

CHAPTER 19

CONCEPTUAL DEVELOPMENTS, PROPOSED DEVELOPMENTS AND DEVELOPMENTS UNDER CONSTRUCTION

INTRODUCTION

The following is a listing of conceptual developments, proposed developments and developments under construction prepared based upon subdivision and land development plan submitted to the municipalities. Substantial growth occurred in the Townships through the 1980s, 1990s, and to about 2007-2008 when there was a significant drop in new development due to the change in economy, based upon proposed subdivision plans, this downward is expected to level off and slowly re-build to a more sustainable level in the future.

Wernersville Borough

Reber Street Apartments is approved for 30 units.

Linclon and Reber Streets Townhouses have preliminary plan approval for 42 units.

South Heidelberg Township

Heidelberg Run West has 6 lots that are remaining of the approved original 188 lots in the eastern portion of the Township.

Briarwood – 11 single family lots remaining.

Whitetail Homes – 2 single family lots remaining.

Galen Hall (Stone Pond) – 7 single family lots remaining.

Caramist – 20 Townhouse units built but unsold.

Berger – 52-56 lots

Vist – 250-320 units

Lower Heidelberg Township

Cacoosing Crossing North has 56 proposed lots.

Cacossing Crossing South has 96 proposed lots.

Dentzer Homestead has 2 approved lots.

Fisher Subdivision (Timberlake) has 48 approved lots.

Glen Ridge Estates has 92 proposed lots.

Green Valley Heights has 12 approved lots.

Legacy at Papermill has 205 conditionally approved age-restricted units.

Paper Mill Estates has 4 proposed lots.

Rubright Subdivision has 2 approved lots.

Green Valley Estates has 26 lots approved.

Number of Proposed Dwelling Units

The conceptual developments, proposed developments, developments under construction, and built but unsold units totaled together equals 963 dwelling units. When population projections are reviewed, the number of dwelling units necessary to accommodate that anticipated population growth estimated, and these 963 units taken into consideration, it will be possible to get a feel for the number of additional dwelling units which can be expected to be constructed over the next 10 years, and for which capacity should be provided in Southwestern Berks County to accommodate its expected population increase.

CHAPTER 20

POPULATION AND HOUSING

INTRODUCTION

This chapter will look at population and housing trends for Lower Heidelberg Township, South Heidelberg Township and Wernersville Borough, Berks County as a whole, and surrounding municipalities. The focus will be on past population trends and projections and expected population increases.

Additional population and housing data has been collected and is found in Appendix 2. Unfortunately, most of the data available is from the 2000 census and is now ten years old. Data from the 2010 census is slowly being released, but some will not be available for a while. When the additional 2010 census data does become available, it will be of value to tabulate the data for each municipality and compare the 2000 and 2010 data.

The tables found in Appendix 2 include:

- Gender
- Racial Characteristics
- Average Persons Per Occupied Housing Unit
- Income, Poverty and Education Characteristics
- Persons by Age
- Employment by Industry
- Employment by Occupation
- Housing Tenure and Value
- Households by Type
- Tenure by Age of Householder
- Place and Means of Transportation to Work
- Persons Per Room
- Land Area and Population Density per Square Mile

Population and Housing Trends

Table 1 gives total population for Lower Heidelberg Township, South Heidelberg Township, Wernersville Borough and Berks County in 1990, 2000 and 2010.

TABLE 1**TOTAL POPULATION****LOWER HEIDELBERG TOWNSHIP, SOUTH HEIDELBERG TOWNSHIP,
WERNERSVILLE BOROUGH, BERKS COUNTY**

Year	Lower Heidelberg Township			South Heidelberg Township			Wernersville Borough			Berks County		
	Persons	Number Change	Percent Change	Persons	Number Change	Percent Change	Persons	Number Change	Percent Change	Persons	Number Change	Percent Change
1990	2,209	390	21.4	4,382	1,027	30.6	1,934	123	6.8	336,523	24,014	7.7
2000	4,150	1,941	87.9	5,491	1,109	25.3	2,150	216	11.2	373,638	37,115	11.0
2010	5,513	1,363	32.8	7,271	1,780	32.4	2,494	344	16.0	411,442	37,804	10.1

Source: U.S. Census

The rates of growth in the last three census for Lower Heidelberg and South Heidelberg Townships and Wernersville Borough were greater than those of Berks County as a whole except for Wernersville in 1990, which was slightly less than the County's 1990 increase. From 1990 to 2000, the population of Lower Heidelberg increased 87.9% and from 2000 to 2010, it increased 32.8%. South Heidelberg Township increased 25.3% from 1990 to 2000 and 32.4% from 2000 to 2010. The increases in Wernersville were 11.2% from 1990 to 2000 and 16.0% from 2000 to 2010. The Berks County increases were 11.0% from 1990 to 2000 and 10.1% from 2000 to 2010.

Lower Heidelberg Township experienced tremendous population growth from 1990 to 2000 increasing by 87.9%, but from 2000 to 2010 the growth was 32.8%. South Heidelberg Township continued to experience population growth, but at a slower rate than from 1980 to 1990. The population increase was 25.3% from 1990 to 2000, which did increase slightly from 2000 to 2010 to 32.4%. Wernersville Borough experienced population growth between 1990 and 2000 of 11.2%. This increase is a partially as result of development of the Phoebe Berks project. Phoebe Berks and a few housing developments on some of the remaining undeveloped parcels contributed to the 16.0% increase for the 2000 to 2010 timeframe. During the 1990 to 2000 timeframe Berks County grew by 11.0% and remaining fairly steady at 10.1% for the 2000 to 2010 period.

Table 2 gives total population in 1990, 2000 and 2010 and the percentage of change from 2000 to 2010 for Lower Heidelberg and South Heidelberg Townships, Wernersville Borough, Berks County and adjacent municipalities.

