



Middle Paxton Township & Dauphin Borough

Joint Comprehensive Plan

The Place We Call Home

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Middle Paxton Township

**RESOLUTION 2016-03
MIDDLE PAXTON TOWNSHIP & DAUPHIN BOROUGH JOINT
COMPREHENSIVE PLAN**

**A RESOLUTION OF MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA,
ADOPTING A JOINT COMPREHENSIVE PLAN FOR MIDDLE PAXTON TOWNSHIP AND DAUPHIN
BOROUGH.**

WHEREAS, Article III of the Municipalities Planning Code (the "MPC") sets forth the procedures and requirements for municipalities to adopt comprehensive plans; and

WHEREAS, Section 301(c) provides that comprehensive plans shall be reviewed at least every ten (10) years; and

WHEREAS, Middle Paxton Township (the "Township") and the Dauphin Borough (the "Borough") each have existing Comprehensive Plans, which require periodic update to accommodate the changing needs of the Township and the Borough; and

WHEREAS, the Township and the Borough have caused a proposal for a new Comprehensive Plan entitled "Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan" to be drafted for consideration by the Board of Supervisors for Middle Paxton Township (the "Township Board") and the Borough Council of Dauphin (the "Borough Council"); and

WHEREAS, the Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan was prepared under the direction of the Middle Paxton Township & Dauphin Borough Comprehensive Plan Steering Committee, which consisted of residents and delegates from the Township and the Borough with assistance by the Dauphin County Planning Commission; and

WHEREAS, the Comprehensive Plan complies with the required elements and adoption procedures of the MPC, as amended; and

WHEREAS, the Township Board and the Borough Council intend to adopt the "Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan" as the Comprehensive Plan for Middle Paxton Township and Dauphin Borough

NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Middle Paxton Township as follows:

Middle Paxton Township hereby adopts as its Comprehensive Plan the document entitled "Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan", consisting of text, tables and figures contained in a loosely bound document as prepared by Environmental Planning & Design, LLC.

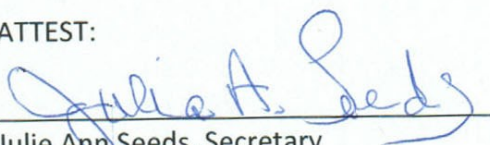
BE IT FURTHER RESOLVED that a certified copy of the adopted Comprehensive Plan shall be delivered to the Dauphin County Planning Commission within 30 days of adoption of this resolution.

THIS RESOLUTION IS ADOPTED, this 7th day of March, 2016 by the Board of Supervisors of Middle Paxton Township.



Jeffrey A. Smith, Chairman
Board of Supervisors

ATTEST:



Julie Ann Seeds, Secretary

BOROUGH OF DAUPHIN
Dauphin County, Pennsylvania

RESOLUTION NO. 2016-01

**A RESOLUTION OF THE BOROUGH COUNCIL FOR THE
BOROUGH OF DAUPHIN, DAUPHIN COUNTY, PENNSYLVANIA,
ADOPTING A JOINT COMPREHENSIVE PLAN FOR DAUPHIN
BOROUGH AND MIDDLE PAXTON TOWNSHIP.**

BACKGROUND

WHEREAS, Article III of the Municipalities Planning Code (the "MPC") sets forth the procedures and requirements for municipalities to adopt comprehensive plans; and

WHEREAS, Section 301(c) provides that comprehensive plans shall be reviewed at least every ten (10) years; and

WHEREAS, Dauphin Borough ("Borough") and Middle Paxton Township ("Township") have existing Comprehensive Plans, which require periodic updates to accommodate the changing needs of the Borough and Township; and

WHEREAS, the Borough and the Township have caused a proposal for a new Comprehensive Plan entitled the "Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan" to be drafted for consideration by the Borough Council of Dauphin ("Borough Council") and the Board of Supervisors of Middle Paxton Township ("Board of Supervisors"); and

WHEREAS, the Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan was prepared under the direction of the Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan Steering Committee, which consisted of residents and delegates from the Dauphin Borough and Middle Paxton Township with assistance from the Dauphin County Planning Commission; and

WHEREAS, the Joint Comprehensive Plan complies with the required elements and adoption procedures of the Pennsylvania Municipalities Planning Code, as amended; and

WHEREAS, the Borough Council and Board of Supervisors intend to adopt the "Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan" as the Comprehensive Plan for Dauphin Borough and Middle Paxton Township, respectively.

NOW THEREFORE, BE IT RESOLVED, by the Borough Council of Dauphin Borough, as follows:

Dauphin Borough hereby adopts as its Comprehensive Plan the document entitled Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan ", consisting of text, tables and figures contained in a loosely bound document as prepared by Environmental Planning & Design, LLC, a copy of which is appended hereto and incorporated herein by reference..

BE IT FURTHER RESOLVED that a certified copy of the adopted Joint Comprehensive Plan shall be delivered to the Dauphin County Planning Commission within 30 days of the adoption of this resolution.

THIS RESOLUTION IS ADOPTED, this 7th day of March, 2016 by the Bough Council of Dauphin Borough

ATTEST:

BOROUGH OF DAUPHIN

By: Trudy Kopenhagen
Assistant Secretary

By: Steve Bomgardner
Steve Bomgardner
President

APPROVED the 7th day of March, 2016

:765516

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List of Abbreviations

Act 537	Pennsylvania Sewage Facilities Act
ATC	Appalachian Trail Conservancy
BSCPA	.....	Bicycles South Central Pennsylvania
CAGA	.....	Capital Area Green Belt Association
C2P2	.....	Communities Conservation Partnerships Program
DB	.....	Dauphin Borough
DAA	.....	Dauphin Athletic Association
DRA	.....	Dauphin Recreation Association
DCED	.....	Department of Community and Economic Development
FBC	.....	Pennsylvania Fish and Boat Commission
ICA	.....	Intergovernmental Cooperative Agreement
JPA	.....	Dauphin—Middle Paxton Joint Park Authority
MPC	.....	The Pennsylvania Municipalities Planning Code
MPT	.....	Middle Paxton Township
MX2	.....	Proposed Mixed Use District
NS	.....	Norfolk Southern
PA DCNR	..	Pennsylvania Department of Conservation and Natural Resources
PC	.....	Planning Commission
PHMC	.....	Pennsylvania Historical and Museum Commission
Plan	.....	Comprehensive Plan
PUC	.....	Pennsylvania Utility Commission
TCRPC	.....	Tri-County Regional Planning Commission
USFW	.....	United States Fish and Wildlife



Acknowledgements

Middle Paxton Township and Dauphin Borough extend thanks to the many residents who shared their ideas for the Joint Comprehensive Plan.

Dauphin Borough Council

Steven Bomgardner, President
David Grbich, Vice President
David Koppenhaver
Trudy Koppenhaver
Dianne Price
John Windish
Joseph Wynn

Middle Paxton Township Board of Supervisors

Jeffery A. Smith, Chairman/Treasurer
James Fisher, Vice Chairman/Assistant Secretary
Julie Ann Seeds, Manager/Secretary/Assistant Treasurer
Wilbur C. Evans Jr
Larry Cooney
Richard L. Peffer
Andrew Megonnell, Former Member
Mitchell Rissinger, Former Member

Comprehensive Plan Steering Committee Members

Elaine Backus
Steven Bomgardner
Carl Dickson
Candy Eslinger
James Fisher
Milton McCommons
Dianne Price
Julie Seeds
Jeffrey C. Smith
John Windish
Elijah Yearick
Amy Young

Middle Paxton Township Planning Commission

Liz Rodda, Chairperson
Jeffrey C. Smith, Vice Chairman
Thomas (Chip) Brown
Gary Deimler
William Kotkiewicz
Don Morse
Ralph Stone

Community Stakeholders

Tri-County Regional Planning Commission

Elijah Yearick

*This project was made possible through the
Tri-County Regional Planning Commission
Regional Connections Grant Program.*

*This plan was developed with assistance from:
Environmental Planning & Design, LLC
Pittsburgh, PA*

*In collaboration with
Johnson, Mirmirian & Thompson
York, PA*



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Overview

Middle Paxton Township and Dauphin Borough prepared a Joint Comprehensive Plan (Plan) to identify and examine issues, opportunities and strategies that take advantage of existing and potential strengths. This Plan helps to define a vision of the future of the communities that will inspire, guide and direct growth while being responsive to citizen needs and desires for the rural nature of the community to be maintained. The process included interactive collaboration between both communities, Tri-County Regional Planning Commission, local residents, the business community and other stakeholders. The Plan's goals are broad, but achievable, and based on sound analysis and realistic objectives. In order for the future vision and the goals, policies, objectives and actions of the Plan to be effective, implementation will require continued collaboration and outreach.

The Pennsylvania Municipalities Planning Code (MPC), Act of 1968, P.L. 805, No. 247 as reenacted and amended, provides for the preparation of a comprehensive plan in Article III, Section 301.

Comprehensive planning is a term used to describe a process that determines community goals and aspirations in terms of community development. The outcome of comprehensive planning is the Comprehensive Plan which guides public policy in terms of transportation, utilities, land use, recreation, and housing.

Planning is a continuous process. As conditions change and new information becomes available, objectives may change and goals and policies may be modified. This plan must be responsive to change, forward-looking and publicly supported. It should be regularly reviewed and revised, if necessary, to reflect the community's changing attitudes and desires.

Comprehensive planning for a 10-year horizon is an involved process, which reflects the needs and desires of the community it is to benefit. A plan aims to give the public, business and government agencies a clear understanding of the municipality's intentions and desires regarding its future development, which will lead to greater cooperation and minimization of potential conflicts. At its most basic, the planning process includes steps to organize, review, prepare and communicate.

The broad scope of a Comprehensive Plan is reflected in the wide variety of elements combined in one planning document. This Comprehensive Plan includes the elements required by the Pennsylvania Municipalities Planning Code. However, the Plan is not limited to these items. Overall, it is intended to facilitate the land use decision making process by covering the major categories of physical development in relation to the needs of the citizens.

As it is adopted by resolution, a comprehensive plan is not legally binding. A community's ordinances must be amended in order to legally implement the provisions required to execute the comprehensive plan.

How to Read this Plan

This plan lays out a strategic direction for Middle Paxton Township and Dauphin Borough through achievable approaches and steps for implementation. The Plan document itself is the final element of a planning process that presents strategies upon which the communities have collectively agreed and are ready to pursue in the years ahead. Studies have been completed and a factual base exists from which they can make decisions. The community development goals and objectives are stated to guide future decisions; a preferred course of action forms the foundation for the community's future growth.

The opening Chapter of this plan, *Overview*, lays out its purpose and explains the process of engaging community members, elected leaders and technical experts to develop the Plan's major goals, strategies and initiatives. It also contains a brief summary of key issues and existing conditions that were identified during the planning process. Expanded discussions of these items can be found in the Appendix.

The following Chapters include specific visions for key topics including discussions of the Plan's specific goals, objectives and actions related to:

Future Land Use & Housing

Transportation & Connectivity

Open Space, Recreation & Natural Resources

Community Facilities, Services & Infrastructure

Communication & Outreach

The *Actions & Implementation* Chapter contains a consolidated plan for implementation of the plan's action steps. Key partners and priorities are identified, as well as generalized priorities. This piece can be a key tool in future evaluation and benchmarking of plan implementation. This Chapter provides ways to involve all stakeholders. The true strength of the plan is that it was developed with public support and its success depends on continued public involvement.

The Action & Implementation Plan was created through a collaborative process among professional consultants, staff, the project Steering Committee—including representatives of both communities, the Township's Planning Commission and the communities' elected officials. Recommendations found within the Chapter are the basis for future action. The *Action & Implementation Plan* details specific steps to achieve ongoing success. It identifies the stakeholders and partners who should be responsible for each of the steps, the general priority level in which the steps should be completed and the goals to which each action is related.

The *Appendix* contains expanded discussions on topics like issues, opportunities and influencing factors. The *Appendix* also contains demographic background data other resources that will help to guide implementation.

Planning Process, Coordination & Outreach

A planning process varies by community based on its strengths, challenges, capability and resources. In Middle Paxton Township and Dauphin Borough, the process began with understanding of community background, a survey of resident preferences, analyses and ended with a set of recommendations and actions.

The comprehensive plan steering committee discussed community attributes, assets, strengths, deficiencies, needs and weaknesses. A community survey was mailed to all residential properties in both communities inside the regularly published newsletter.

The community also gave input through a public meeting process where residents and business owners prioritized identified actions to help guide the formation of the overall Implementation Plan found in Chapter 7 of this document.

