16 How often do you currently visit the park?

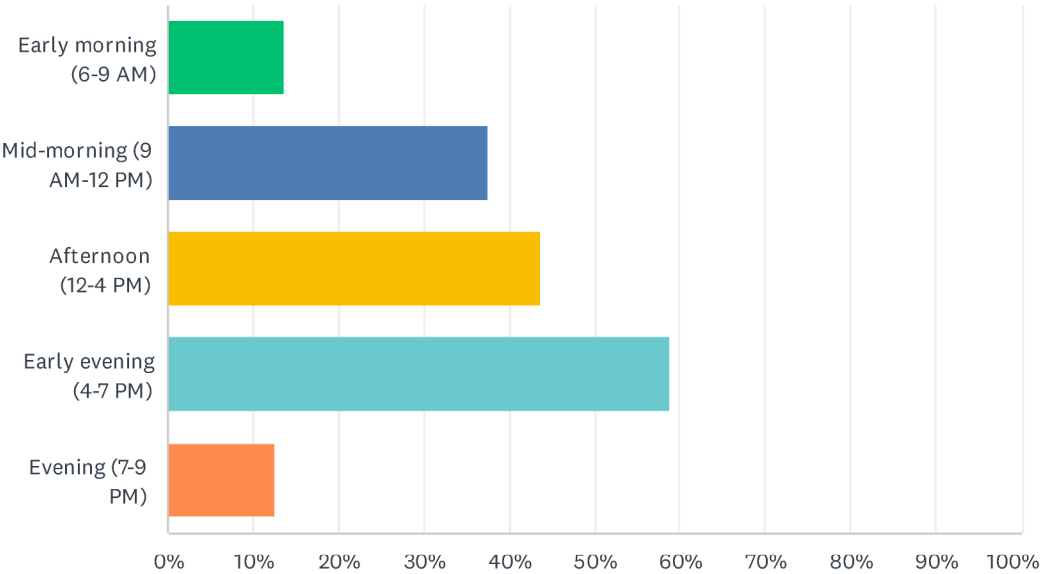
Answered: 80 Skipped: 9



ANSWER CHOICES	RESPONSES	
Daily	10.00%	8
Several times a week	26.25%	21
Once a week	12.50%	10
A few times a month	16.25%	13
A few times a year	28.75%	23
Rarely or never	6.25%	5
TOTAL		80

Q17 What times do you typically visit the park? (Select all that apply)

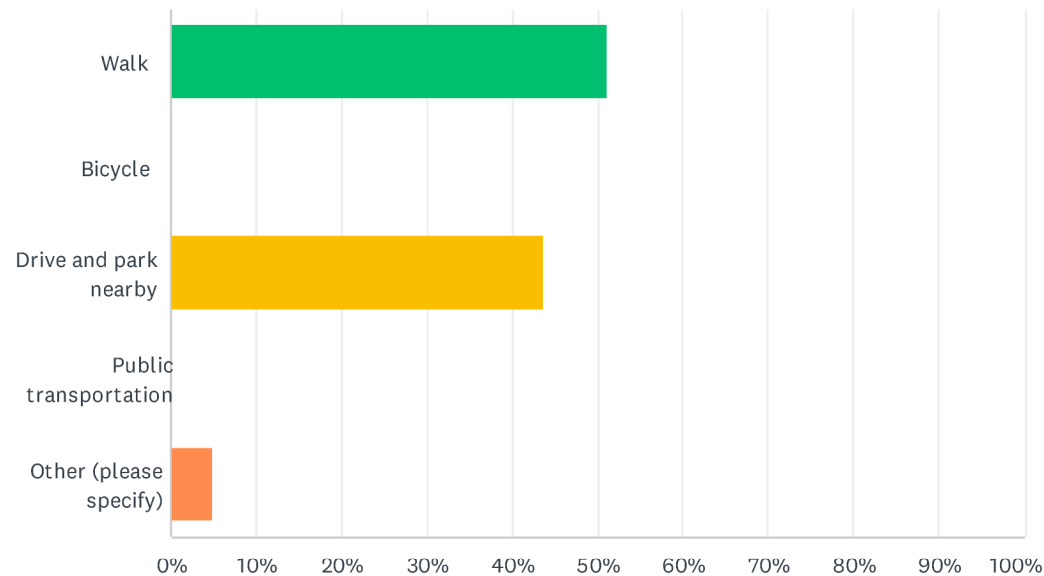
Answered: 80 Skipped: 9



ANSWER CHOICES	RESPONSES	
Early morning (6-9 AM)	13.75%	11
Mid-morning (9 AM-12 PM)	37.50%	30
Afternoon (12-4 PM)	43.75%	35
Early evening (4-7 PM)	58.75%	47
Evening (7-9 PM)	12.50%	10
Total Respondents: 80		

Q18 How do you typically get to the park?