TABLE 2
TOTAL POPULATION
LOWER HEIDELBERG TOWNSHIP, SOUTH HEIDELBERG TOWNSHIP,
WERNERSVILLE BOROUGH, BERKS COUNTY AND ADJACENT
MUNICIPALITIES
1990-2010

Municipality	1990	2000	2010	% Change 2000-2010
Bern Township	5,748	6,758	6,797	0.6
Heidelberg Township	1,513	1,636	1,724	5.4
Lower Heidelberg Township	2,209	4,150	5,513	32.8
Millcreek Township	2,687	2,921	3,892	33.2
North Heidelberg Township	1,288	1,325	1,214	-8.4
Penn Township	1,831	1,993	1,949	-2.2
Sinking Spring Borough	2,467	2,639	4,008	51.9
South Heidelberg Township	4,382	5,491	7,271	32.4
Spring Township	18,899	21,805	27,119	15.9
Wernersville Borough	1,934	2,150	2,494	16.0
West Cocalico Township	5,521	6,967	7,280	4.5
Berks County	336,523	373,638	411,442	10.1

Source: U.S. Census

The only municipalities that grew at faster rates than Lower Heidelberg and South Heidelberg Townships from 2000 to 2010 were Millcreek Township, with an increase of 33.2% and Sinking Spring Borough with an increase of 51.9%.

Table 3 indicates Total Housing Units for Lower Heidelberg Township, South Heidelberg Township, Wernersville Borough and Berks County in 2000 and 2010 and the Percent Change from 2000 to 2010.

TABLE 3
TOTAL HOUSING UNITS
LOWER HEIDELBERG TOWNSHIP, SOUTH HEIDELBERG TOWNSHIP,
WERNERSVILLE BOROUGH, BERKS COUNTY

2010

	Total Housing Units		Change 1990-2010	
	2000	2010	Number	Percent
Lower Heidelberg Township	1,578	2,079	501	31.7
South Heidelberg Township	2,027	2,656	629	31.0
Wernersville Borough	870	994	124	14.3
Berks County	150,222	164,827	14,605	9.7

Source: U.S. Census

The total number of housing units decreased in comparison to the total population increase. For instance, from 2000 to 2010, the increase in housing units in Lower Heidelberg Township was 31.7%, while the population increased 32.8%. In South Heidelberg Township, the increase in housing units was 31.0%, while the population increase was 32.4%. In Wernersville Borough, the increase in housing units was 14.3%, while the population increase was 16%. This is a reversal from the 1980 to 1990 census for housing units where the total number of housings units increased from 2.7% in Wernersville, 8.8% in Lower Heidelberg and 13% in South Heidelberg over the municipal population increases.

Table 4 provides population projections for Lower Heidelberg Township, South Heidelberg Township, Wernersville Borough and Berks County for the years 2010, 2020 and 2030 based upon PA State Data Center and Berks County Tax Assessment information. The 2000 and 2010 populations and from the U.S. Census Bureau are also given.

TABLE 4

POPULATION PROJECTIONS 1990-2020

**LOWER HEIDELBERG TOWNSHIP, SOUTH HEIDELBERG TOWNSHIP,
WERNERSVILLE BOROUGH, BERKS COUNTY**

	2000 Population	2010 Population	2010² Estimate	2020² Estimate	2030² Estimate
Lower Heidelberg Township	4,150	5,513	5,432	5,941	6,484
South Heidelberg Township	5,491	7,271	7,342	8,031	8,765
Wernersville Borough	2,150	2,494	2,493	2,727	2,976
Berks County	373,638	411,442	411,053	449,306	490,375

¹From U.S. Census

²PA State Data Center 2008 and BCPC Tax Assessment

It can be seen that the population projections for the year 2010 were about the same as the U.S. Census population. Lower Heidelberg Township had a population of 5,513 in 2010 and a projected population of 5,432 for the year 2010. South Heidelberg Township had a population of 7,271 in 2010 and a projected population of 7,342 for the year 2010. Wernersville Borough had a 2010 population of 2,494 and a projected year 2010 population of 2,494.

Table 5 provides residential construction information for Lower Heidelberg Township, South Heidelberg Township and Wernersville Borough in 1996, 1997 and 1998, as published by the Berks County Data Book.

TABLE 5
LOWER HEIDELBERG TOWNSHIP, SOUTH HEIDELBERG TOWNSHIP,
WERNERSVILLE BOROUGH

RESIDENTIAL CONSTRUCTION SURVEY
(Based on No. of Units Authorized by Permit)
1996-1998

Municipality	No. of Single Family	No. of Semi-Detached	No. of Town Houses	No. of Apartment Units	No. of Manuf. Homes	No. of Units De-molished	Net Increase
Lower Heidelberg Twp. 2007	30	0	0	0	0	0	30
Lower Heidelberg Twp. 2008	24	0	0	0	1	0	25
Lower Heidelberg Twp. 2009	26	0	0	0	1	1	27
South Heidelberg Twp. 2007	60	0	2	0	6	7	61
South Heidelberg Twp. 2008	20	0	25	0	1	3	43
South Heidelberg Twp. 2009	6	1	12	0	1	3	17
Wernersville Borough, 2007	0	0	4	0	0	0	4
Wernersville Borough, 2008	0	0	0	0	0	0	0
Wernersville Borough, 2009	0	0	0	0	0	0	0

Source: Berks County Data Book

From 2007 to 2009, little development occurred within Wernersville Borough. Most of the new development in Wernersville occurred in prior year, for the period 2004 to 2006 there were 104 new units. Lower Heidelberg and South Heidelberg Townships continue to experience construction, with Lower Heidelberg Township having 82 units built and South Heidelberg Township having 121 units built. This is a significant decrease from the previous three year timeframe; Lower Heidelberg had 211 units and South Heidelberg had 279 units built during the 2004 to 2006 timeframe.

Land Area Requirements

From Table 4 in Appendix 2, we can assume an average persons per household of 2.63. This is probably conservative, as most single family homes being built in the area are starting to see a trend towards a higher occupancy rate with adult children moving back home and elderly parents moving in with their children due to economic reasons. A population increase of 3,487 over ten years would generate a demand for 1,326 dwelling units. In the Chapter on proposed developments, it was indicated that the number of dwelling units proposed and/or approved, was 963. The difference between 1,326 and 963 dwelling units is 363 dwelling units to be accommodated in Southwestern Berks County. The land area needed to accommodate 363 dwelling units will vary with the density of development.

If all development occurred on one acre lots, assuming twenty percent of the developed land would be used for roads, utilities, open spaces and other land uses not included within lots, which means about 1.2 acres per house. 363 dwelling units would consume 436 acres, not including any environmental or other mitigating factor. This would be a density of 2.19 persons per acre.

If all development occurred on 10,000 square foot lots, using the same factor above. 363 dwelling units would consume 100 acres. This would equal a density of 9.55 persons per acre.

Additional Population and Housing Observations

No major population, income, or housing problems have been identified in the area.