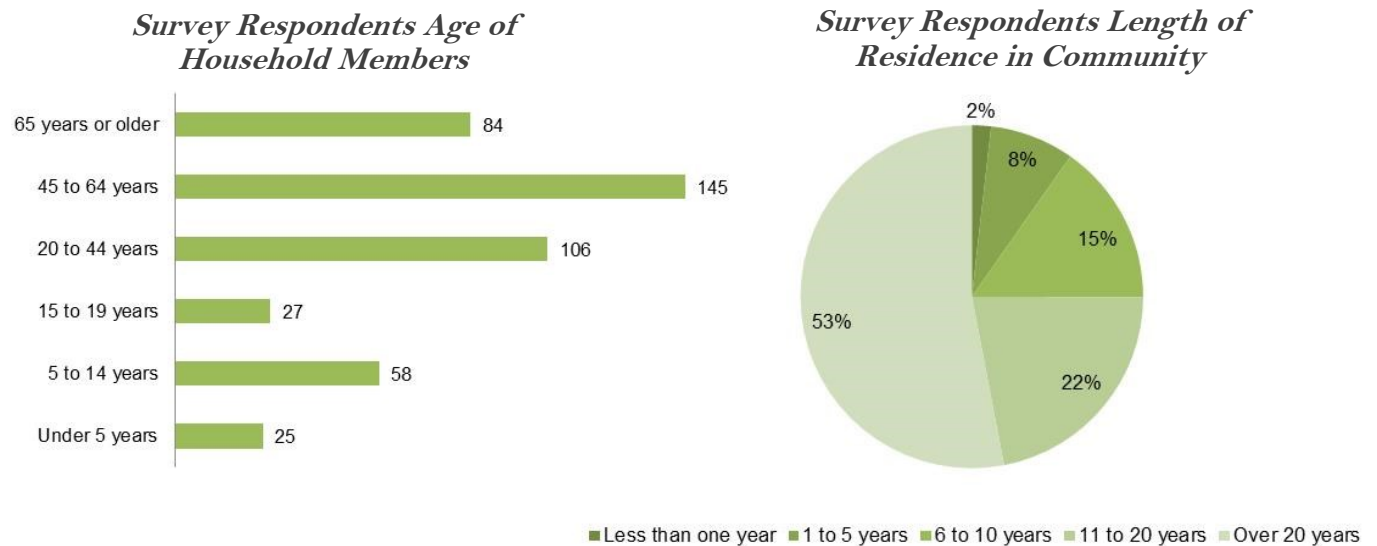
This planning process also represents the beginning of plan implementation, which is addressed through recommendations and the communities' ongoing efforts to take steps towards completing those actions. In doing so, the culminating effort of this document is the presentation of a realistic framework for future municipal actions, as well as the production of a document that is compatible with the comprehensive plans of neighboring municipalities and is consistent with the Dauphin County Comprehensive Plan.

B Zoning/Land Use		MPT Supervisors/PC; DB Council	Immediate		
1.	Adopt an Intergovernmental Cooperation Agreement to share land uses as part of the communities' zoning ordinances. Complete audits of the Township and Borough zoning ordinances to determine other applicable policy updates that reinforce comprehensive planning recommendations. Prepare and adopt zoning ordinance amendments necessary to align with provisions of the adopted Joint Comprehensive Plan.	MPT Supervisors/PC; DB Council		\$	Medium
2.	Introduce a "Civic District" within the Township's and Borough's Zoning Ordinances and Maps. Delineate the District's boundaries to incorporate public/quasi-public uses found along Cluster Boulevard. The District should encompass the Middle Paxton Elementary School, the Township Municipal Building and Fire Station, the Dauphin Pool and the Dauphin-Middle Paxton Community Park	MPT Supervisors/PC; DB Council		\$	Medium
3.	Consider zoning updates to incorporate recommended solar access provisions created as part of the <i>Delaware Valley/SunShot Initiative</i> that has occurred throughout the Commonwealth. Determine the portions of the Initiative's model ordinance that the communities' can further customize for ground- and/or roof-mounted systems.	MPT Supervisors/PC; DB Council, TCRPC	Short-term	\$	Medium
4.	Encourage redevelopment/infill development through designations of mixed use rezoning in the vicinity of the Township's existing industrial district. Update municipal industrial district zoning as applicable.	MPT Supervisors/PC; DB Council, TCRPC	On-going	\$	High
5.	Adopt ordinances that will serve to minimize conversion of single-family homes to apartments and focus on initiatives to revert apartments to single-family homes. Encourage engaged community stakeholders to attend Borough meetings/hearings to voice support that community ordinances are upheld when conversion requests are brought forward.	MPT Supervisors/PC; DB Council	Short-term	\$	Low
6.	Form a partnership with local and/or regional history/landmarks/architecture/home improvement group(s) to provide regular low-cost technical assistance sessions for 1) how to maintain, rehabilitate, and invest in homes; 2) opportunities to learn about renovation best practices; and 3) available resources for home renovation projects.	MPT, DB, PHMC, Dauphin-Middle Paxton Historical Society, TCRPC, Dauphin County	Long-term	\$	Low

Community Survey Results

Community survey results reinforce the communities' residential stability. Approximately ten percent of survey respondents have lived in the community for 5 or fewer years with a significant portion of respondents indicating that their household members are over the age of 20. Response rates of age and residency characteristics were proportional to the overall communities' characteristics when evaluating numbers presented as part of the US Census' demographics for the community.

Survey responses were used to develop a deeper understanding of key issues and opportunities in the early stages of the planning process. As recommendations were developed, survey results were kept in mind as the Steering Committee and the public continued to shape the plan and its goals and recommendations. Survey questions and responses are included within the Comprehensive Plan's *Appendix*.

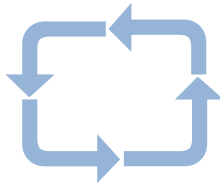


Key Issues & Opportunities

Building on the analysis of demographics and other data (found in the Appendix), issues and opportunities were identified. These areas of focus as related to residential life, the landscape, services, safety and connectivity are important foundations for future action. The issues and opportunities reflect discussions with the Plan's Steering Committee and with residents at public meetings. These issues and opportunities also shape the Plan's recommendations.



- Residents generally desire for some non-residential needs to continue to be met beyond the municipalities' boundaries. Working with other communities to ensure that these needs can be met in the right place, at the right scale, would be beneficial to retaining the Township's and the Borough's established development and conservation character.



- Community support exists for the use of infrastructure expansion to solve existing problems; little support exists for the expansion of infrastructure to encourage development.
- The municipalities' population remains steady; the expense of maintaining and/or replacing community infrastructure and amenities continues to rise.



- Young people/families pursuing the early years of home ownership are often challenged to find an affordable home and land in Middle Paxton Township; the existing housing stock within Dauphin Borough appeals to some, but not all audiences.



- Housing options for senior citizens seeking to downsize are limited.
- There are a few targeted locations where traffic - generally from a safety standpoint - needs to be dealt with.
- Routes that provide for the safe passage of residents in areas of historic flooding are needed.



- Residents desire connectivity for walking/biking between homes and parks, to the river, etc.
- Retention of the communities' existing character is essential.
- Opportunity exists for the communities to further take advantage of their sense of "place" in the Capitol Region.
- The Dauphin-Middle Paxton Joint Park is a true community identifier and asset.

Goals	Objectives	Actions
<ul style="list-style-type: none"> • Describe an idea or sought after end state • Are non-specific/general statements • Are the foundation to which policies should refer 	<ul style="list-style-type: none"> • Advance a goal's specific purpose, aim, ambition or element • Describe the end state of the goal, its purpose, or a course of action necessary to achieve • Are generally non-quantifiable • Suggest a course of action or "should, where as, will" • May indicate general criteria to be followed in developing policy 	<ul style="list-style-type: none"> • Describe how an objective will be carried out • Describe method or provide guidelines • Are usually measurable and/or time sensitive • May have an associated cost • Identify responsible parties

Goals

1. *Balance development with conservation to maintain the appeal and quality of the communities' existing landscapes*
2. *Uphold responsible development by aligning development opportunities with realistic and sustainable infrastructure and services*
3. *Enhance the sense of community through quality civic spaces*
4. *Promote resident safety through an integrated transportation network for motorized vehicles, non-motorized vehicles and pedestrians*
5. *Maintain fiscal responsibility while delivering effective services*

Objectives

Multi-Municipal

- Promote the communities' sense of place and convenience within the Capitol Region
- Expand the system of connectivity within and between the Township and the Borough
- Advocate for improved access during severe weather events to ensure resident health, welfare and safety
- Coordinate the provision and timing of infrastructure within areas most suitable and practical for public services
- Pursue collaboration of municipal investments that benefit both the Township and Borough, where practical

Dauphin Borough

- Stabilize housing stock vacancies/disinvestments north of Allegheny Street/Old 22/322
- Promote neighborhood stability by encouraging home ownership
- Enforce property maintenance standards
- Encourage residential infill where feasible
- Celebrate and promote the appreciation of civic amenities
- Improve public safety with strategically controlling and coordinating access
- Leverage past investments in civic infrastructure

Middle Paxton

- Maintain the community's overall rural character in context of a balanced tax base
- Protect the community's natural resources by strategically implementing land use development policies
- Support housing affordability for future generations
- Encourage the broadening of housing options where resources exist and can be practically provided
- Support continued investment in parks and recreation
- Maintain and promote sustainable amenities with balanced spending
- Reinforce prevention of environmental issues associated with unproductive infrastructure systems

Essential Actions

Essential Actions are the most important or key actions for implementing the plan's top priorities. The following Essential Actions are culled from the overall set of recommendations. This list outlines the overall recommendations while the detailed steps needed for implementation of the Essential Actions can be found in *Chapter 7: Actions and Implementation*. The Essential Actions represent important recommendations and actions that drive the success of the plan and also provide the basis for other actions. These initiatives are the building blocks of the overall plan and should be approached simultaneously for implementation with other recommendations.



Throughout the plan Essential Actions are marked with the symbol above.
Expanded explanation related to each Essential Action can be found in
Chapter 7: Actions & Implementation.

- **Create the “Fishing Creek Valley to Stony Creek Valley Greenway,” a secured multi-use trail facility**
- **Update zoning ordinances in both communities to share uses**
- **Utilize zoning to encourage redevelopment/infill**
- **Address infrastructure updates as needed**
- **Resolve needed improvements associated with intersections of priority concern with Peters Mountain Road**
- **Complete an overall parks and recreation plan for the communities’ main parks and begin implementation**
- **Develop a long-term communications strategy**



Comprehensive Plan Map

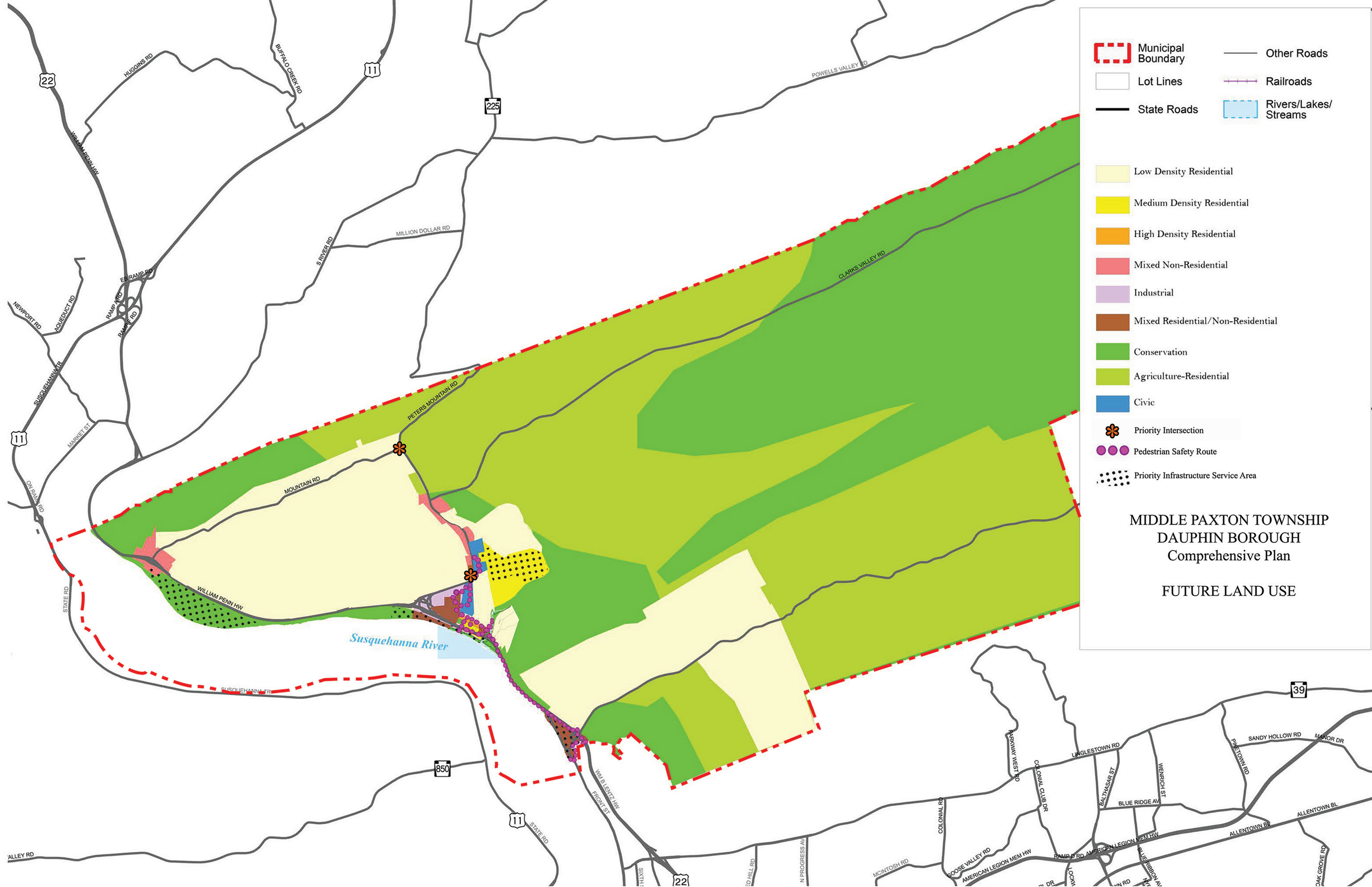
The Joint Comprehensive Plan is a statement of the community's vision for the future and a guide to achieving that vision. The Comprehensive Plan Map is a graphic representation of the recommendations, concepts and goals of the overall Joint Comprehensive Plan.