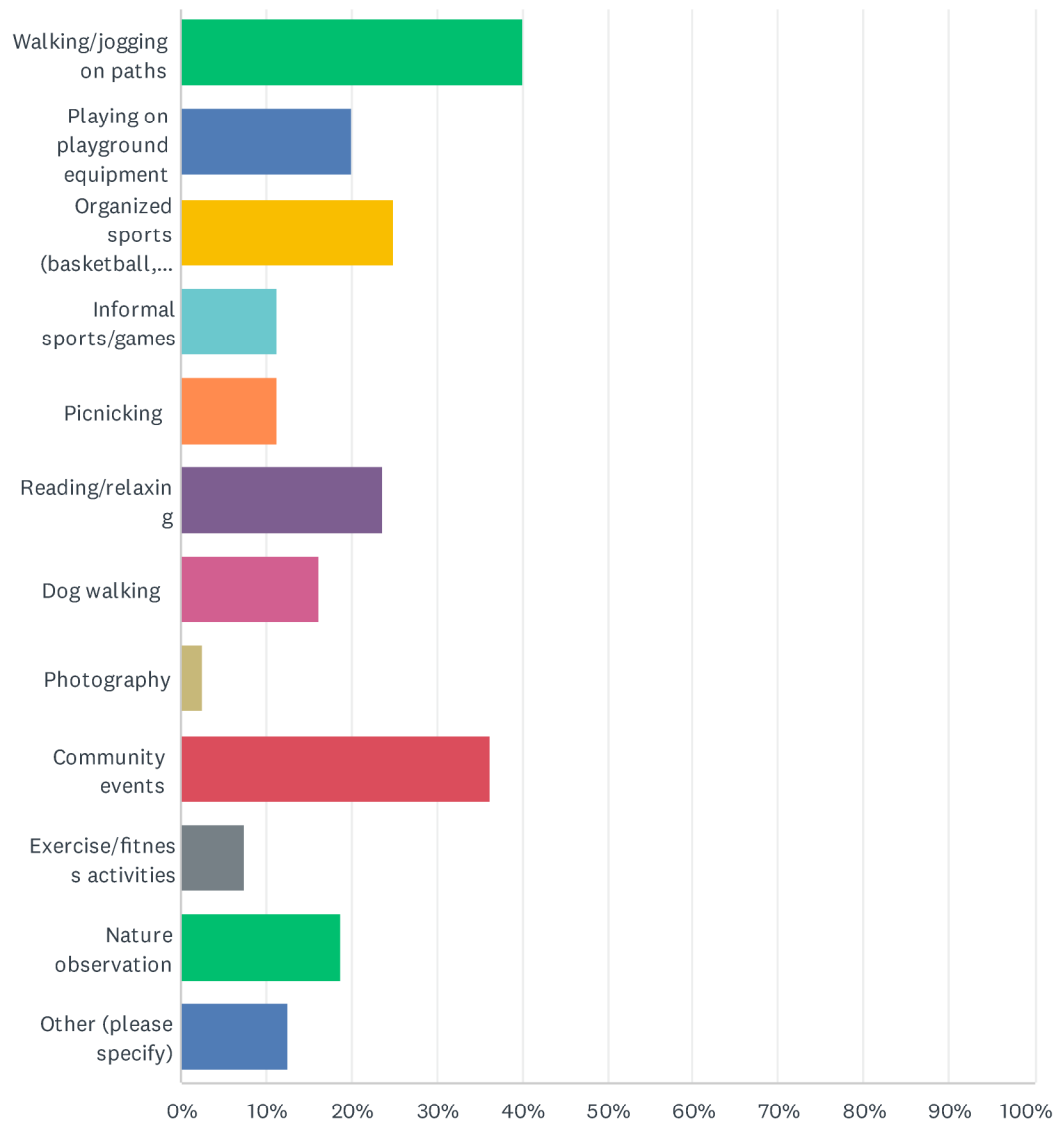
Answered: 80 Skipped: 9



ANSWER CHOICES	RESPONSES	
Walk	51.25%	41
Bicycle	0.00%	0
Drive and park nearby	43.75%	35
Public transportation	0.00%	0
Other (please specify)	5.00%	4
TOTAL		80