CHAPTER 21

REGIONAL INFLUENCES

Road Projects

Lower Heidelberg Township, South Heidelberg Township and Wernersville Borough are located in Southwestern Berks County. U.S. Route 422 runs through the center of Wernersville Borough and is generally the dividing line between Lower Heidelberg and South Heidelberg Townships. Route 422 connects the municipalities to Robesonia, Womelsdorf, Lebanon, Hershey and Harrisburg to the West, and Sinking Spring, West Lawn, Wyomissing, Reading, Pottstown and King of Prussia to the east. It is often congested, and drivers trying to avoid the congestion on Route 422 often use alternative routes within the municipalities. These routes typically are not designed to handle the through traffic which they receive and are often rural farm areas or residential areas. Some of the affected routes include Brownsville Road, Green Valley, Faust, Evans Hill and State Hill Roads, Fairview Street, Lincoln Drive, and Belle Alto Road.

While the abutting areas of West Cocalico Township south of South Heidelberg are generally undeveloped, Fritztown Road and roads in the southeast corner of the Township are used as a route to the Pennsylvania Turnpike and Routes 897 and 222.

The Route 222 project in Cumru and Spring Townships will result in that road being a limited access highway with interchanges at Route 724, Grings Hill Road, Mohns Hill Road, and Route 272/Route 568 in Adamstown. This will result in increased vehicle movements between Route 422 and Route 222 through the eastern portion of South Heidelberg Township.

Spring and Cumru Townships have established interchange-type zoning along the interchanges of Route 222 south. Increased development is only now starting to occur at one interchange. If more intensive development continues this could further increase travel demand through portions of South Heidelberg Township.

The Park Road Corridor project in Spring Township, completed in the late 1990's, was the first link in the U.S. 222 extension from Ontelaunee Township. It's completion joined the former "Road to Nowhere" with U.S. 422 in Wyomissing and has accelerated the rate of growth in northwestern Spring Township, which has brought increased development pressure on Lower Heidelberg Township and increased traffic volumes on roads in the eastern portion of the Township.

Blue Marsh Project

The Blue Marsh Recreation Project brings additional people into Lower Heidelberg Township to utilize the recreation resources, but most importantly resulted in one-third of the Township's area being taken, resulting in less agricultural land and less land available for development, highlighting the need to plan for and utilize the remaining land very wisely.

Land Use

Southwestern Berks County is a transition area between the developed urban core of Berks County comprised of Reading and surrounding municipalities such as Wyomissing, Sinking Spring and portions of Spring Township, and the more rural western Berks County area of Robesonia and Womelsdorf Boroughs and North Heidelberg, Heidelberg and Marion Townships. Wernersville Borough is substantially developed. Lower Heidelberg and South Heidelberg Townships, particularly in the east, have and will continue to experience increased development pressures and threats to the remaining rural and agricultural areas of the Townships.

Land in West Cocalico Township and in Millcreek Township, abutting the southern portion of South Heidelberg Township, is generally in agriculture or woodland. To the west of South Heidelberg, land in Heidelberg Township is also in agriculture or woodland, except for the commercial and industrial concentration in the vicinity of the railroad tracks and Route 422 and the Conrad Weiser educational complex. Land to the west of Lower Heidelberg Township in Heidelberg Township is generally agricultural or woodland. Much of the land in North Heidelberg Township, Penn Township, and Bern Township to the northwest and north of Lower Heidelberg Township is included within the Blue Marsh project. Land immediately northeast of Lower Heidelberg Township is in the Tulpehocken Creek Park. Land to the east of Lower Heidelberg Township, in Sinking Spring Borough and Spring Township, contains a mixture of residential, rural, industrial, public, commercial uses. Land in Sinking Spring and Spring Township adjoining the northwestern portion of South Heidelberg Township also contains such a mixture of uses. In the southern portion of Spring Township, a mixture of residential and rural uses can be found.

Western Berks Joint Comprehensive Plan

A Joint Comprehensive Plan was prepared for North Heidelberg, Heidelberg, and Marion Townships and Robesonia and Womelsdorf Boroughs. The future land use plan for Western Berks indicates public recreation/open space land in North Heidelberg Township south to Brownsville Road, low density residential land between Brownsville Road and the Heidelberg Township line, and agricultural preservation in Heidelberg Township to Big Spring Road. The area between Big Spring Road to Route 422 is designated community facilities, in recognition of the Conrad Weiser educational complex. Highway commercial land is found along the north side of Route 422 and industrial land is proposed south of 422 to south of the railroad tracks. The land south of the industrial area is designated conservation residential, except for a small portion designated public recreation/open space.

Suburban Berks West Joint Comprehensive Plan

A Joint Comprehensive Plan was prepared for West Reading, Sinking Spring and Wyomissing Boroughs and Spring Township. The future land use plan for Suburban Berks indicates creek corridor preservation along the Cacoosing Creek, a recreational trail along the creek and public parks where Cacoosing Park is currently in the northern portion of the area along with medium density residential, major community facilities, office business and rural residential set back from the creek. In the area south of Rt. 422 there is also creek corridor preservation with public parks, general industrial, light industrial, town center/neighborhood commercial/village, medium density residential and conservation areas set back from the creek.

Adjoining Zoning

The Regional Zoning Map, in a generalized way, indicates the zoning surrounding Southwestern Berks County. The western area includes the joint zoning ordinance adopted by Heidelberg and North Heidelberg Townships and Robesonia and Womelsdorf Boroughs. The map also shows the current existing joint zoning in Lower Heidelberg and South Heidelberg Townships and Wernersville Borough.

West Cocalico Township, Lancaster County

In West Cocalico Township, along the southern boundary of South Heidelberg Township, the area designated as Conservation/Preservation/Recreation is zoned ES Ecologically Sensitive. The primary uses are agriculture, conservation, and single family dwellings with a density of one lot per 25 acres. The effective agricultural zoning which abuts South Heidelberg is zoned A-Z Agriculture, where the principal uses are agriculture and farm dwellings and the density is one lot per 25 acres, except it is 10 acres for commercial farming.

In the southern tip of South Heidelberg, a small portion of West Cocalico is zoned RR – Rural Residential, where the primary uses are single family dwellings and agriculture, and the minimum lot size is one acre, 30,000 S.F. if there is centralized water.