Recommendations related to physical places are identified - primarily future land use and connectivity.

The Comprehensive Plan Map serves as a guide for the future development to balance community needs and available resources. The land uses, trails and other items are further examined in each of the following Chapters.

While this Comprehensive Plan Map is not a zoning map and does not impact existing approved zoning, it provides the foundation for making changes or developing new regulations that implement the identified vision, goals and policies of the overall Plan.





- Municipal Boundary
- Lot Lines
- State Roads
- Other Roads
- Railroads
- Rivers/Lakes/Streams

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Non-Residential
- Industrial
- Mixed Residential/Non-Residential
- Conservation
- Agriculture-Residential
- Civic

- Priority Intersection
- Pedestrian Safety Route
- Priority Infrastructure Service Area

MIDDLE PAXTON TOWNSHIP
DAUPHIN BOROUGH
Comprehensive Plan
FUTURE LAND USE



2 Future Land Use & Housing

In an effort to seek continued success into the coming decades, land use and housing remain important aspects of community discussion and action. Upholding high quality community character is not just a planning concept, it is a valued frame of mind in the context of a long-standing tradition of community distinction. Demographic trends will likely be significant influences shaping land use-related discussions, while socio-economic patterns will also shape what housing and other development are realized.

Existing Land Use

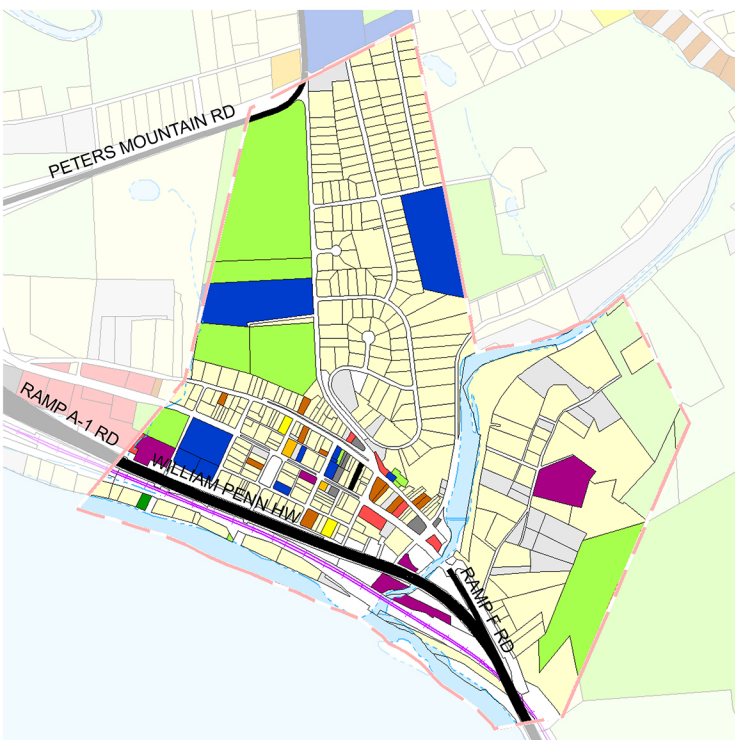
Dauphin Borough Existing Land Use



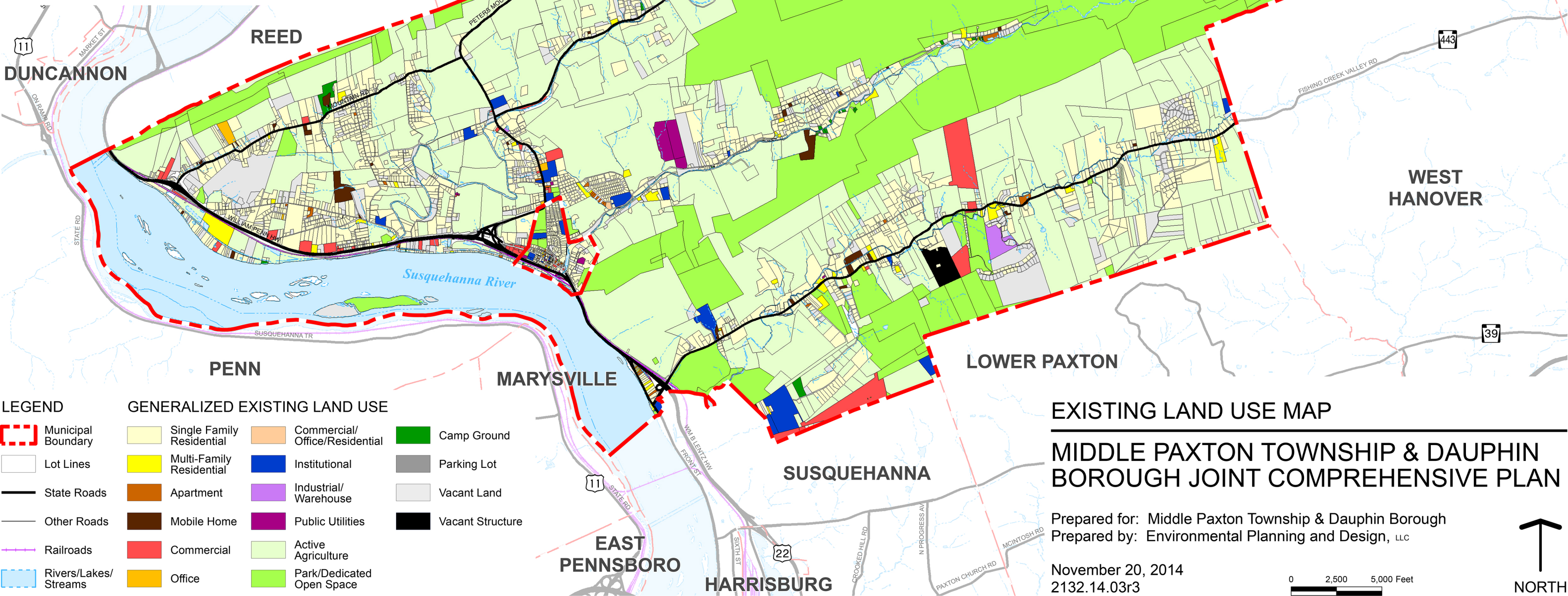
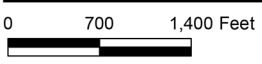
Generalized Existing Land Use Legend

	Municipal Boundary		Single Family Residential
	Lot Lines		Multi-Family Residential
	State Roads		Apartment
	Other Roads		Mobile Home
	Railroads		Commercial
	Rivers/Lakes/Streams		Office
			Commercial/Office/Residential
			Institutional
			Industrial/Warehouse
			Public Utilities
			Active Agriculture
			Park/Dedicated Open Space
			Camp Ground
			Parking Lot
			Vacant Land
			Vacant Structure

A significant portion of Middle Paxton Township is dedicated open space with development concentrated in the southern and western portions of the community. Dauphin Borough is essentially built-out with opportunities for infill development in both the short and long term. Zoning in the two communities is generally consistent with land uses except for a few areas. In Middle Paxton, the area of the 22/322 and 225 interchange is zoned industrial, but has a variety of other existing uses.



DAUPHIN BOROUGH - EXISTING LAND USE



LEGEND

- Municipal Boundary
- Lot Lines
- State Roads
- Other Roads
- Railroads
- Rivers/Lakes/Streams

GENERALIZED EXISTING LAND USE

Single Family Residential	Commercial/Office/Residential	Camp Ground
Multi-Family Residential	Institutional	Parking Lot
Apartment	Industrial/Warehouse	Vacant Land
Mobile Home	Public Utilities	Vacant Structure
Commercial	Active Agriculture	
Office	Park/Dedicated Open Space	

EXISTING LAND USE MAP

MIDDLE PAXTON TOWNSHIP & DAUPHIN BOROUGH JOINT COMPREHENSIVE PLAN

Prepared for: Middle Paxton Township & Dauphin Borough
Prepared by: Environmental Planning and Design, LLC

November 20, 2014
2132.14.03r3

0 2,500 5,000 Feet

NORTH

Note: The Existing Land Use Map is based on Dauphin County Tax Assessment land use codes, 2014. Other base GIS data provided by the Dauphin County GIS Department and the Tri-County Regional Planning Commission, 2013 - 2014.



Developable Area

A developable area analysis can help communities better understand the amount of land that could reasonably change in the coming years. Whether the change happens depends on many factors: regional population trends, economic patterns, regulations, etc. Many of those factors are out of the control of a local community, but some significant factors are within the control of local municipalities such as land use regulations, zoning, the availability of infrastructure, and planned roadway improvements or extensions. The developable area analysis consists of a number of key steps.

Gross Developable Area

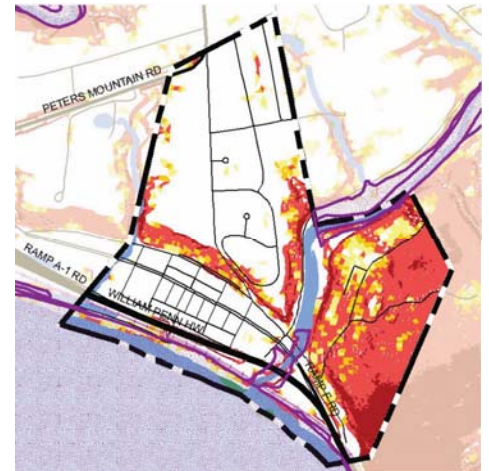
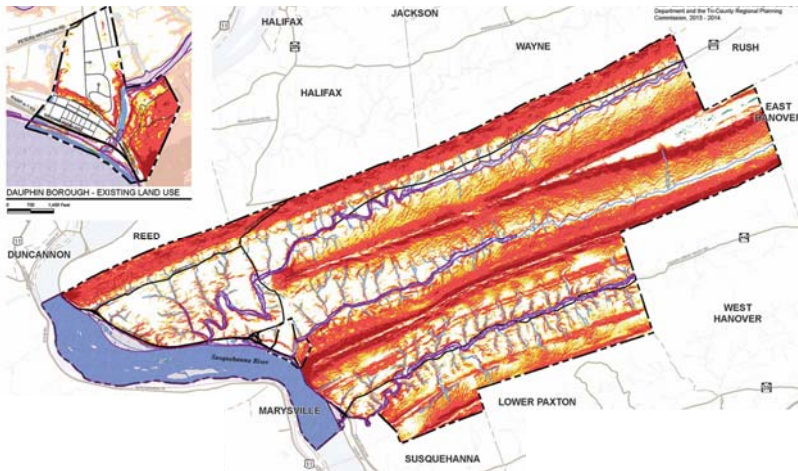


Gross Developable Area, shown above in gray, is an inventory of existing land uses that could potentially be targeted for redevelopment by the private sector. These include building lots, mobile home sites, residential development land, commercial land, farmland with buildings, unimproved farmland, miscellaneous land and uninhabitable dwellings.

Gross Developable Area by Zoning

The map above, showing Gross Developable area by Zoning, is an indication of how the potentially developable areas could be developed based on the current zoning in the community. Future development depends on many private sector factors, but this is an indication of what could be developed within the parameters of existing regulation, if development were to occur.

