

## **GREEN SPACE INVENTORY FOR THE TOWN OF MCCANDLESS**

### **Prepared by the Environmental Advisory Committee**

**GSI.1 - What is Green Space?** For this inventory, green space lands are properties that are open to the public and completely or partly covered with grass, trees, shrubs or other vegetation and associated water bodies. Green space includes parks, gardens, schoolyards, playgrounds, seating areas, meadows, woodlots, and vacant lots that are open to the public. Green space lands provide natural aesthetic open space within developed areas. Green space lands are a subset of open space land that is open undeveloped lands (which have no buildings or structures). Green space lands provide land and limited facilities (if any) for active and passive recreational opportunities. Active recreation involves sporting activities generally using fields, courts, courses, playgrounds and use of limited facilities for conducting games or challenges. Passive recreation refers to non-consumptive activities such as walking, jogging, hiking, biking, canoeing, wildlife observation, nature study and observing scenic viewsheds.

There are numerous types of green space lands within the Town of McCandless (Town) as presented in this inventory. Ownership ranges from the Town and other public entities to private. This inventory identifies only those properties that are open to the public. Some properties may have restrictions on time or activities for safety, security or other reasons. **It is the user's responsibility to check with property owners to determine if they authorize the intended use. Do not trespass or block driveways when accessing green space lands.**

**GSI.2 - Where are the Town Recreational Properties?** As of April 2017, the Town has five parks and owns or leases 20 other recreational properties that serve as green space lands. The properties vary from undeveloped vacant lots to the recreational sports fields and playgrounds such as those located at the Town Hall. Table GSI.2-1 lists these 25 Town recreational properties and Figure GSI.2-1 shows the locations. One Town property (7.5 acres) that is not on the list involves land that is not open to the public since the deed restricted access only to sanitary sewer and storm water management. Many of the Town properties have steep slopes that limit recreational activities. The following subsections of this inventory provide additional descriptions of the Town's five major parks.

**GSI.2.1 - Potter Park** Potter Park is located on Harmony Road and serves as a 12.8-acre nature preserve and a perfect place to get back to nature. It was the first property in McCandless that the Town dedicated for parkspace. It is a spot of tranquility situated along the Old Harmony Railcar line and lies just north of what was once a well-traveled Indian trail in the heart of Ingomar. It features two walking trails, benches and a manmade pond (perfect for fishing). The park offers an excellent area for passive recreation. There are no facilities at this park.

**G2.2 - Devlin Memorial Park** Devlin Memorial Park is located at 9855 Grubbs Road adjacent to the Town Hall. Built in 1979, the park complex includes the Devlin Memorial Pavilion - named after a McCandless police officer killed in the line of duty. The pavilion accommodates approximately 40 people, with restrooms. There are three tennis courts, pickleball courts, a horseshoe pit, a volleyball court and a basketball court. The park also includes two playgrounds and a lighted baseball/softball field. The Lorraine G. Rodgers Memorial Soccer Fields (2) are located next to the park adjacent to Ingomar Road.

**GSI.2.3 – Vestal Park** Vestal Park is located at 18 Vestal Park Lane near the intersection of Route 19 and Pine Creek Road. The park serves as the home field for primarily the Ingomar/Franklin Park Athletic Association. The park includes a concession stand, batting cages, three baseball/softball fields and a nature trail. A pedestrian bridge over wetlands connects the Pine Creek Road parking area to the ballfields.

**GSI.2.4 - Wall Memorial Park** Wall Memorial Park is located at 8741 Sloop Road near Rochester Road. The Town named Wall Memorial Park in honor of the popular North Allegheny School District Director, James A. Wall. The Town built initial facilities in 1989-1990 on 7.9 acres. There are two baseball/softball fields, a batting cage, two tennis courts, a basketball court, a volleyball court and a pavilion with restrooms to accommodate approximately 60 people. The park also contains a playground, trails, a horseshoe pit and dek hockey area. Provisions for the disabled were included in the construction of the facilities. Over the years, the Town acquired significant additional green space lands near this park.

**GSI.2.5 – Vincentian Recreation Complex** The Vincentian Complex is located at 8200 Vincentian Lane near the Vincentian High School along Peebles Road. The McCandless Athletic Association (McAA) is the primary user of the complex for youth baseball and softball activities. There are seven baseball/softball fields, two concession stands with restrooms, a pavilion and a playground. McAA shares two fields with the Vincentian Academy varsity baseball and softball teams. The Town has a 99-year (starting in 1983) exclusive lease for the sports fields and property involved in this complex.