Millcreek Township, Lebanon County

Millcreek Township is located west of West Cocalico Township and south of Heidelberg Township. The zoning is E1 – Ecologically Sensitive. Agriculture, single family dwellings, recreational uses and conservation uses are the main uses, and the minimum lot size is two acres. This portion of Millcreek Township is a rural, wooded, sloped area.

Heidelberg Township

The low density residential area in Heidelberg Township is zoned Conservation Residential. Agriculture, single family dwellings and recreation are the major uses. Density depends upon site characteristics (high water table, depth to bedrock, slope), but the minimum developable lot

area is 2 acres. Industrial zoning is found south of Route 422 and commercial zoning along either side of Route 422. The medium density residential north of 422 is zoned Medium Density Residential, but has been developed for the Conrad Weiser educational complex. The remainder of the land in Heidelberg Township, which joins Lower Heidelberg Township, is zoned A-P Agricultural Preservation. There is a 50 acre minimum lot size, and prime agricultural land is to be used only for agriculture, farm dwellings, and farm related businesses. Conservation design options are allowed in certain districts.

North Heidelberg Township

The low density residential area along Brownsville Road is zoned Low Density Residential, where single family dwellings, agriculture and institutional uses are permitted with a minimum lot size of 43,560 sq. ft. with on-site sewer and water, and 20,000 sq. ft. with public sewer and water. The remainder of the land is zoned AP-Agricultural Preservation, where productive agricultural land can be used for agriculture, farm related businesses, and farm dwellings with a 40 acre minimum lot size. Conservation design options are allowed in certain districts.

Penn Township

The small area of Penn Township which abuts Lower Heidelberg Township is included in the Blue Marsh project. It is zoned Open Space Recreation.

Bern Township

Much of the land in Bern Township which adjoins Lower Heidelberg Township is in the Blue Marsh project or publicly owned. Most land is zoned Institutional/Recreational, where the minimum lot size is five acres and a variety of institutional/recreational uses are permitted. The Low Density Residential area is zoned RR – Rural Residential, where single family dwellings and churches are permitted, the minimum lot size ranging from 60,000 sq. ft. with on-site sewer and water, 45,000 sq. ft. with public sewer or water, and 22,500 sq. ft. with public sewer and water.

Spring Township

The medium density residential area shown from the Tulpehocken Creek to Sinking Spring consists of three zoning districts the Rural-Suburban, Urban and Low Density Suburban; the Rural-Suburban, which extends southward to a band of Urban north of State Hill Road, a small area of Rural-Suburban south of that Urban area and Low Density Suburban to Sinking Spring. The Rural-Suburban area allows single family, agricultural, recreational and institutional uses with minimum lot size ranging from one acre with on-site sewer and water to 15,000 sq. ft. with public sewer and water and also has options for planned residential developments and cluster developments. The Urban area allows single family, two family, multiple family development and recreational and institutional uses with a minimum lot size of 3,500 sq. ft. The Low Density Suburban area permits single family dwellings, institutional uses, recreational uses, planned

residential development and cluster developments. For a single family dwelling, the minimum lot size ranges from one acre with on-site sewer and water to 10,000 sq. ft. with public sewer and water.

Further east of the zoning districts along the boundary with Lower Heidelberg Township are the Planned Office/Business District and Planned Industry/Business. In the Planned Office/Business District, a wide range of office, commercial, institutional, recreational, light manufacturing, shopping center, and single family development is permitted. Planned Industry/Business District allows a range of uses of industrial and commercial activities.

South of Sinking Spring, there is the Fuel Storage area and the mixed use area is zoned Planned Business and Residential. It allows uses permitted in a number of zoning districts in the Township, which include residential, commercial, institutional, recreational, office and industrial uses and planned developments. For single family residential uses, lot size ranges from one acre with on-site sewer and water to one unit per 5,000 sq. ft. with public sewer and water. The conservation/preservation/recreation area along the southeastern portion of South Heidelberg is zoned Rural Holding Area. A mix of agricultural, institutional, recreational, single family residential, conference and cultural center uses are permitted with a five acre minimum lot size.

Sinking Spring Borough

Land adjoining Lower Heidelberg Township north of the 422 Corridor, is designated high density residential and contains R-1 Suburban Residential zoning and R-6 Urban Residential zoning. In the R-1 District, single family dwellings are permitted on 7,500 sq. ft. lots. In the R-6 District, single family, two family, townhouses, apartments and multiple family units are permitted with at a density of 4,500 sq. ft. per dwelling unit. Land along Route 422 is zoned C-1 Neighborhood Commercial. Land south of the Commercial zoning, abutting South Heidelberg Township, is zoned R-1.

Berks County Future Land Use Plan, Vision 2020 Plan 2010

The Berks County Planning Commission is currently updating the Berks County Comprehensive Plan. In the current Berks County Future Land Use Plan, Vision 2020, the central portion of Southwestern Berks County, including Wernersville Borough, the eastern and southern portions of Lower Heidelberg Township, and the eastern and northern portions of South Heidelberg Township, are designated either existing developed areas or future growth areas. The central portion and western end of Lower Heidelberg Township contain a mixture of environmentally sensitive areas, environmental hazard areas, limited development areas and agricultural preservation areas. The area north of Brownsville Road and Reber's Bridge Road, included in the Blue Marsh project, is designated permanent open space and recreation, environmental hazard areas and environmentally sensitive areas. The southern portion of South Heidelberg Township is designated environmentally sensitive areas, with interspersed limited development areas, existing developed areas, agricultural preservation and environmental hazard areas.

CHAPTER 22

PARKS, RECREATION AND OPEN SPACE

INTRODUCTION

Parks, recreation programs and open space areas can improve the quality of life within a municipality by preserving natural and cultural features for the enjoyment of future generations and by providing opportunities for citizens to improve their mental, physical and social skills. Leisure activities and the facilities needed to support these activities are important components of a healthy community.

Open space is important to area residents as are parks and recreation. Background open space, such as woodlands and stream valleys, and views of agricultural lands are what the residents see and perceive as open space by them. It helps establish the character of the community. As development occurs in an area, if it wishes to sustain a rural character, it is necessary to preserve the perceived open space. Growth must be planned and directed so that the basic open space character is not lost.

Recreational activities are often associated with and can be enhanced by the natural features of a community. Some leisure activities, such as boating, hunting, bird watching, and fishing, are directly dependent upon natural resources.