Environmental Constraints



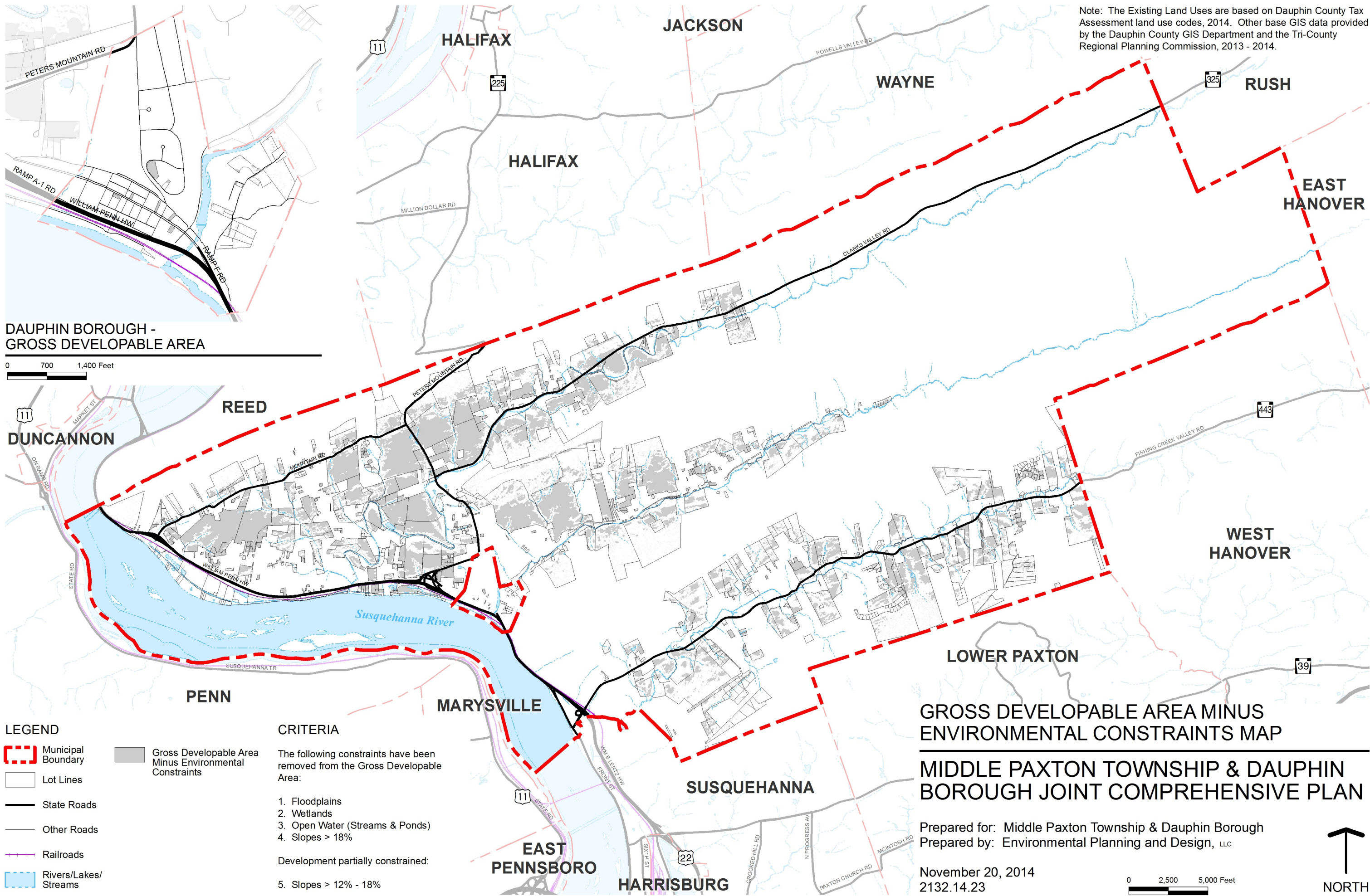
Environmental Constraints are another important key to the possibility of future development. Slopes are indicated in shades of yellow to red with red being the highest. Slopes over 25% are considered undevelopable for the purposes of this analysis. Other areas that are considered undevelopable include the 100-year floodplain, open water and wetlands. The communities recognize that many of these resources are significant in their contributions to the presence and protection of a reliable, quality water supply.

Net Developable Area

The map to the right shows, in gray, the gross developable land with areas of environmental constraint removed. The resulting land is the net developable area.

The corresponding chart to the right identifies net developable area by zoning district - an indication of how much potential future development could occur, where that development could happen and, generally, what kinds of land uses are allowed in those areas.

Middle Paxton Township	
Zone	Acres
A-RR	1,804.75
C-1	16.62
C-O	41.72
MX	16.89
N-R	2.26
R-1	1,159.51
R-2	0.75
R-3	59.40
Subtotal	3,101.90
Dauphin Borough	
Zone	Acres
R-1	0.95
Subtotal	0.95
Total	3,102.84

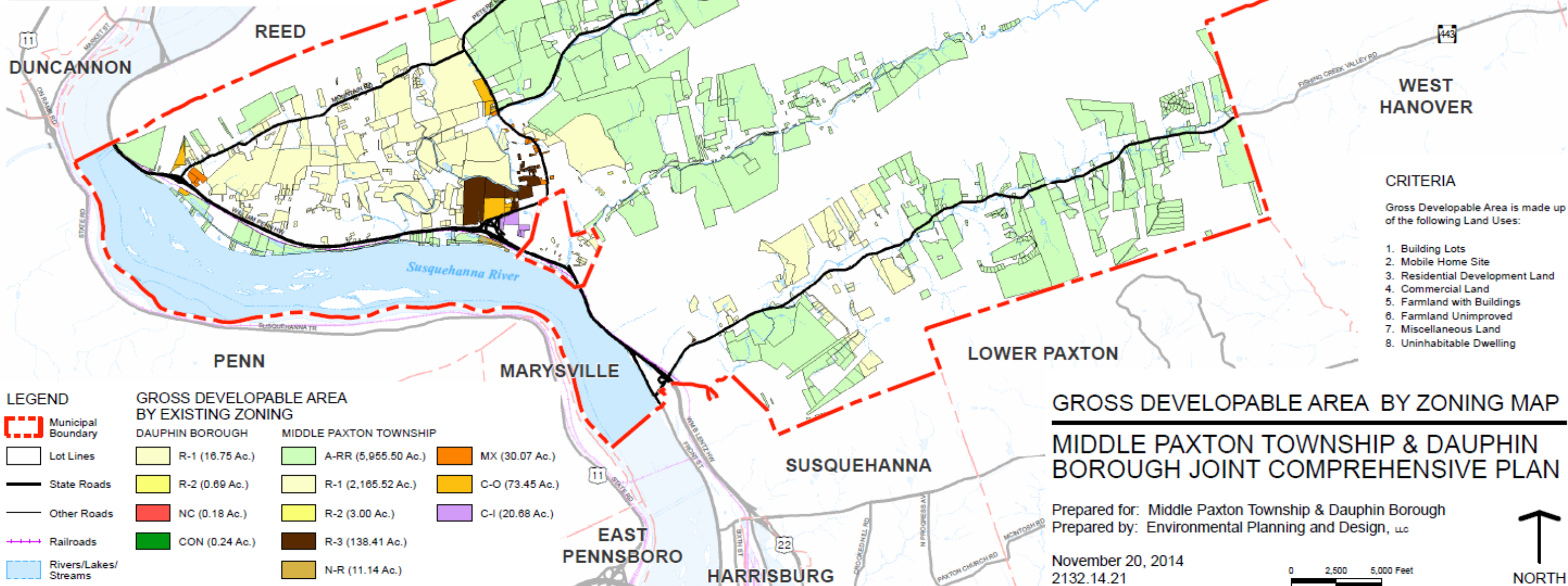


Note: The Existing Land Uses are based on Dauphin County Tax Assessment land use codes, 2014. Other base GIS data provided by the Dauphin County GIS Department and the Tri-County Regional Planning Commission, 2013 - 2014.



DAUPHIN BOROUGH -
GROSS DEVELOPABLE AREA

0 700 1,400 Feet



Note: The Existing Land Uses are based on Dauphin County Tax Assessment land use codes, 2014. Other base GIS data provided by the Dauphin County GIS Department and the Tri-County Regional Planning Commission, 2013 - 2014.

CRITERIA
Gross Developable Area is made up of the following Land Uses:

1. Building Lots
2. Mobile Home Site
3. Residential Development Land
4. Commercial Land
5. Farmland with Buildings
6. Farmland Unimproved
7. Miscellaneous Land
8. Uninhabitable Dwelling

Middle Paxton Township— Gross Developable Acreage by Zoning

2010 US Census Population = 4,976

2010 US Census Total Dwelling Units = 2,208

2010 US Census Total Housing/Occupied Dwelling Units = 2,060

Zoning District	Acres	Minimum Lot Size	Buildable Area Factor of Gross Acreage	Additional Potential Dwelling Units	Associate Build-out Population
A-RR	5,955.50	2 acres	0.6	1,787	4,306
R-1	2165.52	1 acre	0.6	1,299	3,131
R-2	2,165.52	22,500	0.6	4	9
R-3	138.41	11,000	0.6	332	801
C-1	20.68	22,500	0.6		
C-O	73.45	22,500	0.6		
MX	30.07	22,500	0.6		
N-R	11.14	1 acre	0.6		
TOTAL	8,397.78			3,422	8,246

The Comprehensive Plan also accounts for projected population and dwelling data as developed by the Tri-County Regional Planning Commission (TCRPC). The TCRPC's 2020 projections for the Borough rises to 801, and the Township reaches 5,439 residents; the outcome of the Comprehensive Plan's build-out scenario also identifies that there is a variety of potential unit types, development densities and availability of land for potential housing growth that could support TCRPC's projected population trends in the coming decade and beyond.

Dauphin Borough—Gross Developable Acreage by Zoning

2010 US Census Population = 791

2010 US Census Total Dwelling Units = 364

2010 US Census Total Housing/Occupied Dwelling Units = 333

Zoning District	Acres	Minimum Lot Size	Buildable Area Factor of Gross	Additional Potential Dwelling	Associate Build-out Population
R-1	16.75	10,000	0.65	44	104
R-2	0.69	5,000	0.65	4	9
NC	0.18		0.65		
CON	0.24		0.65		
TOTAL	17.86			48	113

NOTES:

- Buildable area Factors represents a development reduction from gross acreage in order to account for the following:
10-15% for road/street ROW/access;
10% for on-lot sewage; and
10% for unbuildable slope area
- Middle Paxton Township's 2010 Average household size =2.41 (US Census)
- Dauphin Borough's 2010 Average Household size = 2..38 (US Census)

Future Land Use & Housing Recommendations



1. Update zoning ordinances in both communities to share uses

- a. Adopt an Intergovernmental Cooperation Agreement to share land uses as part of the communities' zoning ordinances.
- b. Complete audits of the Township and Borough zoning ordinances to determine applicable policy updates necessary to reinforce comprehensive planning recommendations.
- c. Prepare and adopt zoning ordinance amendments necessary to align with provisions of the adopted Joint Comprehensive Plan.
 - Mixed Use District in Middle Paxton Township
 - Civic District in Dauphin Borough and Middle Paxton Township
 - Sharing of selected uses

2. Introduce a Civic District in the Township and Borough's zoning ordinance and maps

- a. Delineate the new district's boundaries to incorporate public/quasi-public uses found along Claster Boulevard and Peters Mountain Road.
- b. The district should encompass the Middle Paxton Elementary School, the Township Municipal Building and Fire Station, the Dauphin Pool and the Dauphin-Middle Paxton Community Park

The current zoning allows certain types of uses, such as residential uses around the public/quasi-public land uses such as schools, municipal buildings and recreation. Generally the uses that are allowed are compatible with the public/quasi-public nature of the area, but because of the shape of the park parcels, a significant change in land use (such as residential uses on the existing site of the pool) become problematic to the functionality, operation and community appeal of the Dauphin-Middle Paxton Community Park.

The community park is currently zoned Conservation and residential is allowed. The creation of a Civic District could prevent incompatible uses from impacting the park, but allow other types of private recreation and more compatible uses.

3. Update community zoning ordinances as needed related to the advances in solar energy systems

- a. Consider zoning updates to incorporate recommended solar provisions created as part of the Delaware Valley Regional Planning Commission or PennFuture SunShot Initiative Model Ordinance that has occurred throughout the Commonwealth.
- b. Determine the portions of the initiative's model ordinance that the communities can further customize for ground and/or roof-mounted solar systems.



4. Utilize zoning to encourage redevelopment/infill

- a. Encourage redevelopment/infill through designations of mixed-use rezoning in the vicinity of the Township's existing industrial district.
- b. Update municipal industrial district zoning as applicable.

The area around the 322 interchange in Middle Paxton Township has lower visibility than what is preferred for most new development of a commercial or industrial nature. Further the parcels are smaller than what is generally attractive for industrial uses. This area could become a second mixed-use district that includes higher density residential uses. This density would connect to the density of Dauphin Borough. Additionally, mixed-use buildings could feature office or retail/service uses on the first floor and apartments on the upper floor(s).