Q19 What activities do you currently do at the park? (Select all that apply)

Answered: 80 Skipped: 9

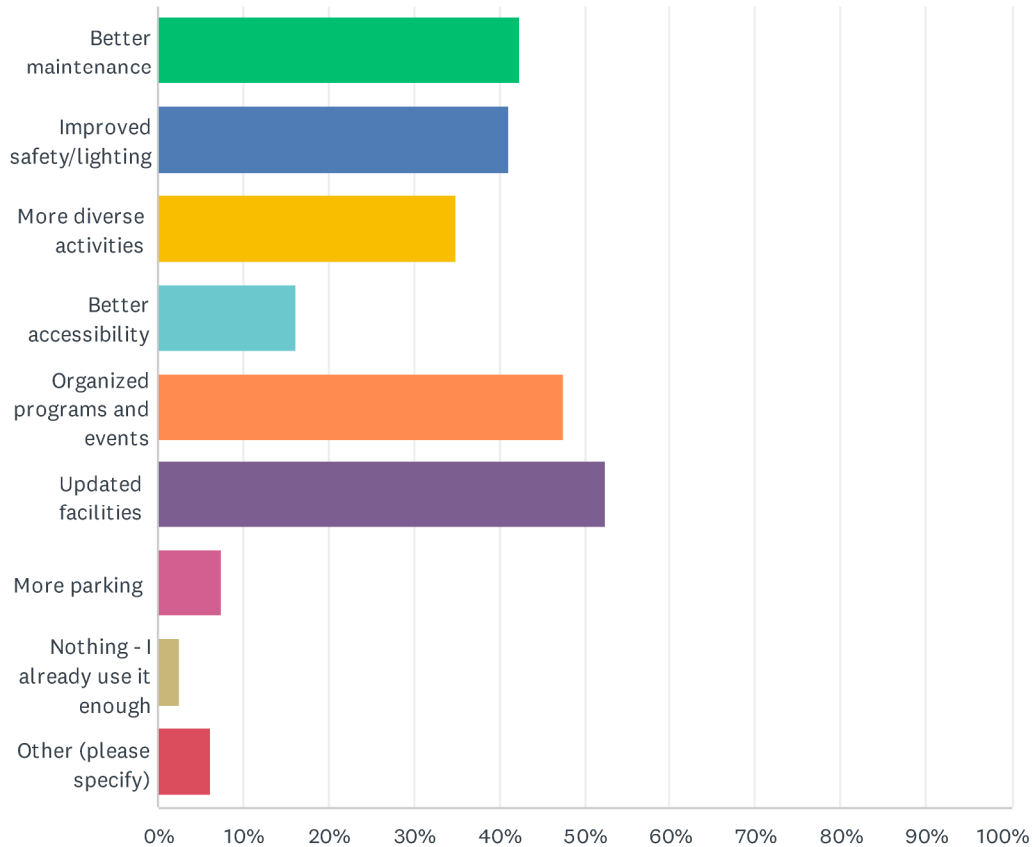


Penbrook Community Park Re-envisioning and Revitalization Community Survey

ANSWER CHOICES	RESPONSES	
Walking/jogging on paths	40.00%	32
Playing on playground equipment	20.00%	16
Organized sports (basketball, tennis, etc.)	25.00%	20
Informal sports/games	11.25%	9
Picnicking	11.25%	9
Reading/relaxing	23.75%	19
Dog walking	16.25%	13
Photography	2.50%	2
Community events	36.25%	29
Exercise/fitness activities	7.50%	6
Nature observation	18.75%	15
Other (please specify)	12.50%	10
Total Respondents: 80		

Q20 What would most encourage you to use the park more? (Select up to 3)