Recreational activities can also be enhanced by the cultural features of a community. For instance, the agricultural heritage of Lower Heidelberg and South Heidelberg Townships is evident in remaining farms and farm structures; the resort past of the South Mountain area of South Heidelberg Township has faded, but is still evident; the history of Wernersville is still evident along Route 422 and the railroad tracks; and there are numerous historic structures in the area which will be discussed later, such as one room schoolhouses, mills, churches and inns. These cultural features can play an educational role for residents of the area as well as be incorporated into hiking and bicycle trails.

Existing Parks, Recreation and Open Space System

A number of public and non-profit recreational facilities are available to serve residents of Southwestern Berks County within Lower Heidelberg and South Heidelberg Townships, Wernersville Borough, Berks County, and nearby in Lancaster and Lebanon Counties. Some of these recreational facilities include:

- Blue Marsh Lake Recreational Area
- Antietam Lake Park
- French Creek State Park
- Nolde Forest Environmental Education Center

Tulpehocken Creek Park System
Mount Penn Preserve
Daniel Boone Homestead
French Creek State Park
State Gamelands
The Appalachian Trail
Kaercher Creek Park
Kernsville Recreation Area
Conrad Weiser Park
County Youth Recreation Facility
Allegheny Aqueduct
Horseshoe Trail
Thun Section of the Schuylkill River Trail
Hawk Mountain Sanctuary
Neversink Mountain Preserve
Middle Creek Wildlife Management Area
YMCA of Reading and Berks County (Camp and West facilities)
Dry Road Farm
Cushion Peak Rod and Gun Club
Lebanon Valley Sportsmen

Other recreation resources in close proximity to Lower and South Heidelberg Townships and Wernersville Borough include:

Conrad Weiser Educational Complex – Heidelberg Township
Robesonia Fish and Game Club – Heidelberg Township
Robesonia Swimming Association – Heidelberg Township
Womelsdorf-Robesonia Joint Authority Watershed – Heidelberg Township
State Gamelands – West Cocalico Township
State Gamelands – Spring Township
Manor Golf Course – Spring Township
Tulpehocken Creek Park – Spring Township
Cacoosing Meadows Park – Spring Township
Breneman Park – Spring Township
Village Green Golf Course – Sinking Spring Borough
Willow Glen Park – Sinking Spring Borough
Liberty Fire Company – Sinking Spring Borough
Borough Playground – Sinking Spring Borough
Sinking Spring Elementary School – Sinking Spring Borough
Camp Joy – Bern Township
Willow Hollow Golf Course – Bern Township
4-H Center – Bern Township
Youth Recreation Facility and Education Farm – Bern Township
Reading Fairgrounds – Bern Township
Robesonia Borough Recreation Park – Robesonia Borough

Triangle Park – Robesonia Borough
Conrad Weiser Play lot – Robesonia Borough

Types of Recreation Facilities

The National Recreation and Park Association (NRPA) has prepared a classification scheme for use by municipalities in creating and evaluating a park and open space system. It is intended to serve as a planning guide and can be modified to address the recreational needs unique to each municipality. The NRPA classification scheme is divided into two categories: (1) park and open space areas that are considered to be “local” or “close-to-home” due to their smaller size and close proximity and (2) park and open space areas that are considered “regional” due to their larger size and broader service area. Within each category, there are various types of parks and open space areas that can be identified according to their specific characteristics, as described in Table R-1. Overall, the NRPA recommends that municipalities have between 6.25 and 10.5 acres of local park land and open space per 1,000 residents. This land, considered the “core” of a municipal park and open space system, should be suitable for intense development and used primarily for active recreational purposes. In addition, municipalities should also provide between 15 and 20 acres per 1,000 residents of “regional” park and open space areas that can be used as open space, active or passive recreational areas. Sufficient regional park and open space is available in the Blue Marsh Recreation area.

TABLE R-1

**NRPA PARK, RECREATION AND OPEN SPACE CLASSIFICATION SCHEME
LOCAL/CLOSE-TO-HOME SPACE = TOTAL OF 6.25 TO 10.5 ACRES OF
DEVELOPED OPEN SPACE PER 1,000 PERSONS**

Type of Park	Service Area	Desirable Site Size	Acres/1,000 Persons
<p>Mini-Park</p> <p>Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.</p>	<p>Less than ¼-mile radius</p>	<p>1 acre or less</p>	<p>0.25 to 0.5 acres</p>
<p>Neighborhood Park/Playground</p> <p>Area for intense recreational activities such as field sports, court games, crafts, playground activities, skating, picnicking, swimming, etc.</p>	<p>¼ to ½-mile radius to serve a population up to 5,000 persons (a neighborhood)</p>	<p>15+ acres</p>	<p>1.0 to 2.0 acres</p>
<p>Community Park</p> <p>Area of diverse environmental quality. May include areas suited for intense recreational facilities such as athletic complexes and/or large swimming pools. May be an area of natural quality for outdoor recreation such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon the site suitability and community needs.</p>	<p>Several neighborhoods. 1 to 2-mile radius.</p>	<p>25+ acres</p>	<p>5.0 to 8.0 acres</p>

Source: National Recreation and Park Association – Recreation, Park and Open Space Standards and Guidelines

TABLE R-1- Continued

**NRPA PARK, RECREATION AND OPEN SPACE CLASSIFICATION SCHEME
REGIONAL SPACE = TOTAL OF 15.0 TO 20.0 ACRES FOR 1,000 PERSONS**

Type of Park	Service Area	Desirable Site Size	Acres/1,000 Persons
<p>Regional/Metropolitan Park Area of natural or ornamental quality for outdoor recreation (such as picnicking, boating, fishing, swimming, camping, and trail uses) which may include play areas.</p>	<p>Several communities. 1-hour driving time.</p>	<p>200+ acres</p>	<p>5.0 to 10.0 acres</p>
<p>Regional Park Preserve Area of natural quality for nature-oriented outdoor recreation (such as viewing/studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail uses) which may include active play areas. Generally, 80% of the land is reserved for conservation and natural resource management, with less than 20% used for recreation development.</p>	<p>Several communities. 1-hour driving time</p>	<p>1,000+ acres or sufficient area to encompass the resource to be preserved and managed.</p>	<p>Variable</p>
<p>Community Park Area of diverse environmental quality. May include areas suited for intense recreational facilities such as athletic complexes and/or large swimming pools. May be an area of natural quality for outdoor recreation such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon the site suitability and community needs.</p>	<p>Several neighborhoods. 1 to 2-mile radius.</p>	<p>25+ acres</p>	<p>5.0 to 8.0 acres</p>

Source: National Recreation and Park Association – Recreation, Park and Open Space Standards and Guidelines

Parks, Recreation and Open Space System in Southwestern Berks County

Wernersville Borough

Recreation facilities in Wernersville Borough include the Borough's park along Fairview Street, the Borough playlot along North Stitzer Street, and the fire company property along North Stitzer Street, and the Conrad Weiser East Elementary School along Lincoln Drive.