**GSI.3 – What other public parks are in the Town?** Allegheny County owns and operates North Park, which is the largest recreational facility (mostly green space) in the Town. The Park consists of 3075 acres, located in the Town of McCandless and Pine and Hampton Townships. The majority of North Park is within McCandless and occupies approximately 1,790 acres in the northeast corner of the Town. The park occupies approximately 2.8 square miles or 17.1% of the total area of the Town. It offers both active and passive recreation, as well as conservation areas. The Park includes North Park Lake, the largest in the County, and is bordered by 4 ½ miles of natural woodlands and is approximately 67.2 acres. Approximately 5.3 acres or one-half of Marshall Lake lies within the Town at the northern boundary. North Park facilities receive heavy use, as they are available to provide recreation for all Allegheny County residents.

The portion of North Park within the Town offers active recreation facilities including a horse show ring, a fishing lake, a lighted football field, 2-softball fields, a baseball field, a soccer field, an outdoor swimming pool and a zip-line. There are 15-tennis courts and 4-paddle tennis courts. The Park contains a braille trail, numerous park trails and a bicycle-jogging trail. The Lake Trail, built in 1974, is approximately 5 miles long, and is heavily used. North Park also includes 66-shelters, 11-playgrounds, a dek hockey rink and an 18-hole golf course.

A complete listing of the Town's park facilities is included in Table GSI.3-1, together with the outdoor recreation facilities available in North Park. Figure GSI.2-1 identifies the 1,790-acre portion of North Park that is within the Town.

**GSI.4 – Does North Allegheny School District have Green Space?** The North Allegheny School District has seven school sites within the Town of McCandless that can provide green space for the recreational needs for residents after school hours and school activities. For security and safety reasons residents must check with the School District concerning the potential use of any District property. Ingomar, Hosack and Peebles Elementary Schools have several acres of green space that would include a playground area(s) and a ball field. McKnight Elementary School has three playground areas and it shares fields with the North Allegheny Intermediate High School. The North Allegheny Intermediate High School site includes a football field with a seven-lane track around it, soccer field, baseball field, softball field, lacrosse field and a trail system through various areas of the site. At Carson Middle School, there is a baseball/softball field with a reduced size football field. The North Allegheny Senior High School complex contains a baseball field, softball field, multi-purpose field, artificial turf football/soccer/lacrosse field with a six-lane track around it and six tennis courts. Table GSI.4-1 provides a summary of the outdoor recreational facilities for each of the schools within the town. Of note, the acreages provided in the table include the buildings and parking lots that are not green space lands. The school campuses occupy approximately 227 acres, some of which provides a wooded buffer from adjacent properties. The wooded buffers, open fields, sports fields and playgrounds comprise an estimated 150 acres of green space lands.

**GSI.5 - Do Other Public, Private and Semi-private facilities qualify as Green Space Lands?** The McCandless Township Sanitary Authority (MTSA) owns 16 properties that include 40.6 acres in the Town. Some of the MTSA properties have open space and resource protection areas, such as wetlands. Many of the MTSA properties have access limited to easements which are not for public use. Public use of the properties may present conflicts with operations, security or environmental protection. The MTSA properties have some open space but are not green space lands.

Cemeteries are privately owned and serve as open tracts of land that generally allow limited passive recreation, such as walking or jogging. Out of respect for the deceased and their families, cemeteries do not present an opportunity to the public for recreation.

The Town includes several private-school campuses, college campuses and a technical school that have some open space within their properties. These organizations generally restrict the use of their properties to students, staff and their families for operations and security reasons and are not green space lands.

There are a large number of community organizations, public, private and semi-private, which offer swimming pools and other recreation facilities for the Town residents. These include church-related facilities, sportsmen's clubs, swim clubs, other neighborhood clubs and private sports activities. Most restrict their use to members only and do not have large vegetated areas. Major commercial recreation facilities include mini golf, 9-hole short golf course, baseball and golf practice ranges. These properties serve as open space but are not green space lands since these facilities are not freely open to the general public.

**GSI.6 - Do Clean and Green Lands administered by the County qualify as Green Space Lands?** The Clean and Green Act provides for a land conservation program that lowers the

assessments for properties enrolled under the program. The act provides for land devoted to agricultural use, agricultural reserve use or forest reserve use to be assessed at the value it has for that use rather than at fair market value. The county assessment office administers the Clean and Green program. These agricultural and forest properties are privately owned and must include 10 acres or more. The intent of the act is to encourage the keeping of the land in one of these uses.

Under the Act, agricultural use and forest reserve lands are not required to be open for public passive recreational use. Agricultural reserve use lands must be open to the public for outdoor recreation or the enjoyment of scenic or natural beauty without charge or fee, on a nondiscriminatory basis. Owners may place reasonable restrictions on the uses by the public, such as pedestrian traffic only or no biking. Since Clean and Green Lands are privately owned, recreational users should ask permission before using the property.