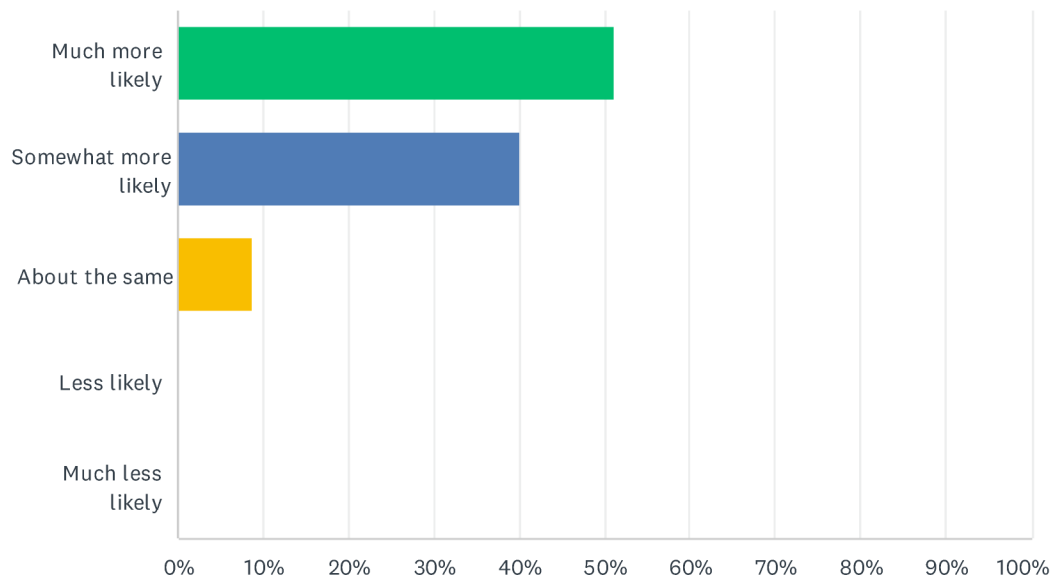
Answered: 80 Skipped: 9



ANSWER CHOICES	RESPONSES	
Better maintenance	42.50%	34
Improved safety/lighting	41.25%	33
More diverse activities	35.00%	28
Better accessibility	16.25%	13
Organized programs and events	47.50%	38
Updated facilities	52.50%	42
More parking	7.50%	6
Nothing - I already use it enough	2.50%	2
Other (please specify)	6.25%	5
Total Respondents: 80		

Q21 If the park were improved, how likely would you be to visit more often?

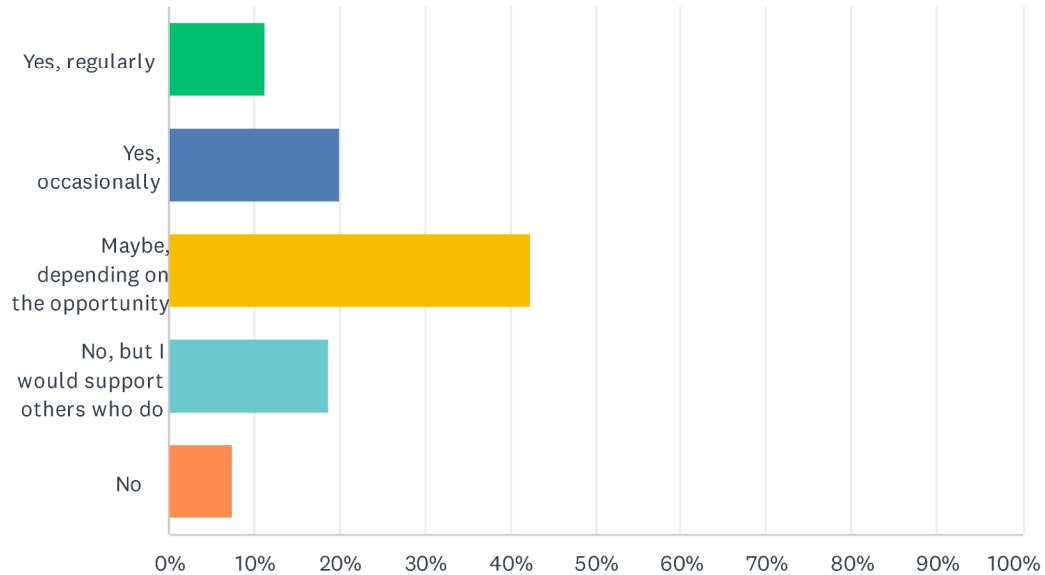
Answered: 80 Skipped: 9



ANSWER CHOICES	RESPONSES	
Much more likely	51.25%	41
Somewhat more likely	40.00%	32
About the same	8.75%	7
Less likely	0.00%	0
Much less likely	0.00%	0
TOTAL		80

Q22 Would you be interested in volunteering to help with maintaining or programming at the renovated park?