The Borough Park is 7.8 acres in size and has baseball, basketball, field sports, hockey, ice skating, picnic, tennis and volleyball facilities. The municipal playlot, containing 0.5 acres, has field sports and tot lot/playground facilities. The Conrad Weiser East Elementary School has a 25 acre site which contains a soccer field, soccer/hockey field, 90 ft. baseball diamond, 60 ft. baseball diamond, indoor basketball court, outdoor basketball court, auditorium and playground equipment. The fire company would be considered a private recreation facility.

The Borough Park is relatively small in size, 7.8 acres, but within the Borough really functions as a community park. The Borough playlot functions as a neighborhood park/playground. The Borough runs a supervised summer playground program.

Lower Heidelberg Township

The following listing of recreation facilities was prepared by the Lower Heidelberg Township Park and Recreation Board for inclusion in the Township's Open Space and Recreation Plan adopted in 1999:

SCHOOL – Lower Heidelberg Elementary School, intersection of Church and Brownsville Roads (2.0 acres). These facilities are also available for public use.

Baseball field – used for LHT Spring Meadows Little League

Basketball court

Small Soccer field (w/nets)

Tot Lot Playground – 8 swings, 1 slide, 1 playhouse, 1 chute slide, 3 teeters, 1 overhead monkey bars

SCHOOL – Green Valley Elementary School and West Middle School, along Green Valley Road, Faust Road and Gaul Road (acres). These facilities are available for public use.

CHURCH – Hain's Church Memorial Grove, along Church Road, near Fairmont Avenue (approximately 11.0 acres)

Picnic grove pavilion

Large dining hall

Amphitheater

Restrooms

Baseball field (unmaintained)

Tot Lot playground – 19 swings, 1 spin around, 4 teeter boards

CHURCH – Calvary Bible, between Green Valley Road and Pleasant Hills Road, south of Bittner

Volleyball Court (sand surface)

CHURCH – Jesuit Novitiate, Church Road adjacent to Hain’s Church grounds

Walking trail

PRIVATE – Green Valley Country Club, along Green Valley Road near Little Cacoosing Creek (approximately 15-18 acres). For membership use only. Dues are \$250/year.

2 Swimming Pools – both are equipped and sized adequately for competition swim meets

1 Fountain pool for tots

8 Tennis courts

1 Full sized basketball court

2 Volleyball courts (hard surface)

2 Picnic areas – covered pavilion and wooded areas

Other scattered picnic areas

Restaurant and banquet hall

Tot lot playground

6 Shuffleboard courts

Summertime outdoor refreshment sales building

SUBDIVISION – Saddlebrook Village, along Ruth Avenue and Elm Street. Four different areas within the development for use by residents of Saddlebrook. Yearly maintenance fee of \$80/residence.

1. Ruth Avenue (1/4 acre)
1 full basketball court and bike racks
2. Russell Street (1/6 acre)
1 Tot lot playground – 6 swings, 1 spiral slide, 1 teeter, 2 semi-circle climbing bars
3. Pine Street (approx. 1 acre)
1 “Vita Course 2000” fitness trail with five exercise stations (1300 ft. path)
4. Sabrina Street (2/3 acre)
1 volleyball court (hard surface)

- 1 portable basketball hoop
- 1 spin around for tots

SUBDIVISION – Green Valley Estates – Phase I through IV, along Green Valley Road near Little Cacoosing Creek. Two different areas within the development for use by residents of Green Valley Estates. Yearly maintenance fee of \$75/residence.

1. Phase I & II, Green Valley Road adjacent to Little Cacoosing Creek (1 acre)

- 1 basketball ½ court
- 1 10x12 gazebo
- 8 benches
- 1 Tot lot playground – 6 swings, 1 gym & slide, 1 monkey bar, 2 teeters, 1 swing around, 1 wooden climber

2. Phase III & IV, intersection of Grande Blvd. and New York Avenue (1 acre)

- 1 basketball full court
- 2 bike racks
- 4 benches
- 1 tot lot playground – 4 swings, 1 slide, 1 teeter, 1 spin around, 1 climber, 1 roller, 1 chin bar

SUBDIVISION – RoseWood Hills – along State Hill Road

62 acres of open space that is used for both active and passive recreation.

PUBLIC – State Hill Recreation area, along Brownsville Road near State Hill Road (part of Blue Marsh Lake Federal project, fee charged)

- Lake (boating and swimming)
- Boat ramp
- Nature trail
- Hiking trail
- Scenic overlook
- Picnic tables and grills
- Restrooms

PUBLIC – Cacoosing Meadows Recreation Area, along State Hill Road and Reedy Road adjacent to Cacoosing Creek (developed and operated by Spring Township, part in Lower Heidelberg Township (37 acres), part in Spring Township (18 acres)

- 1 large covered picnic pavilion
- 2 smaller covered picnic pavilions
- 1 full basketball court

- 1 volleyball court w/net (grass)
- 1 tot lot – 2 swings, 1 combination climber and slide
- 1 walking/biking path along creek and sporting fields
- 3 baseball fields – 2 hardball and 1 softball
- 1 refreshment building with covered eating area
- Soccer Fields – equivalent to 9 full size or 15 small
 - 2 full sized with lights
- 2 bathroom facilities – location – State Hill Road – permanent building
 - Reedy Road – portapotties
- 3 parking areas

The Lower Heidelberg Elementary School functions as a neighborhood park/playground. Facilities in Saddlebrook Village and Green Valley Estates function as mini-parks. The Blue Marsh Recreation Area is a regional park. Cacoosing Meadows recreation area functions as a community park. The new school complex of Green Valley Elementary and West Middle School also function as a community park.