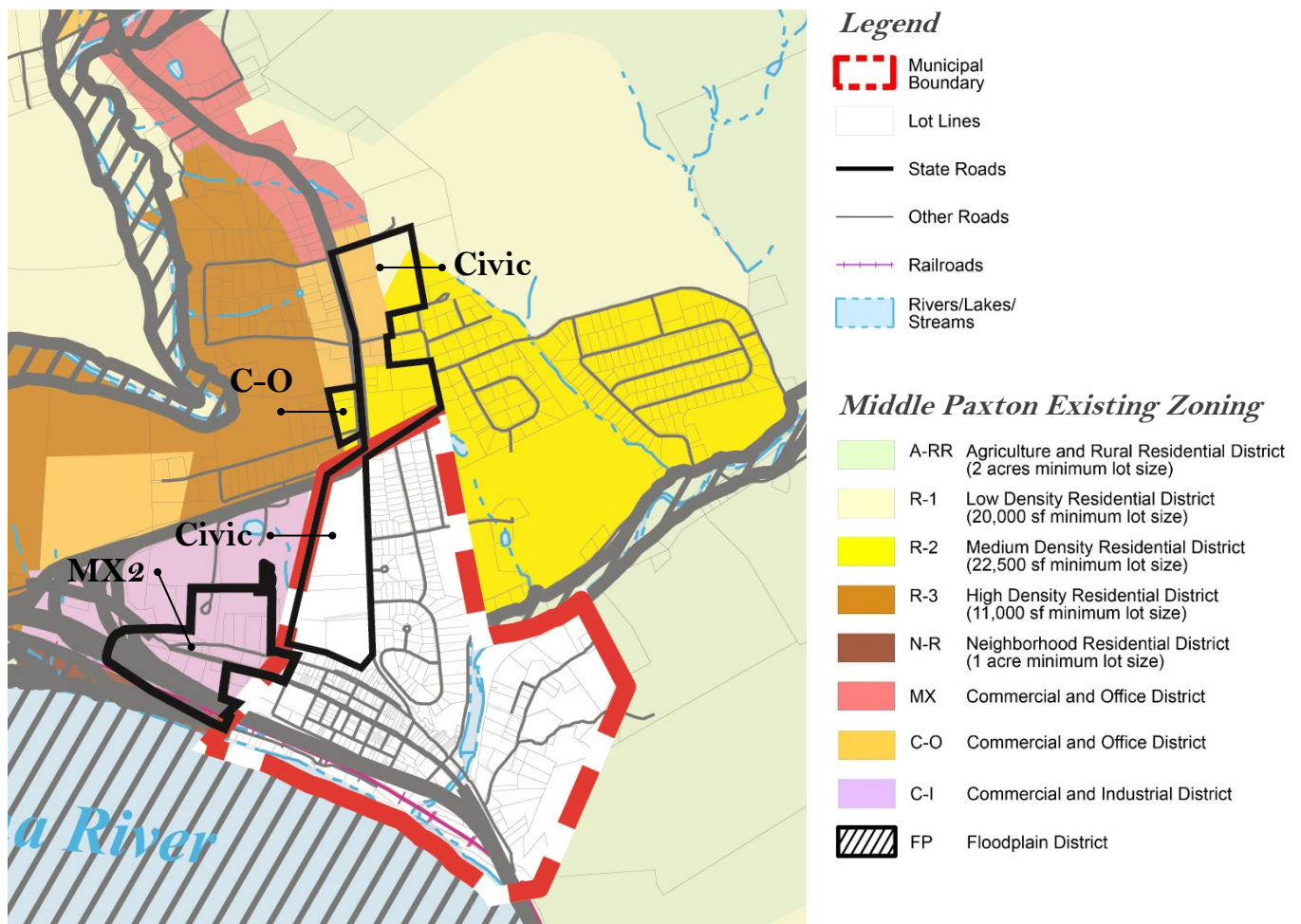
5. Utilize zoning to minimize the conversion of single family homes

- a. Adopt ordinances that will serve to minimize conversion of single-family homes to apartments and focus on initiatives to revert apartments to single-family homes and evaluate suitable provisions for granny flats.
- b. Encourage engaged community stakeholders to attend public meetings/hearings to voice support that community ordinances are upheld when conversion requests are brought forward.

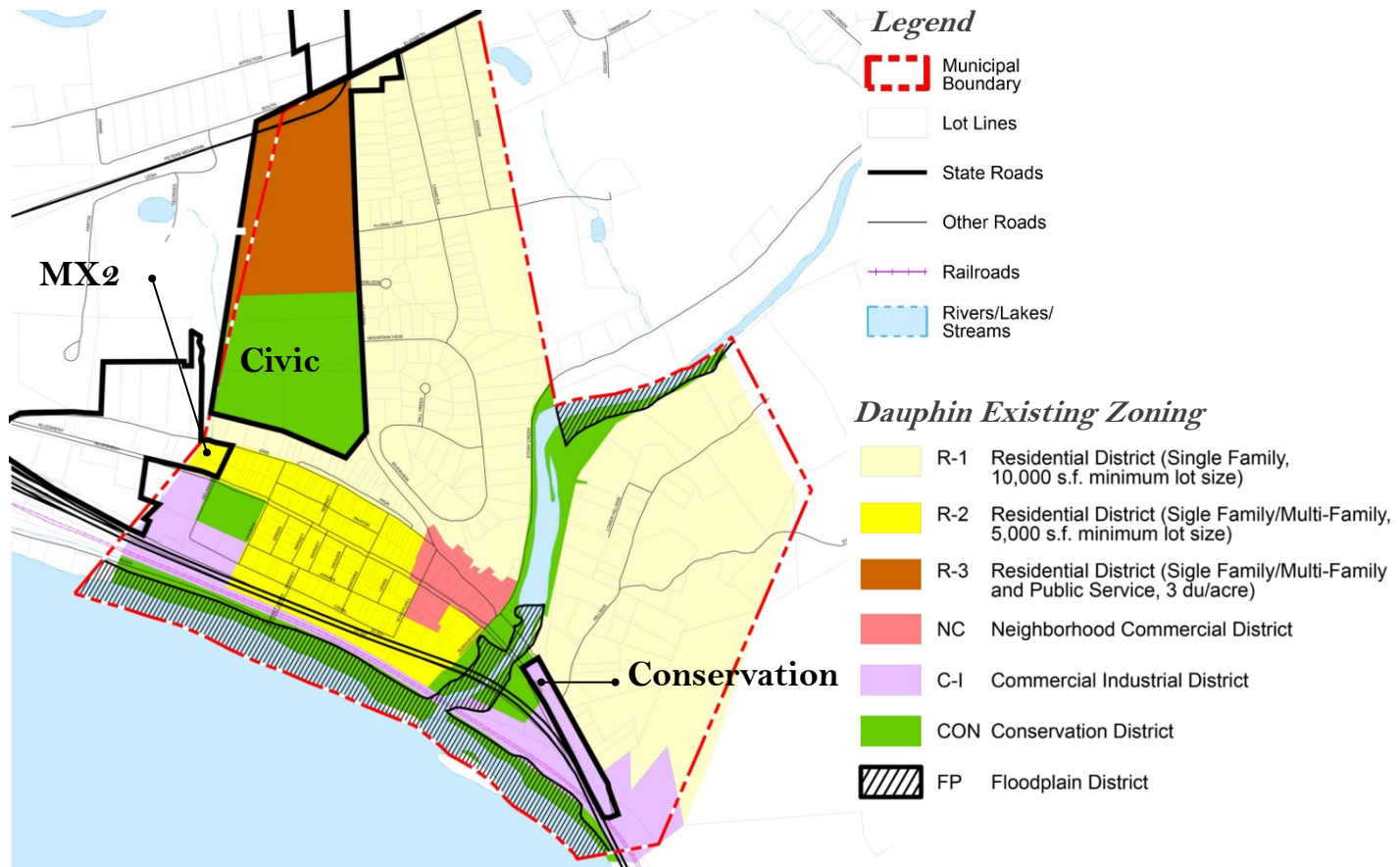
6. Form a Borough-oriented partnership to encourage high-quality home maintenance

- a. Form a partnership with local Borough and/or regional history/landmarks/architecture/home improvement group(s) to provide regular low-cost technical assistance sessions for the following:
 - How to maintain, rehabilitate and invest in homes
 - Opportunities to learn about renovation best practices
 - Available resources for home renovation projects

Middle Paxton Existing Zoning and Proposed Zoning District Changes



Dauphin Existing Zoning and Proposed Zoning District Changes



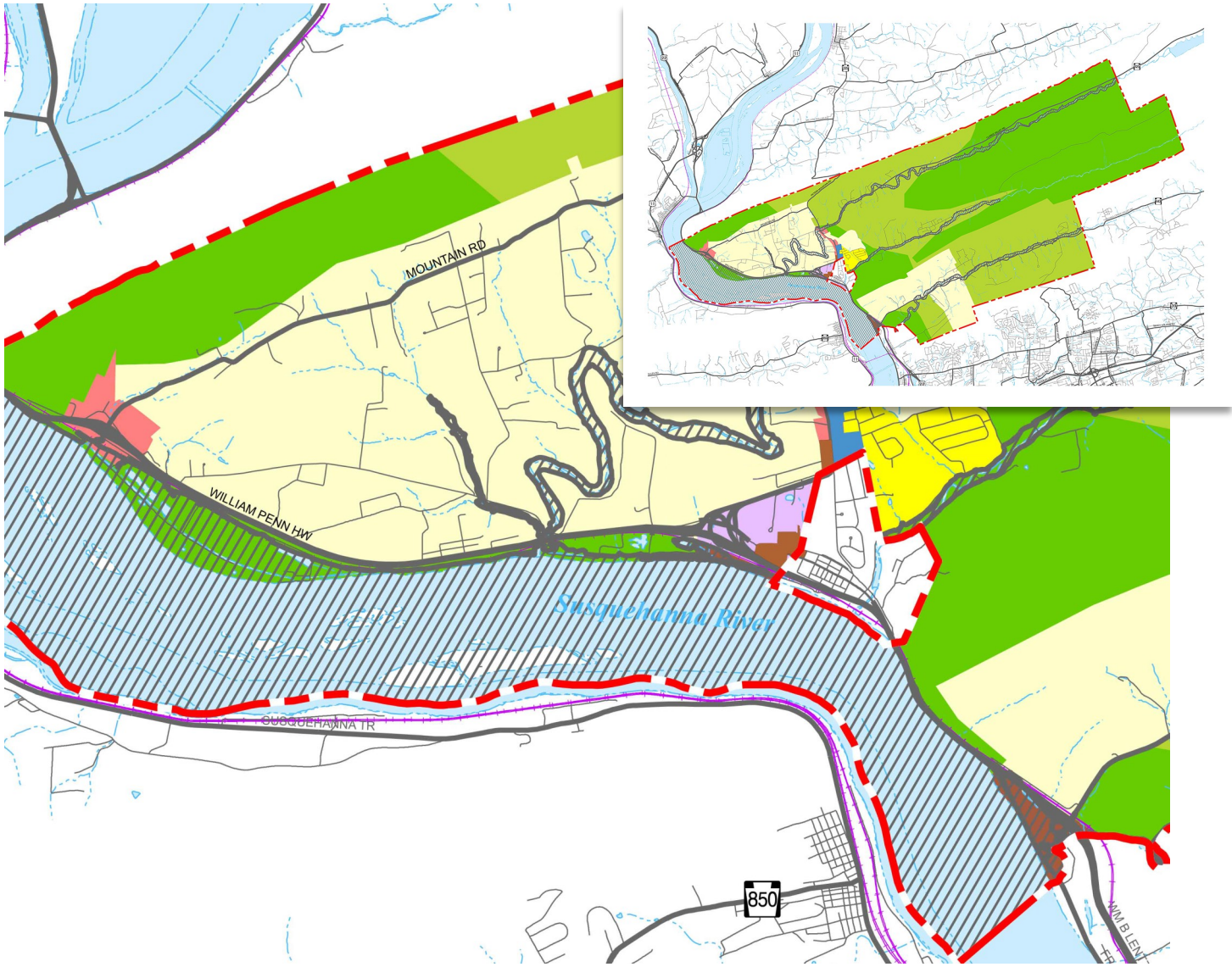
The maps on these two pages show the existing zoning in the Township and Borough with labels indicating proposed zoning as discussed previously in this Chapter. Civic areas are related to the Civic District. MX2 indicates the proposed mixed-use district where the mix of permitted uses could be expanded and potential bulk/area criteria considered. Others indicate areas that could be considered for rezoning without the creation of any new district areas.

Future Land Use & Housing Plan

Dauphin Borough Future Land Use & Housing Plan



Middle Paxton Township Future Land Use & Housing Plan



Residential Land Uses

Agriculture-Residential

Middle Paxton Township has significant land area devoted to agricultural use and very low density residential areas. There is currently no pressure or desire to alter these land use patterns; in fact, these areas are an important part of the character of the community. As commercial agriculture production may impact water supply sources, the extent to which development impacts natural resources will be based upon the combination of Federal, State and Township's technical requirements for development.