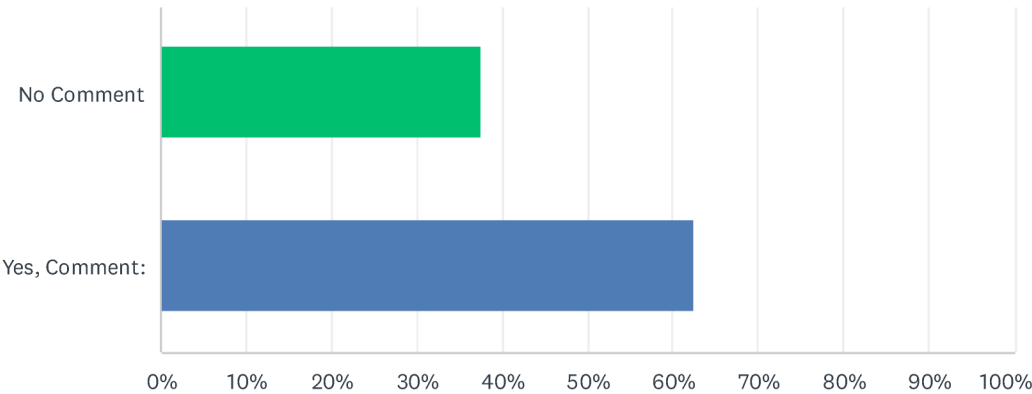
Answered: 80 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes, regularly	11.25%	9
Yes, occasionally	20.00%	16
Maybe, depending on the opportunity	42.50%	34
No, but I would support others who do	18.75%	15
No	7.50%	6
TOTAL		80

Q23 What is your single most important priority for the park renovation?

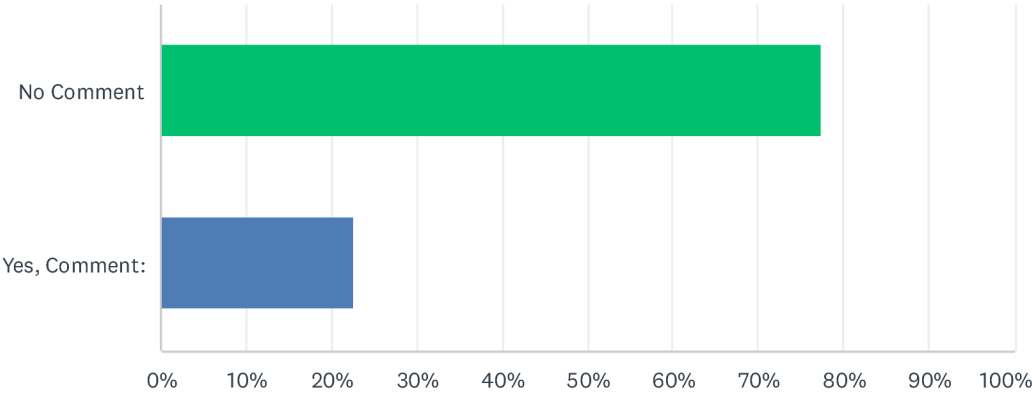
Answered: 80 Skipped: 9



ANSWER CHOICES	RESPONSES	
No Comment	37.50%	30
Yes, Comment:	62.50%	50
TOTAL		80

Q24 Is there anything specific about the park's history or character that should be preserved in the redesign?