South Heidelberg Township

South Heidelberg Township owns South Mountain Park along Hill, North Galen Hall and Preston Roads. The 20.8 acre park contains a 60 ft. baseball diamond, basketball court, playground equipment, two tennis courts, tennis practice/handball wall, picnic pavilion with rest rooms and grills, volleyball and skating pond. The former South Heidelberg elementary school tract adjoining the initial park was also purchased. The school is used as a municipal building and contains meeting areas and the school's indoor basketball court. The Township runs a supervised summer recreation program at this park.

The 25 acre Conrad Weiser East Elementary School along Lincoln Avenue contains a soccer field, soccer field/hockey field, 90 ft. baseball diamond, 60 ft. baseball diamond, indoor basketball court, outdoor basketball court, auditorium and playground equipment. It is contained partially within Wernersville Borough and partially within South Heidelberg Township.

Spring Meadows Park, located in the Spring Meadows Subdivision, is 1.7 acres in size and contains an outdoor basketball court, playground equipment and picnic tables.

Belle Alto Park, a mini-park is .34 acres, found along Slater Drive, and contains a tot-lot recommended for children toddler age to six years. The Belle Alto Park is located within the subdivision south of the Conrad Weiser East Elementary School.

Heidelberg Run East is 39 acres and contains passive open space, sports practice fields used by Conrad Weiser Athletic Association for T-ball and soccer, basketball, tennis court, sand volleyball, tot-lot for toddlers to age six and a tot-lot for toddlers to age fourteen.

Heidelberg Run West is 36.8 acres and contains passive open space, soccer, baseball, tennis, pavilion, picnic tables, seasonal rest rooms, concession/snack bar facility and a tot-lot for toddlers to age six.

The South Mountain Park and Conrad Weiser East Elementary School function as community parks. The Spring Meadows Park is a neighborhood park.

Private recreation facilities within South Heidelberg Township include: South Mountain YMCA, YMCA West, Galen Hall Country Club, Cushion Peak Rod and Gun Club, Lebanon Valley Sportsmen's Association, Robesonia Fish and Game Club, Western Berks Hockey Center, Pagoda Golf, and Wernersville State Hospital.

The Wernersville State Hospital facility contains attractive recreational facilities such as a pavilion, courts, fitness equipment, and a ball field, but is not open to the general public for use.

Recreation Programs

In Wernersville, there is a summer playground program, including crafts and competitive sports.

A number of park and recreation programs are sponsored in Spring Township. Any resident of the Wilson School District, which would include Lower Heidelberg Township, would be considered a resident. A non-resident is a person who lives outside the Wilson School District, and a nominal charge is added to each program or trip in which there is participation.

The South Heidelberg Township Recreation Board provides summer playground programs for Township children and other seasonal events. The Conrad Weiser Community Association (CWCA) is the area's largest provider of youth sports. The CWCA offers programs in softball, soccer, basketball, wrestling, tee-ball, and baseball to the youth in South Heidelberg Township, Lower Heidelberg Township, Lower Heidelberg Township, Wernersville Borough, Womelsdorf Borough, and Robesonia Borough. The CWCA does not own its own facilities, and uses facilities in the area such as South Mountain Park, Wernersville Park, Conrad Weiser East and West Elementary Schools, Conrad Weiser High School, Heidelberg Run East and Robesonia Park. The CWCA would like to acquire land for additional outdoor recreation facilities, and will be investigating possibilities. The field system within both the Southwestern Berks and Western Berks areas is used constantly and there is a need for more fields for soccer and baseball.

The Berks County Senior Citizens Council offers senior citizen recreation opportunities at the Berks County Senior Center West in the Wernersville State Hospital facilities. The recreation boards of Southwestern Berks County have expressed concern for providing facilities for senior citizens in the area, and this will be a concern of the recreation boards in the future.

The South Mountain YMCA offers a day camp and overnight camp for children, at which a number of programs and activities are offered. It also offers picnic areas, camping, conference facilities, environmental education and other programs to private organizations, community groups and families.

The YMCA Sinking Spring Facility located on Rt. 422 in South Heidelberg Township offers a state of the art fitness center. The facility has activities for all ages.

The Conrad Weiser midget/mite football and cheerleading organization also provides activities for area youth.

It was noted above that recreation boards have expressed concerns for lack of facilities and programs for senior citizens. Particular concerns have also been expressed for activities and facilities for older children within the area. With the addition of the park facilities in South Heidelberg and the creation of the YMCA West Facility this should alleviate some of that need. The surveys that were completed during this planning process show that there is support for both maintaining and expanding open space and recreational opportunities. The surveys also indicate that residents would like bicycling and walking opportunities in the area. The residents felt that there were safety issues that need to be addressed before using current roads for bicycling and walking.

Access to School and Recreation Facilities

Safe non-vehicular access to school and recreation facilities is also a concern, and it will be desirable to have safe, contiguous walking and biking trails and sidewalks, and bicycle facilities. There is concern for establishment of more direct and safer routes to school facilities, particularly the Conrad Weiser East Elementary School, from the west and north, especially when trains are on the Norfolk Southern tracks. Pedestrian safety is also a concern now with the new Wilson School District facilities at the Green Valley Elementary and West Middle School.

Lower Heidelberg Township Open Space and Recreation Plan of April 1999

No specific recreation facilities were proposed within the Open Space and Recreation Plan. It was noted that “as the need for recreational facilities is generated by the residential development occurring within the Township, the Township will look primarily to developers to provide the land and monies to supply the recreational facilities which the residents of the Township will need in the future, with supplemental financial support from the Township when needed and approved.”

It is also noted that the Township will consider development of recreation facilities at the Township building site and residential areas of the Township. Development of such facilities would be funded by recreation fees paid by developers and generally not from tax resources, upon recommendation of the Township Park and Recreation Board.

South Heidelberg Township Parks, Recreation and Open Space Plan of 1993

The South Heidelberg Plan proposed improvements to a neighborhood park along Belle Alto Road in the vicinity of Sawmill Road, and a trail system in the northcentral portion of the Township.

The Plan indicated that greenway trails should be initiated in the Township. Trails for hiking, walking and bicycling were the most frequently indicated recreation facility need in the public survey conducted as part of the Plan. The greenways could be linear open space for walking, hiking, jogging and biking, but also connect residential neighborhoods with various parts of the community. The Plan also recommended exploring the potential availability of facilities of Wernersville State Hospital, which had not been made available for community use.