As of April 2017, The Town includes 11 properties totaling 144 acres that are under the Clean and Green Lands program. Four of these properties enrolled as agricultural use totaling 37 acres. Seven of these properties enrolled as forest reserve use totaling 107 acres. The Act does not require that these properties be open to the general public for recreational use. Due to the lack of public access, these properties do not meet the requirements for green space lands but serve as open space.

**GSI.7 - Do Resource Protection Lands qualify as Green Space Lands?** Properties set aside as resource protection lands during commercial development in the Town of McCandless are restricted from further development. These properties remain privately owned and are not required to be open to the public. Resource protection lands serve to buffer neighboring properties or to protect environmental resources, such as wetlands. As of April 2017, only two developments (McCandless Crossing and the MTSA) set aside areas of resource protection land during the D-Development site planning process. Public access may be restricted, limiting resource protection land to serve as open space.

**GSI.8 – How much Green Space Land is within the Town of McCandless?** In summary, green space lands are vegetated properties that are open to the public for passive or active recreational activities. The Town of McCandless includes five Town parks suited for active and passive recreation and 20 Town passive recreational properties that include a combined total of approximately 192 acres of green space lands. North Park occupies approximately 1790 acres of green space less the buildings roads and parking lots. The North Allegheny School District has seven school sites within the Town of McCandless that can provide green space for the recreational needs for residents after school hours and school activities. The school campuses occupy approximately 227 acres, some of which provide a wooded buffer from adjacent properties. The wooded buffers, open fields, sports fields and playgrounds comprise an estimated 150 acres of green space lands. As shown on Figure GSI.2-1, the Town is fortunate to include approximately 2,132 acres of green space lands that represents approximately 20.3% of the total acreage within the Town (10,496 acres). **It is the user's responsibility to check with property owners to determine if they authorize the intended use. Do not trespass or block driveways when accessing green space lands.**

**TABLE GSL2-1 TOWN OF MCCANDLESS RECREATION PROPERTY**

<b>Tract Name (Map ID)</b>	<b>Location</b>	<b>Number of Acres</b>	<b>Use/Description/Facilities</b>
Austin-Beck- Rolshouse (Mc 1)	Nixon Road	29.9	Passive. Forest with stream. No facilities.
Brandt (Mc 2)	Sloop Road	0.5	Passive. Forest with wetlands and stream. No facilities. Near Wall Park.
Brandt (Mc 3)	Sloop Road	22.1	Passive. Forest with wetlands and stream. No facilities. Near Wall Park.
Councill Memorial Park (Mc 4)	Ingomar Heights/ Highland/ Ingomar	1.3	Passive. Memorial Garden. No facilities.
Early (Mc 5)	McCandless Drive (NW)	4.4	Passive. Field, forest and wetlands. No facilities. Near Town Hall.
Early (Mc 6)	McCandless Drive(SE)	4.7	Passive. Wetlands. No facilities. Near Town Hall.
Gahagan (Mc 7)	Vestal Field Complex	5.2	Active. Ballfields 2 & 3 at Vestal Park.
Gardner (Mc 8)	Pine Creek Road	1.6	Passive. Field and parking for Vestal Park.
Glen Manor (Mc 9)	Glen Manor Road	2.4	Passive. Field, forest and wetlands. No facilities. Near Wall Park.
Hamburg (Pocohontas) (Mc 10)	Old Perry Highway	0.2	Passive. Field. No facilities.
Hamburg (Melrose Park) (Mc 11)	Pontiac Avenue	2.4	Passive. Field, forest and stream. No facilities.
Kocan (Mc 12)	Highland Road	4	Passive. Forest and stream. No facilities. Near Wall Park.
Korvick (Mc 13)	Pine Creek Road	7.9	Passive. Trail, field, forest and parking for Vestal Park. No facilities.
Lincoln (Mc 14)	Lincoln Boulevard	9.3	Passive. Forest and stream. No facilities.
Marymont (Mc 15)	Marymont Drive	18.7	Passive. Forest and wetlands. No facilities. Near Wall Park.
Memorial Park (Mc 16)	Memorial Drive	0.1	Passive. Veteran's Memorial garden and lawn. No facilities.
Oak Ridge (Mc 17)	Oak Ridge Drive	8.5	Passive. Trail, field, forest and wetlands. No facilities. Near Vestal Park.
Oak Ridge (Mc 18)	Oak Ridge Drive	1.9	Passive. Trail, field, forest and wetlands. No facilities. Near Vestal Park.
Petrush (Mc 19)	Sloop Road	18.8	Passive. Forest. No facilities. Near Wall Park.
Potter Park (Mc 20)	Harmony Road (Private)	12.8	Passive. Trail with benches, field, forest, wetlands and fishing lake. No facilities.
Town Hall/ Devlin Rodgers Fields (Mc 21)	Grubbs Road	12	Active. Field, forest and stream. Sports fields and courts, picnic tables, pavilion and restrooms. At Town Hall.
Vincetian Complex (Mc 22)	Peebles Road	13.6	Active. Seven baseball/softball fields with concession stands and restrooms. Some other forest and fields. Complex is leased by the Town.
Wall Park (Mc 23)	Sloop Road	5	Active. Field, forest and stream. Sports fields and courts, picnic tables, pavilion and restrooms. Part of Wall Park.
Wall Park (Mc 24)	Rochester Road	2.9	Active. Field, forest and stream. Sports fields and courts, picnic tables, pavilion and restrooms. Part of Wall Park.
Vestal (Mc 25)	Perry Highway	1.7	Active. Ballfield 1 at Vestal Park. Some other forest and fields. Part of Vestal Park.
<b>TOTAL</b>		<b>191.9</b>	
<b>Tract Name (Map ID)</b>	<b>Location</b>	<b>Number of Acres</b>	<b>Use/Description/Facilities</b>