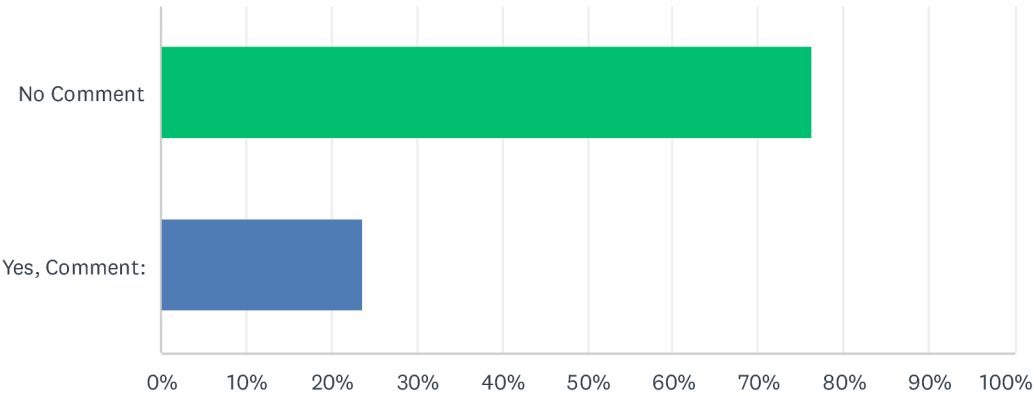
Answered: 80 Skipped: 9



ANSWER CHOICES	RESPONSES	
No Comment	77.50%	62
Yes, Comment:	22.50%	18
TOTAL		80

Q25 Any additional comments, ideas, or concerns about the park revitalization project?

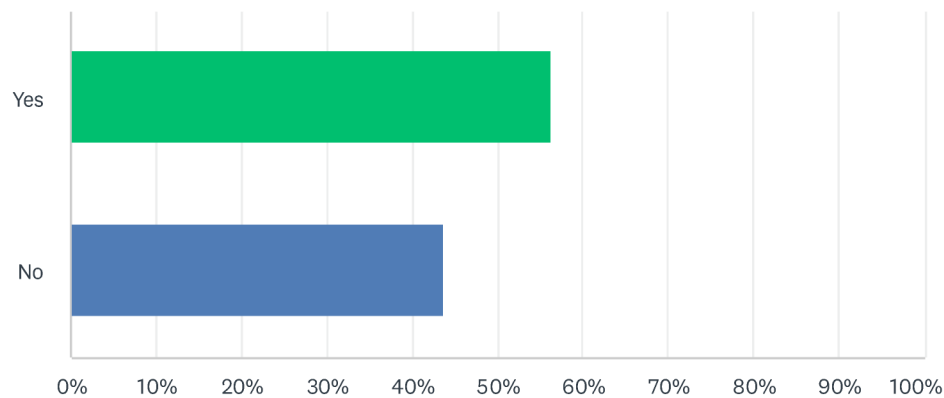
Answered: 80 Skipped: 9



ANSWER CHOICES	RESPONSES	
No Comment	76.25%	61
Yes, Comment:	23.75%	19
TOTAL		80

Q26 Would you like to share basic demographic information? All responses are confidential and will be used to guide the park's redesign and improvement plans.