Low Density Residential

Low density residential uses are another important feature in Middle Paxton Township.

Medium Density Residential

Medium Density Residential is primarily found in Dauphin Borough or in Middle Paxton Township bordering Dauphin Borough.

High Density Residential

Dauphin Borough features a small area of higher density residential uses.

Mixed Residential/Non-Residential

Dauphin Borough has a small area of mixed residential/non-residential uses. An area of Middle Paxton Township bordering Dauphin Borough is an ideal location to develop additional mixed residential/non-residential areas. This would provide a continuation of the density and land use pattern of the Borough into the Township.

Non-Residential Land Uses

Civic

The civic area is discussed previously in this Chapter related to the areas around the Dauphin-Middle Paxton Community Park extending to the Middle Paxton Elementary School. The public/quasi-public nature of the area is expected to continue with uses that are compatible with the park such as private recreation and greenway corridors.

Mixed Non-Residential

Mixed non-residential areas feature combinations such as offices, retail and restaurants in close proximity. These areas generally do not include residential uses.

Industrial

Industrial areas in the Township and Borough are anticipated to remain near the river/railroad corridor.

Conservation

Extensive areas of Middle Paxton Township are public or quasi-public wooded lands. It is anticipated that these areas will continue to be open wooded land.

Floodplain

Floodplain areas are regularly in danger of being inundated with water from the Susquehanna River. Land use types and construction materials are restricted in floodplains through state regulations. These spaces are often best suited for open natural areas, recreation, trails or river access points.



3 Transportation & Connectivity

The transportation system in Middle Paxton Township and Dauphin Borough continues to play a significant role in its future. In addition to accommodation for vehicles, needs for resident safety can be resolved through connectivity. Further, the potential for expanding bicycle/pedestrian facilities in the community and the region continues to gain momentum.

Transportation & Connectivity Recommendations



7. Create the “Fishing Creek Valley to Stony Creek Valley Greenway,” a secured multi-use trail facility

- a. This will be located along the north side of the Norfolk Southern Railroad corridor to provide an access route for emergency service vehicles and a walking/biking trail linking Erie Street with Cemetery Road.
- b. Partner with Norfolk Southern Railroad and private landholders to provide clear property boundaries and controlled points of access.

Because of flooding issues under the 22/322 railroad overpass, Dauphin Borough and approximately 2/3 of Middle Paxton Township and northern Dauphin County communities become inaccessible and essentially isolated from the greater Harrisburg region. This is a significant public safety concern. While people can reach Harrisburg area hospitals by helicopter or boat, other types of emergency situations cannot be handled (such as fire) without access to those areas. This situation poses a serious public safety concern. Based on the width of the Norfolk Southern Railroad corridor, it appears physically possible to create an emergency access trail linking Erie Street with Cemetery Road.

This link would also solve a second issue, which is Route 22/322 in this vicinity is a designated bicycle route with a severely limited berm through the railroad overpass. If cyclists could utilize the emergency access trail/road, they could use an alternate (and much safer route).

Completion of this action will require significant coordination and cooperation with outside entities. Some important first steps are outlined in Chapter 7.

8. Provide connective access linking the *Fishing Creek Valley to Stony Creek Valley Greenway* to Fort Hunter Road.

- a. Partner to fully implement the Capital Area Greenbelt-Fort Hunter Greenway Plan thereby providing access to Fishing Creek Valley and Stony Creek Valley

9. Align a pedestrian route within public/private rights-of-way and public lands to connect the Middle Paxton Elementary School to the Susquehanna River

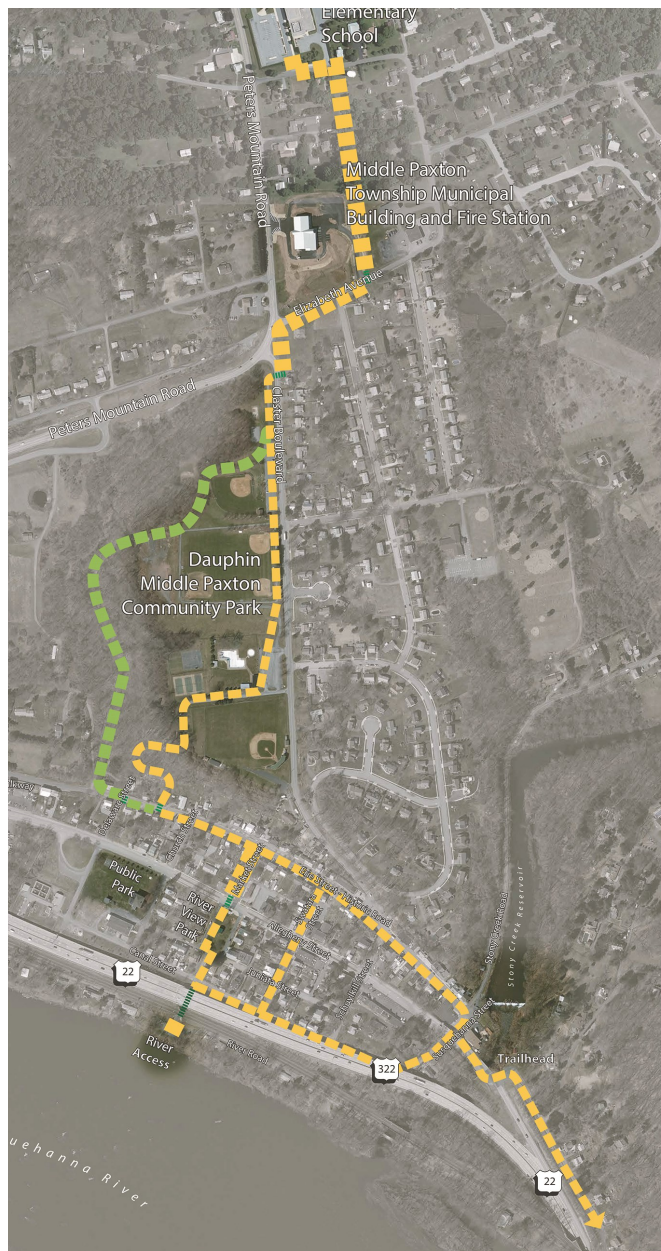
- a. Designate/sign all crossings and share-the-road portions as applicable

To encourage the walkability between civic spaces, the area between the Middle Paxton Elementary School and the Susquehanna River could be a corridor that further brings the two communities together—particularly through their major assets. Close to 80% of the land in the proposed corridor is publicly controlled through outright ownership or easements. The land is controlled by a variety of entities so coordination and cooperation will be key for the completion of the corridor. The newly identified Civic Zoning District will aid in encouraging compatible development.

10. Pursue joint-municipal solutions to enhancing the western portion of Stony Creek Road through to the Erie Street Intersection

- a. Recognize residents' and visitor's long-term needs for direct access to Stony Creek Valley alongside the waters of the Stony Creek.
- b. Develop engineered paving and drainage solutions that will coincide with the implementation of other municipal infrastructure improvements, and minimize periodic flooding impacts to the roadway such that recurring maintenance costs can be minimized.

Proposed Pedestrian Route for Further Evaluation



- Primary Trail
- Secondary Trail
- Street Crossing
- Existing Underpass
- Proposed Underpass

These maps show potential pedestrian routes that should be further evaluated to determine the feasibility of making connections between the Middle Paxton Elementary School and the Susquehanna River. The detail map (on the following page) also identifies existing and potential routes for underpasses and street crossings.

A proposed single-loaded bay of trailhead parking hosting 4 to 5 cars is recommended to be located across from the School property in context of potential development opportunities. Signage on both sides of the right-of-way should denote that no trailhead parking may occur on the School property. If, at a future point in time, it is amenable that parking may occur on both sides of the street, signage can be updated accordingly.

When pursued, parking along the riverfront should be located wholly on Borough-owned property. The community can provide appropriate signage to designate available public spaces and to notify visitors that respecting the privacy of adjoining private property is of utmost importance.

Proposed Pedestrian Route for Evaluation (Detail Map)



Fishing Creek Valley to Stony Creek Valley Greenway



Fishing Creek to Stony Creek Greenway Details



1. End of Erie Street and Point of Railroad Crossing 22/322

Fishing Creek Valley to Stony Creek Valley Greenway Details



2. Cemetery Road; proposed emergency access and trail connection

3. Cemetery Road; existing gas easement– investigate trail use opportunities



4. Fort Hunter Road; opportunity for a connection along existing service underpass



4 Open Space, Recreation & Natural Resources

Middle Paxton Township and Dauphin Borough's assets, amenities and natural resources are important components in community character and are intrinsic to all aspects of community planning . The plan for community open space, recreation and natural resources includes maintaining the resources and amenities available to residents today while enhancing them by ensuring that residents can more easily access them by car, bike or on foot.

As part of the comprehensive planning process, a series of park/open site-specific evaluations were completed (See Appendix). As part of future open space, recreation and natural resource pursuits, the communities are encouraged to further develop ideas for site enhancements and construct thoughtfully designed improvements that balance site function, performance and costs.

Open Space, Recreation & Natural Resources Recommendations



11. Complete an overall parks and recreation plan for the communities' main parks and begin implementation

- a. Determine the feasibility of facility updates including but not limited to:
 - Tennis court reuse
 - Skate/BMX park
 - Water play
 - Off-lease dog exercise area
 - Rock scramble and play space to support families near the ballfields
 - Amphitheater
- b. Some other initial points of planning consideration include:
 - In years ahead, where there are opportunities to update underutilized recreation fields, long-term facility health and open space performance can be enhanced. Updates to maintenance partnership agreements with user organizations can outline best management practices and implementation schedules. Updates to the communities' joint maintenance plan/agreement pertaining to the Dauphin-Middle Paxton Joint Park can also be considered.
 - Prioritizing completion of general improvements at Hagy Park including an improved entrance, relocation of maintenance/storage area (replant with designed landscape), repairs of park/court components and relocating parking as applicable
 - Investigate the feasibility/market need of a community recreation center
 - Consider potential Fishing Creek Valley Community Center updates/reuse.

12. Pursue continued improvements and investments in the communities' joint park facilities

- a. Focus on designating/constructing a range of pedestrian accessible routes between areas of parking and recreation.
 - b. Ensure long-term park and open space facility performance..
-

13. Renovate the Borough's Market Square/open space to offer residents and visitors a public space that exudes community pride

- a. Align upgrades for universal accessibility and drainage with reinvestments in landscape and surfaces.
 - b. Gear all improvements to optimize return on investments and minimize long-term maintenance needs.
-

14. Collaborate with pedestrian and bicycle advocacy groups in the community and the Capital region to formally designate a comprehensive network of routes that can safely accommodate non-motorized travelers

- a. Extend, expand and update pedestrian and bicycle routes through identified collaborative opportunities as applicable. Focus on safety measures.
-

15. Prepare a woodland management plan for public spaces

- a. Perform maintenance as appropriate
 - b. Shape sight lines in public space to Capitol views where feasible.
-

16. Improve riverside parking and river access to accommodate people of all ages and physical abilities

17. Develop and implement a wayfinding system that highlights directions to and locations of key destinations within the Dauphin-Middle Paxton community



5 Community Facilities, Services & Infrastructure

Middle Paxton Township and Dauphin Borough seek to provide residents and businesses with high quality services while maintaining fiscal responsibility. Balancing investments of time and resources as part of delivering improvements and programs to the public are of utmost importance today and in the decade to come. Leaders and staff are interested in and committed to advancing the effectiveness of services delivered.

Community Facilities, Services & Infrastructure Recommendations



18. Address infrastructure updates as needed

- a. The Township should evaluate previously identified problem areas as presented in the Township's Act 537 and determine the areas that should be tested to affirm if any of said areas present failing conditions.
- b. If failures are present, the Township and Borough should form a Joint Committee to:
 - Enable the Joint Committee to evaluate how existing infrastructure capacity could be leveraged to resolve areas of failure/identified concern
 - Evaluate if the Act 537 Plan needs to be further examined and updated and make a recommendation for such to the Township Board of Supervisors. (If recommendation is made, the Township Board of Supervisors should complete updates to the Act 537 Plan as they deem appropriate.)
 - Make a formal recommendation to both the Township and the Borough that their respective zoning maps/ordinances be amended to delineate a municipal service boundary; the municipalities can establish a Municipal Service Boundary and legislate where sewer can be expanded to resolve environmental issues.
- c. Failures should be remedied as applicable.
- d. The Township should continue to monitor areas of improvements so that remedies remain effective in years to come.