Township of Spring Parks, Recreation and Open Space Plan

The Spring Township Plan showed conceptually three new neighborhood parks in the western portion of the Township, including a park along State Hill Road near the Cacoosing Creek, a park in the Chapel Hill Road area, and a park in the Vinemont area along Indiandale Road. These are noted as general locations. The Plan also recommended that existing public schools and the Penn State Berks Campus be utilized as education/recreation centers. The objective would be to foster the fullest use of facilities for education/recreation by responsible groups of all ages during all times when the facilities are not needed for educational purposes or school programs.

It was also recommended that in the long term, Spring Township cooperate with Berks County, the Borough of Sinking Spring and Lower Heidelberg Township to preserve land along both sides of the Cacoosing Creek. The intent would be to have the majority of this land preserved in a passive, natural state with the main purpose for fishing, hiking, walking, jogging and bicycling.

Spring Township's Plan recommended the Township begin a Sustained Greenways Initiative, with a goal to establish a network of greenways within the Township. The greenways would be areas for trails for hiking, biking, jogging; interpretation of nature and horseback riding; protecting habitats for wildlife; and promoting migration of wildlife by preventing isolation of animal habitats, protecting natural vegetation; and providing buffers to streams.

Spring Township completed a Greenway Plan for the entire Township in 2007. The Plan calls for three primary trails routes, ten secondary trail routes, four local trail routes for internal access, sidewalk improvements in certain areas and design guidelines. They have also built the Shiloh Hills Park

Western Berks Joint Comprehensive Plan

The Western Berks Joint Comprehensive Plan does not identify any specific new recreation facilities, but it does make several recommendations regarding parks and recreation. One recommendation is that in cooperation with Lower Heidelberg and South Heidelberg Townships, the feasibility of a greenway along Spring Creek be investigated. Such a greenway could connect to a recommended Tulpehocken greenway and the Tulpehocken greenway envisioned along the Tulpehocken Creek between Blue Marsh Lake and the City of Reading.

The Plan recommends working with Berks County, the Berks County Conservancy, neighboring municipalities and local trail groups to plan for a greenway along the Tulpehocken Creek

corridor, which as envisioned in the Berks County Open Space Plan, would connect Blue Marsh Lake with Womelsdorf Borough and possibly Lebanon County.

The Plan also promotes establishing rights-of-way for greenway corridors and asking Berks County to apply for funding or allocate funding to initiate a greenways feasibility study in the region.

The Plan recommends continuing existing arrangements with the Conrad Weiser School District for community use of indoor and outdoor recreation facilities at local schools.

Tulpehocken Greenway Feasibility Study

The Lebanon Valley and Berks County Conservancies coordinated the preparation of this Study. The focus of the Study was the Tulpehocken Creek Watershed upstream from its confluence with the Northkill Creek. The Study “propose a network of greenways – linear corridors of open space – to conserve and protect the area’s streams, woodlands, and farmland.” Land and water recreational opportunities were investigated.

Recreation Acreage Needs Analysis

The following table presents a recreation acreage needs analysis for Lower Heidelberg Township, South Heidelberg Township and Wernersville Borough.

The Recreation Acreage Needs Analysis indicates for each municipality its population in the years 2000 and 2010 and its project population in the year 2020, and local recreation requirements applying the National Recreation and Park Association Standards. A range is given, the lower number for the NRPA standard of 6.25 acres per 1,000 population and the higher figure for the high end range of 10.5 acres per 1,000 population. Public recreation acreage in 2010 is indicated as well as projected public acreage in 2020, the 2010 deficit in acres, and the projected 2020 deficit in acres.

No deficit is indicated in Lower Heidelberg Township, even though the Township itself does not own any recreation land. The position of the Township Park and Recreation Board in the Township’s Open Space and Recreation Plan is that “The Township owns no recreation land. However, recreational lands within the Township total well over 100 acres that are accessible to Township residents either under “Open to Public” provisions, such as the Lower Heidelberg Elementary School recreation grounds, the Cacoosing Meadows Recreation area, and the Blue Marsh Recreation area or privately financed recreation grounds such as the large subdivisions of Saddlebrook and Green Valley Estates, the Green Valley Country Club, and church affiliated recreational grounds.”

South Heidelberg Township had a 2000 deficit in acres, ranging from 10.5 using the minimum standard to 34.8 acres using the high end standard. However, with the completion of Heidelberg Run East and Heidelberg Run West, there is no current or future projected deficit.

Wernersville Borough has a deficit of 0.8 to 11.4 acres in 2010 and a deficit of 2.2 acres to 13.9 acres in 2020. If one looks at the year 2020, sees that there is no deficit in South Heidelberg Township, and allocates all of Conrad Weiser East Elementary School recreation land to Wernersville Borough, and the minimum standard of 6.25 acres is applied, the Borough would not have a deficit. To date, Borough policy when new developments are proposed is to obtain recreation fees from developers in order to improve existing recreation facilities rather than have dedication of new recreational land.

RECREATION ACREAGE NEEDS ANALYSIS

	Population			Local Recreation Requirements Applying NRPA Standards of 6.25 to 10.5 Acres per 1000 Population			Public Acreage 2010	Projected Public Acreage 2020	2010 Deficit in Acres	Projected 2020 Deficit in Acres
	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>				
Lower Heidelberg Township	4150	5513	5941	25.9 to 43.6	34.5 to 57.9	37.1 to 62.4	100 ¹⁺⁴	100 ⁴⁺	0	0
South Heidelberg Township	5491	7271	8031	34.3 to 57.7	45.4 to 76.4	50.2 to 84.3	101 ²	101 ²	0	0
Wernersville Borough	2150	2494	2727	13.4 to 22.6	15.6 to 26.2	17.0 to 28.7	14.8 ³	14.8	0.8 to 11.4	2.2 ⁵ to 13.9

¹Includes Lower Heidelberg Elementary School, Cacoosing Meadows, Blue Marsh, Saddlebrook Village, Rosewood Hills and Green Valley Estates. While public or accessible to some residents, none is owned by the Township.

²Includes South Mountain Park, Spring Meadows Park, one-half of Conrad Weiser East Elementary School recreation land, 39 acres in Heidelberg Run East and 36.8 acres in Heidelberg Run West and Belle Alto Park.

³Includes Borough park, Borough playlot, and one-half of Conrad Weiser East Elementary School recreation land.

⁴Additional recreation land is located at the new elementary school and middle school, however those numbers are not reflected here.

⁵If all Conrad Weiser East Elementary School was allocated to Wernersville Borough, the Borough would not have a deficit using the minimum standard.