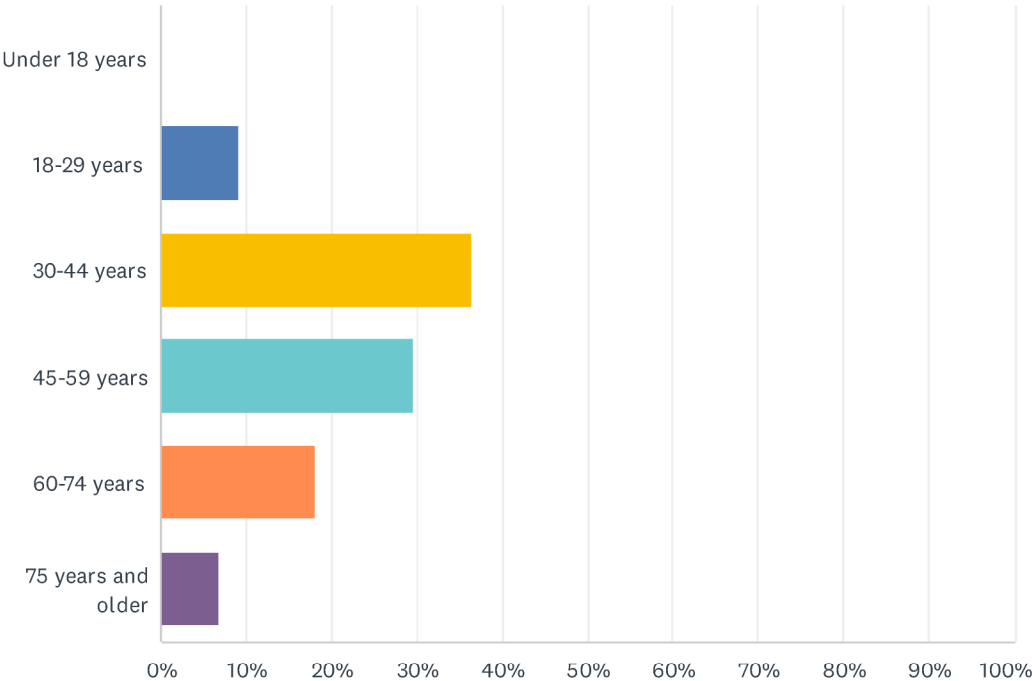
Answered: 80 Skipped: 9



ANSWER CHOICES		RESPONSES	
Yes		56.25%	45
No		43.75%	35
TOTAL			80

Q27 What is your age group?

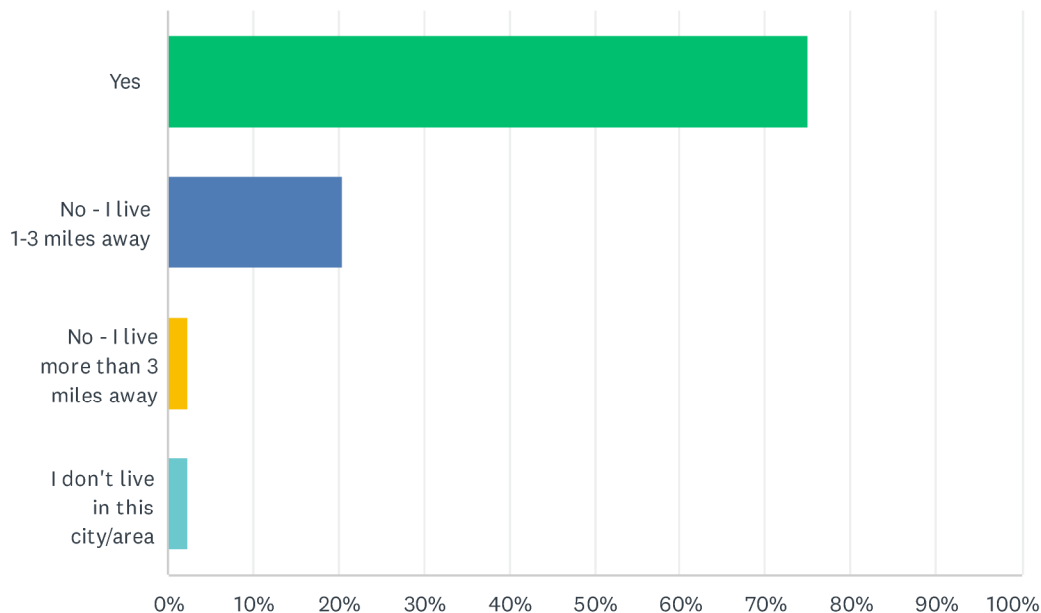
Answered: 44 Skipped: 45



ANSWER CHOICES	RESPONSES	
Under 18 years	0.00%	0
18-29 years	9.09%	4
30-44 years	36.36%	16
45-59 years	29.55%	13
60-74 years	18.18%	8
75 years and older	6.82%	3
TOTAL		44

Q28 Do you live in the immediate neighborhood surrounding the park (within 1 mile)?