A Municipal Service Boundary can aid in coordinating the locations, boundaries and future character of development activities by:

1. *Optimizing the compatibility of infrastructure service with non-residential activity and/or residential development.*
2. *Balancing future traffic demands with future transportation improvements that stem from identified development densities.*
3. *Strengthening the integrity of the Township's rural character.*

19. Elevate opportunities for sustainability associated with the public realm and functions

- a. Outline and pursue manageable strategies for building and property maintenance activities, products and waste generation. Implement initiatives internally and encourage the private sector to emulate similar practices to lower material requirements, energy needs and unwanted consequences of development.
- b. Incorporate standards for various topics related to sustainability:
 - Low impact development (primarily related to stormwater management)
 - Lighting requirements
 - Solar power (see recommendation in *Chapter 2: Future Land Use and Housing*)
- c. Consider adopting innovative construction requirements or incentives (based on LEED® or other standards) for major new buildings to use less energy and to help offset their resource demands.
- d. As technologies and municipal fiscal commitments continue to evolve over the course of the coming decade, the communities are encouraged to collectively evaluate any and all opportunities for achieving further physical, fiscal, functional and policy sustainability.



20. Pursue needed improvements associated with intersections of priority concern.

- a. Mountain Road with Peters Mountain Road.
- b. Claster Boulevard/Elizabeth Avenue with Peters Mountain Road.

21. Continue to update stormwater plans and policies in context of zoning provisions aimed at minimizing unwanted impacts of impervious surface runoff







6 Communication & Outreach

The use of communication and storytelling is expanding, constantly gaining new audiences and bringing more opportunities to communities. By understanding how to use online and other social media to tell a story, communities have an advantage and authority to share their messages publicly, or privately, throughout the region.

Communications & Outreach

Recommendations



22. Develop a long-term communications strategy

- a. Optimize the manner/method for which social media use is broadened for community-wide purposes

23. Underscore facets of family-focused community life (e.g. the presence of dark skies, bikeability, trails, waterways, etc.) that make the Dauphin-Middle Paxton community like no other in the Capitol Region

- a. Develop a community marketing effort to convey these cherished aspects to potential likeminded residents.
- b. Prepare written and digital materials that reflect the community's awareness and attitude of the importance of and respect for future generations.

24. Create a seasonally geared “showcase” series that highlights the community’s history and assets.

- a. Identify various interests of architecture, gardens, public open spaces, events and the like geared toward respective pedestrian, bicyclist and motoring audiences.
- b. Sponsor sessions that bring residents of all ages (with special interest in attracting youth) together to prepare interesting facts, take pictures and create maps.
- c. Publish materials in print and digital formats as appropriate.

25. Work with partners to introduce target market focused programs (e.g. resident-artisan/resident-craftsman grants to buy, live and work)

- a. Gear program criteria toward those who would want to make longer-term investments in the community and those who will become part of the next generation of community residents.

26. Construct gateways at 22/322 and 225 interchange

- a. Ensure gateways design and long-term maintenance demands reflect the community's available resources and time commitments.

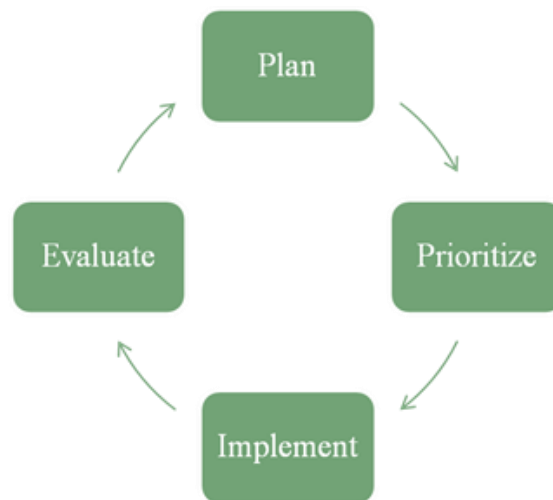




7 Actions & Implementation

This Chapter identifies the Plan's major elements, goals and key objectives. Expanded discussion of these and other actions can be found in the respective Chapters. An implementation committee tasked with oversight of Plan implementation should act as a champion for Plan implementation and coordination. The Plan's goals, objectives and actions should be reviewed annually to identify ongoing priorities and evaluate new opportunities as they arise breathing life and flexibility into the Plan. As the Plan moves forward, this action plan will evolve as actions are completed, priorities change and opportunities become available. The annual plan review should outline an updated action plan every year. An evolving cast of key stakeholders and partners will be called upon as different action items are undertaken. For example, the Pennsylvania Department of Conservation and Natural Resources will be a key stakeholder for open space and recreation improvements, but may not need to be represented on the implementation committee because many other action item topics (transportation improvements, housing, zoning, etc.) are not relevant to their interest.

Implementation Committee



The communities should consider establishing a Comprehensive Plan Implementation Committee to oversee implementation of the Comprehensive Plan. This Committee will be the champion of the Comprehensive Plan and coordinate implementation efforts. It will serve as the key point of contact for building partnerships, conducting outreach and coordinating volunteers. It can serve as a point of contact for elected officials, staff, authorities, boards, commissions, schools, civic organizations, legislators and faith communities.

Members can include representatives from Planning Commission, elected officials, staff, and representatives from the various other boards. The Committee should outline recommended upcoming actions and focus within the annual review report.

As the Comprehensive Planning process comes to a close, choose a small group to form the initial Planning Committee. This group could prepare a letter of invitation to identified Comprehensive Plan Implementation Committee members outlining Committee roles and responsibilities. Once the Comprehensive Plan Implementation Committee has come together, their first steps can include the following:

- Define a clear set of rationales or reasons for the Committee's formation and create communication outlets to build awareness of the Committee and its role/mission/purpose
- Identify the criteria and full range of projects/policies appropriate for Committee action
- Determine the frequency of Committee meetings
- Establish a Comprehensive Plan Priority Card to be used annually to evaluate the priority for the Plan's various actions in the upcoming year
- Work with identified partners on priority projects and lay the groundwork for upcoming projects

Implementation Plan

The Implementation Plan provides specific direction for each of the actions proposed throughout the Plan. The actions are organized into a simple table to serve as a quick reference guide to the Plan’s priorities and its progress in achieving the overall vision established by this Plan. The Implementation Plan groups the actions under each of the Plan elements, providing a snapshot of key partners needed to implement the actions, the action’s overall priority, and an estimated cost to implement the action.

While a municipal department, board or official will take the lead in implementing each recommendation, there are others in the communities and region who can contribute to the completion of the task or who will need to support the completion of the task. Additionally, outside agencies, neighboring municipalities, county and state governmental organizations, as well as others could partner with the communities in the completion of a number of tasks. Achieving any of the objectives depends on the support of the community’s residents, business owners, staff, appointed boards and commissions, and of course, the elected officials.

General priority categories are identified for each action. The communities can use this categorization as a basis for annual review and ongoing prioritization. Of course, actions can be initiated at any time and timeframes can be modified depending on the availability of personnel and resources.

High priority actions could be started within one to two years with varied completion timeframes depending on the action.

Medium priority actions could be completed within two to four years.

Low priority actions could be completed within four to eight years or longer.

Abbreviations relevant to the following pages:

ATC .....Appalachian Trail Conservancy	MPT .....Middle Paxton Township
BSCPA ...Bicycles South Central Pennsylvania	MX2 .....Proposed Mixed Use District
CAGA ....Capital Area Green Belt Association	NS .....Norfolk Southern
C2P2 .....Communities Conservation Partnerships Program	DCNR ....Pennsylvania Department of Conservation and Natural Resources
DB .....Dauphin Borough	PC .....Planning Commission
DAA .....Dauphin Athletic Association	PHMC ...Pennsylvania Historical and Museum Commission
DRA .....Dauphin Recreation Association	PUC Pennsylvania Utility Commission
DCED ....Department of Community and Economic Development	TCRPC ..Tri-County Regional Planning Commission
FBC .....Pennsylvania Fish and Boat Commission	USFW ...United States Fish and Wildlife
JPA .....Dauphin—Middle Paxton Joint Park Authority	

		Key Stakeholders	Priority	Page Ref.
Future Land Use & Housing				
1.	Update zoning ordinances in both communities to share uses	MPT Supervisors/PC; DB Council, TCRPC	High	24, 62
2	Introduce a Civic District within the Township's and Borough's Zoning Ordinances and Maps	MPT Supervisors/PC, DB Council, TCRPC	Medium	24
3	Update community zoning ordinances as needed related to the advances in solar energy systems	MPT Supervisors/PC, DB Council, TCRPC	Low	25
4	Utilize zoning to encourage redevelopment/infill	MPT Supervisors/PC, DB Council, TCRPC	High	25, 63
5	Utilize zoning to minimize the conversion of single-family homes	MPT Supervisors/PC, DB Council, TCRPC	Low	25
6	Form a Borough-oriented partnership to encourage high-quality home maintenance	DB, PHMC, Dauphin-Middle Paxton Historical Society, TCRPC, Dauphin County	Low	26
Transportation & Connectivity				
7	Create the "Fishing Creek Valley to Stony Creek Valley Greenway", a secured multi-use trail facility	DB, MPT, NS, TCRPC, CAGA, BSCPA, Bike Harrisburg, Harrisburg Area Transportation Study, PUC, PennDOT, Dauphin County	High	36, 61
8	Provide connective access linking the <i>Fishing Creek Valley to Stony Creek Valley Greenway to Fort Hunter Road</i>	DB, MPT, Dauphin County, TCRPC, CAGA, PennDOT, PA DCNR	Medium	36
9	Align a pedestrian route within public rights-of-way and public lands to connect The Middle Paxton Elementary School to the Susquehanna River	MPT, DB, School District, Capital Region Water	Medium	37
10	Pursue joint-municipal solutions to enhancing the western portion of Stony Creek Road through to the Erie Street Intersection	MPT, DB	On-going	37
Open Space, Recreation & Natural Resources				
11	Complete an overall parks and recreation plan for the Dauphin-Middle Paxton community and begin implementation	MPT, DB, JPA, PA DCNR, DAA, DRA	High	42, 64
12	Pursue continued improvements and investments in the communities' joint park facilities	MPT, DB, recreation groups, DRA, JPA, DCNR	Medium	43
13	Renovate the Borough's Market Square/open space to offer residents and visitors a public space that exudes community pride	DB, Historic Society, PA DCED, PA DCNR	Medium	43

		Key Stakeholders	Priority	Page Ref.
14	Collaborate with pedestrian and bicycle advocacy groups in the community and the Capital region to formally designate a comprehensive network of routes that can safely accommodate non-motorized travelers	BSCPA, DB, MPT, CAGA, Bike Harrisburg, TCRPC	Medium	43
15	Prepare a woodland management plan for public spaces	MPT, DB, PA DCNR, DCED	Medium	43
16	Improve riverside parking area and river access to accommodate people of all ages and physical abilities	DB, PA DCNR, FBC, PHMC, USFW	Medium	43
17	Develop and implement a wayfinding system that highlights directions to and locations of key destinations within the Dauphin-Middle Paxton community	MPT, DB, PennDOT	Low	43
Community Facilities, Services & Infrastructure				
18	Address infrastructure updates as needed	MPT, DB, DB Authority	High	46, 63
19	Elevate opportunities for sustainability associated with the public realm and functions	MPT, DB, USGBC	Low	47
20	Pursue needed improvements associated with intersections of priority concern	MPT, DB, PennDOT, TCRPC/Harrisburg Area Transportation Study	High	47, 64
21	Continue to update stormwater plans and policies to minimize unwanted impacts of impervious surface run-off	MPT, DB, Dauphin County Community Development, TriCounty Regional Planning Commission	Low	47
Communication & Outreach				
22	Develop a long-term communications strategy	MPT, DB, school district, Harrisburg Regional Chamber of Commerce	High	52, 66
23	Underscore facets of family-focused community life (e.g. presence of dark skies, bikeability, trails, waterways, etc.) that make the Dauphin-Middle Paxton Community like no other within the Capital region	MPT, DB, DC Realtors Association, ATC	Low	52
24	Create a seasonally geared "showcase" series that highlights the community's history and assets	MPT, DC Realtors Association, Harrisburg Regional Chamber of Commerce, Dauphin Middle Paxton Historical Society	Medium	52
25	Work with partners to introduce target market-focused programs (e.g. resident-artisan/resident-craftsman live-work grants to buy, live and work)	MPT, DB, banks, lenders, non-profits	Low	52
26	Construct gateways at 22/322 and 225 interchange	MPT, DB, PennDOT, TCRPC	Low	53

Essential Action Building Blocks

Throughout the Plan, Essential Actions were identified as the most important or key actions for implementing the Plan's priorities. The Essential Actions represent actions that will drive the success of the plan and also provide the basis for other actions. These initiatives are the building blocks of the overall plan and should be approached simultaneously for implementation with other recommendations. These items present opportunity for both individual and collective municipal action in the years to come.

Create the “Fishing Creek Valley to Stony Creek Valley Greenway,” a secured multi-use trail facility

- a. This will be located along the north side of the Norfolk Southern Railroad corridor to provide an access route for emergency service vehicles and a walking/biking trail linking Erie Street with Cemetery Road.
- b. Partner with Norfolk Southern Railroad and private landholders to provide clear property boundaries and controlled points of access.