**Table GSI.3-1 Recreational Parks and Facilities within the Town Of McCandless**

<b>Facility (Map ID)</b>	<b>North Park* (CP 1 &amp; 2)</b>	<b>Devlin Park &amp; Rodgers Fields (Mc 21)</b>	<b>Wall Park &amp; Adjacent Properties (Mc 23 &amp; 24)</b>	<b>Vestal Park (Mc 7, 8, 13 &amp; 25)</b>	<b>Vincentian Recreation Complex (Mc 22)</b>	<b>Potter Park (Mc 20)</b>
<b>Location</b>	Ingomar Road	9955 Grubbs Road	8741 Sloop Road	18 Vestal Park Lane	8200 Vincentian Lane	Harmony Road
<b>Acres**</b>	1790	12	7.9	18.4	13.6	12.8
<b>Pavilions</b>	66	1	1	Building	1	
<b>Playgrounds</b>	11	2	1		1	
<b>Baseball/ /Softball Fields</b>	3	1	2	3	7	
<b>Dek Hockey Rink</b>	1		1			
<b>Volleyball Courts</b>		1	1			
<b>Golf Courses</b>	18 Holes					
<b>Basketball Courts</b>		1	1			
<b>Soccer Fields</b>	1	2				
<b>Tennis /Platform Courts</b>	19	3	2			
<b>Football Fields</b>	1-Lighted					
<b>Horseshoe Pits</b>		1	1			
<b>Swimming Pool</b>	1-Lighted					
<b>Trails</b>	Yes		Yes	Yes		Yes
<b>Lakes</b>	72.5 acres					0.64 acre
<b>Fishing</b>	Yes					Yes
<b>Boating</b>	Yes					

Notes:

\* The facilities listed are within the Town portion of North Park. Additional facilities are within the Hampton Township and Pine Township portions of North Park.

\*\* The acres listed include a small amount of buildings and parking lots that would not be Green Space Lands.

**TABLE GSI.4-1 NORTH ALLEGHENY SCHOOL DISTRICT OUTDOOR RECREATION FACILITIES**  
**(Located within the Town of McCandless)**

<b>Facility (Map ID)</b>	<b>High School NAHS (NA 1)</b>	<b>Intermediate School NAI (NA 2)</b>	<b>Carson Middle School (NA 3)</b>	<b>McKnight Elementary School (NA 4)</b>	<b>Ingomar Elementary School (NA 5)</b>	<b>Hosack Elementary School (NA 6)</b>	<b>Peebles Elementary School (NA 7)</b>
<b>Location</b>	Perry Highway	Cumberland Road	Hillvue Lane	Cumberland Road	W Ingomar Road	Peebles Road	Peebles Road
<b>Size (acres)*</b>	77	60	25	14	5.5	26	20
<b>Playgrounds</b>				3	1	1	1
<b>Baseball Fields</b>	2	2	1		1	1	1
<b>Basketball Courts</b>			1	2	1		
<b>Soccer Fields</b>	1	1					
<b>Tennis Courts</b>	6	2					
<b>Football Fields</b>	1	1					
<b>Track</b>	1	1					
<b>Trails</b>		1	1	1			

Note:

\* The acres listed include buildings and parking lots estimated at approximately one third of the acres that would not be Green Space Lands.

**FIGURE GSI.2-1 GREEN SPACE LANDS IN THE TOWN OF MCCANDLESS**

**This is an attached 11x17 inch map.**