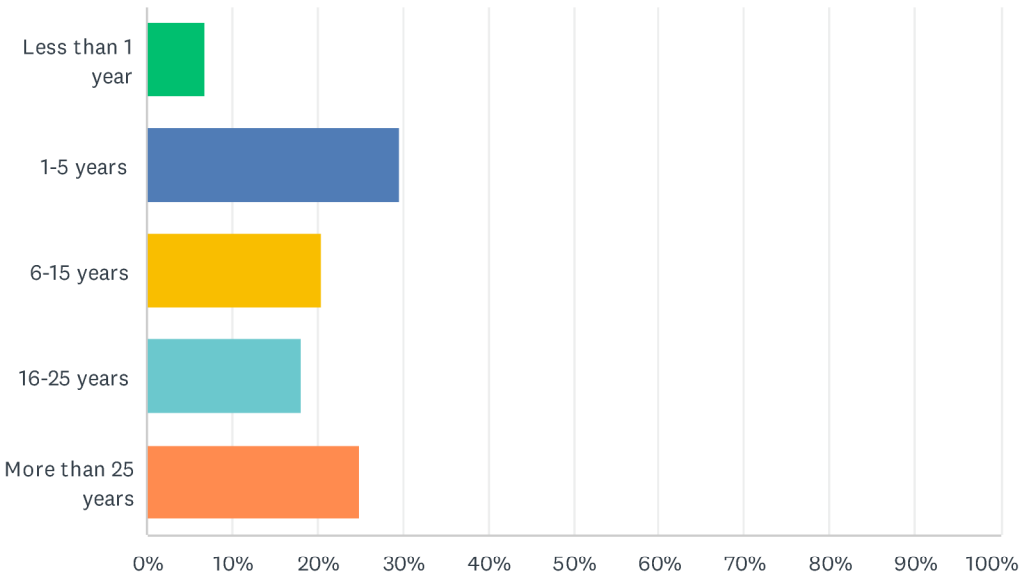
Answered: 44 Skipped: 45



ANSWER CHOICES	RESPONSES	
Yes	75.00%	33
No - I live 1-3 miles away	20.45%	9
No - I live more than 3 miles away	2.27%	1
I don't live in this city/area	2.27%	1
TOTAL		44

Q29 How long have you lived in this community?

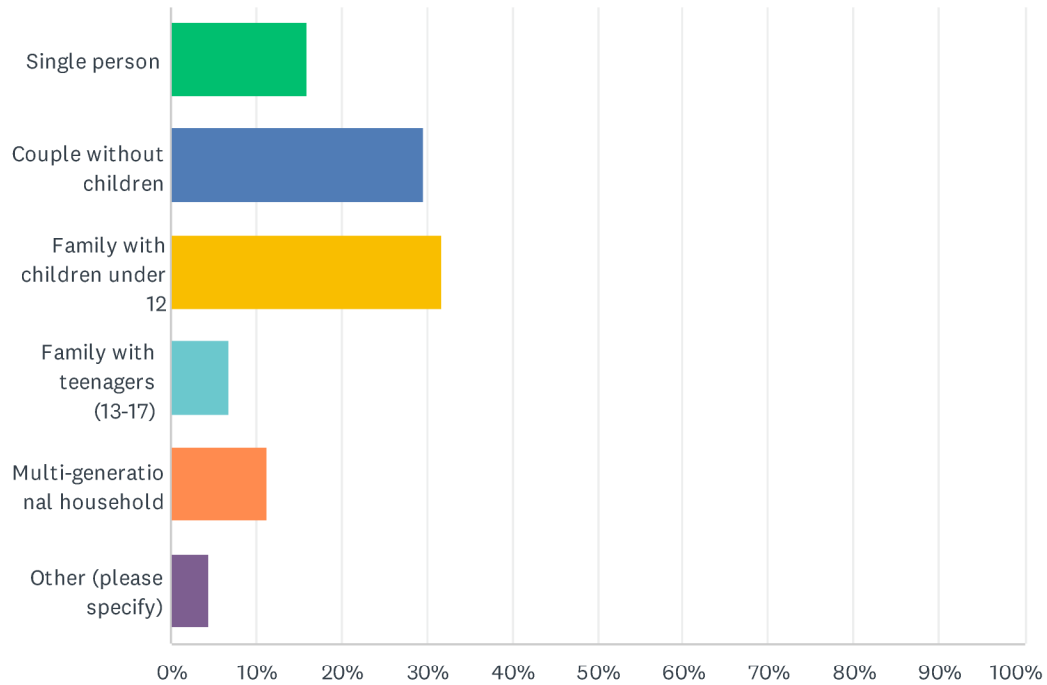
Answered: 44 Skipped: 45



ANSWER CHOICES	RESPONSES	
Less than 1 year	6.82%	3
1-5 years	29.55%	13
6-15 years	20.45%	9
16-25 years	18.18%	8
More than 25 years	25.00%	11
TOTAL		44

Q30 Which best describes your household?

Answered: 44 Skipped: 45



ANSWER CHOICES	RESPONSES	
Single person	15.91%	7
Couple without children	29.55%	13
Family with children under 12	31.82%	14
Family with teenagers (13-17)	6.82%	3
Multi-generational household	11.36%	5
Other (please specify)	4.55%	2
TOTAL		44