Because of flooding issues, Dauphin Borough, 2/3 of Middle Paxton Township and Dauphin County’s north communities become isolated from the Capital Region when flooding occurs. This is a significant public safety concern. People can reach hospitals by helicopter or boat, other types of emergency situations cannot be handled (such as fire) without access to those areas. This situation poses a potentially serious public safety concern. Based on the width of the Norfolk Southern Railroad corridor, it appears physically possible to create an emergency access trail linking Erie Street with Cemetery Road.

This link would also solve a second issue, which is that Route 22/322 in this vicinity is a designated bicycle route. If cyclists could utilize the emergency access trail/road, they could use an alternate (and much safer route).

Completion of this action will require significant coordination and cooperation with outside entities.

Important first steps for this action will be to work with Dauphin County and Tri-County Regional Planning Commission. This dialogue should be aimed at the coordination of emergency response through administration of the County’s emergency response plan. The local fire departments, EMS providers and state police can also be early stakeholders in this discussion.

Once consensus has been built through these entities and organizations, another important early step will be to approach Norfolk Southern Railroad based on their control of the corridor. By building consensus within the emergency response and larger governmental coalition, the communities will have more leverage to work with the railroad to gain access.

The Pennsylvania Emergency Management Agency administers a number of grant programs including the Pre-Disaster Mitigation Program, which is open to local governments or eligible organizations and is designed to help communities implement a pre-disaster natural

hazard mitigation program to reduce overall risk to the population and structure from future hazard events. This grant program covers up to 75% of a project's cost. If the corridor can also be used as an alternative bike route/trail, additional funding could be leveraged from agencies like the Pennsylvania Department of Conservation and Natural Resources.

Update zoning ordinances in both communities to share uses

- a. Adopt an Intergovernmental Cooperation Agreement to share land uses as part of the communities' zoning ordinances.
- b. Complete audits of the Township and Borough zoning ordinances to determine other applicable policy updates that reinforce comprehensive planning recommendations.
- c. Prepare and adopt zoning ordinance amendments necessary to align with provisions of the adopted Joint Comprehensive Plan.
 - Proposed Mixed Use District (MX2) in Middle Paxton Township
 - Proposed Civic District in Dauphin Borough and Middle Paxton Township
 - Sharing of selected land uses

Specific details of the substance of the zoning updates can be found in *Chapter 2 Future Land Use & Housing*. An important first step before any zoning updates are considered is the execution of an Intergovernmental Cooperative Agreement (ICA). The Pennsylvania Municipalities Planning Code (MPC) authorizes the use of ICAs to implement multi-municipal plans and outlines the required components. Related to the zoning updates, the ICA would outline shared zoning uses between the Borough and the Township.

Moving forward, an ICA would need to be completed to take the following points into consideration:

- What does the municipality hope to gain?
- Is intergovernmental cooperation necessary or can the results be achieved through independent municipal action?
- Is the benefit the same for all participants?
- Is there a loss of local control?

- Will a municipality's financial obligations and legal liabilities be impacted?
- How long is the commitment?
- What is the procedure for withdrawal or amendment?
- What are some of the anticipated problems?

The MPC does describe how the county can “facilitate convening representatives of municipalities and others with an interest in the plan. The County may also provide or contract with others to provide technical assistance, mediation or dispute resolution services in order to assist the parties in negotiating such agreements. “

Utilize zoning to encourage redevelopment/infill

- Utilize designations of mixed use (MX2) rezoning in the vicinity of the Township's existing industrial district.
- Update municipal industrial district zoning as applicable.

The area around the 22/322 and 225 interchange in Middle Paxton Township has lower visibility than what is preferred for most new development of a commercial or industrial nature. Further the parcels are smaller than what is generally attractive for industrial uses. This area could become a second mixed-use district that also includes higher density residential uses with the extension of sewer connection to the Dauphin wastewater treatment plant.. This density would connect to the density of Dauphin Borough. Additionally, mixed-use buildings could feature office or retail/service uses on the first floor and apartments on the upper floor(s).

Address infrastructure updates as needed

- If applicable following the Township addressing any remaining Pennsylvania Sewage Facilities Act (Act 537) matters, the Township and Borough have an opportunity to utilize an Intergovernmental Cooperation Agreement to identify anticipated outcomes and responsibilities.

Local governments are required by Act 537 to adopt a plan for sewage services (on-lot management districts and public sewage service districts) for areas within their jurisdiction.

Such plans must be in compliance with the Act and implement rules and regulations of the Pennsylvania Department of Environmental Protection.

Portions of the community impacted by environmental matters that are not adequately served with sewage conveyance and/or sewage treatment facilities should be evaluated in the context of overall community priorities.

A discussion of considerations related to ICAs can be found in this Chapter within the discussion about zoning ordinance updates.

Also, if applicable, the communities can **create a Joint Sewer Committee**

- a. Create an Intergovernmental Cooperative Agreement to outline and formalize the roles and responsibilities of the Borough and Township related to sewer service.
- b. Address the areas identified on the Sewer Reserve Capacity Areas Map.
Assist in ongoing monitoring and management programming as needed.
(see appendix for additional mapping)

Pursue needed improvements associated with intersections of priority concern

- a. Mountain Road (Route 325) with Peters Mountain Road (Route 225).
- b. Claster Boulevard/Elizabeth Avenue with Peters Mountain Road (Route 225).

Complete an overall parks and recreation plan for the Dauphin-Middle Paxton community and begin implementation

- a. Determine the feasibility and applicability of facility updates including, but not limited to:
 - Tennis court reuse
 - Skate/BMX park
 - Water play
 - Off-leash dog exercise area
 - Rock scramble and play space to support families near the ballfields
 - Nature trails
 - Amphitheater

During the comprehensive planning process a number of questions arose related to very specific parks and recreation issues whether the communities should consider building a recreation center, for example. These questions could not be answered with any degree of certainty in the scope of a comprehensive plan, but could be addressed through a comprehensive parks and recreation plan for the Dauphin-Middle Paxton community.

This could be undertaken jointly and an important first step would be to discuss the need for and possibilities of a plan with local representatives of Pennsylvania Department of Conservation and Natural Resources. Because some of the questions included big-picture items such as a recreation center, the scope of work should include an analysis of the opportunities, facilities and programming in the larger region (outside of Middle Paxton Township and Dauphin Borough).

In addition to providing advice and possible funding through the Communities Conservation Partnerships Program (C2P2), the Department of Conservation and Natural Resources could also provide helpful input such as a sample Request for Proposals and/or Scope of Work.

In addition to the Department of Conservation and Natural Resources, the Pennsylvania State Game Commission could also be a possible source of funding for recreation planning efforts due to the large presence of state game lands in Middle Paxton Township.



Develop a long-term communications strategy

- a. Optimize the manner/method for which media use is broadened for community-wide purposes.

A common discussion theme in the planning process was related to getting the word out. Because of limited municipal budgets, there may not be organizational capacity through existing staff to undertake this kind of communication. The communities should explore ways to work together to jointly enhance their external communication.

A first step in the journey of enhanced communication is a realistic evaluation. Spitfire recently released SmartScan™, a free online resource to help nonprofits assess their own communications practices. While not aimed specifically at municipal governments, these online tools are very relevant to what the cities are hoping to achieve.

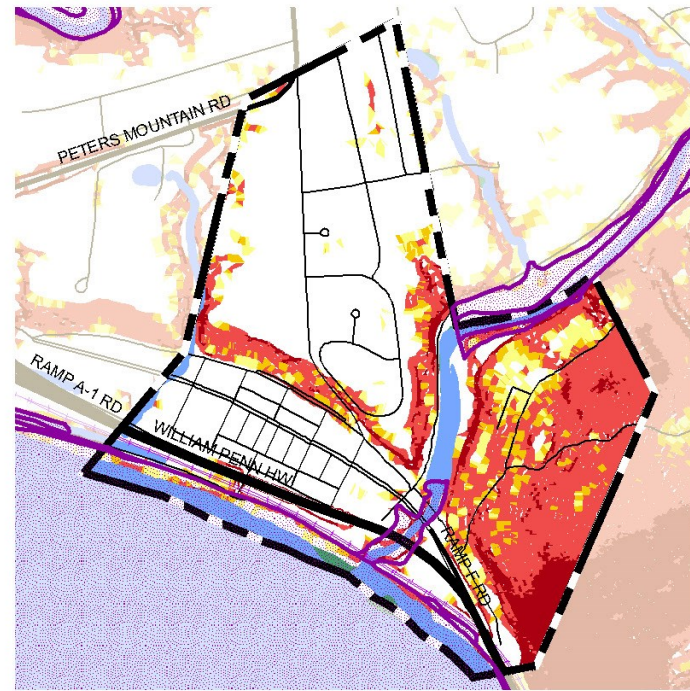
Spitfire's SmartScan™ has four modules to help organizations evaluate (1) identity and branding, (2) communications planning, (3) best practices such as storytelling, media relations, and use of social media; and (4) measurement that ensures real impact. Users of this tool can pick one of these modules or any combination to address specific concerns. To learn more about SmartScan™ and begin a self-assessment, visit www.spitfiresmartscan.org.



Appendix

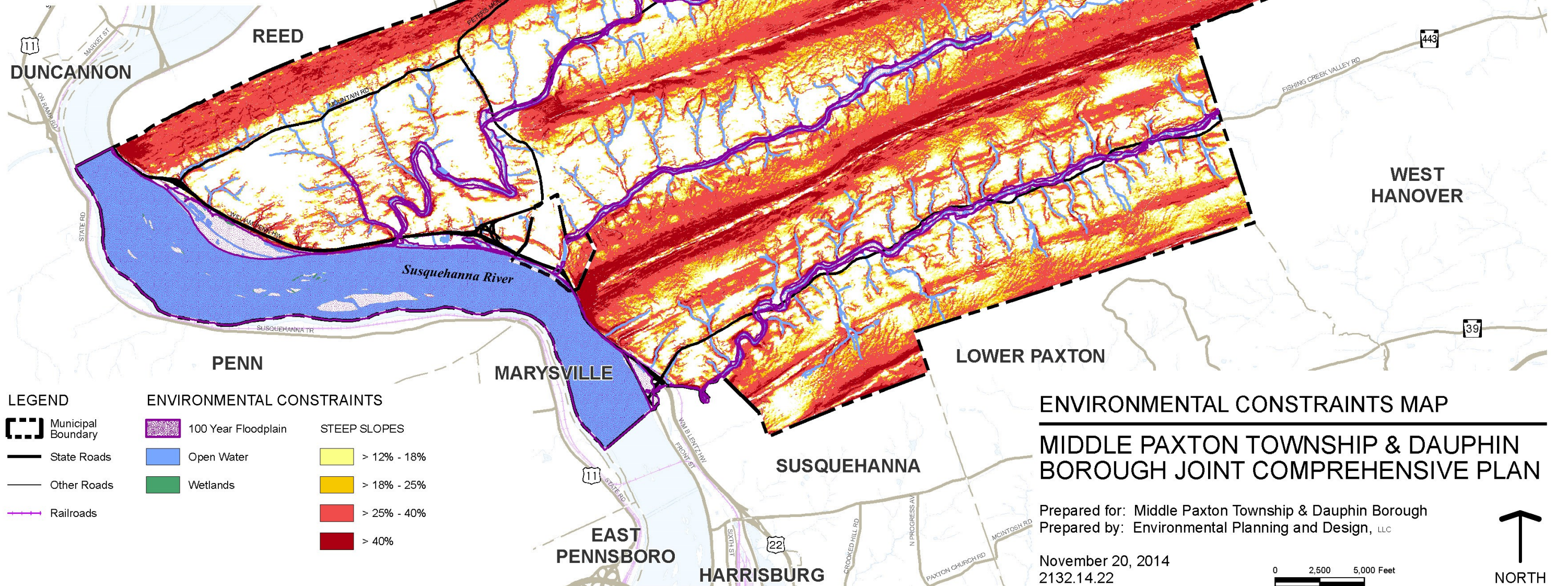
In addition to background mapping, demographic analysis, and community-wide survey data presented within the Comprehensive Plan appendix, a series of diagrams capturing current park/open space observations are included in this Appendix. As part of the Comprehensive Planning process, the communities examined the range of recreation assets in the communities - independent of ownership. In taking a holistic view of these amenities, it was recognized that some facilities could be rejuvenated to varying degrees. Ideas expressed are initial considerations to provide a launching point for future stages of planning and discussion. These Ideas also focus on significant actions that could be addressed beyond what has previously been considered within the communities. Discussions occurring as part of the comprehensive planning process also illuminated the communities' awareness and desire to continue expanding the accessibility-related discussion/areas of potential focus within the communities' Dauphin-Middle Paxton Joint Park.

Note: Base GIS data provided by the Dauphin County GIS Department and the Tri-County Regional Planning Commission, 2013 - 2014.



DAUPHIN BOROUGH - EXISTING LAND USE

0 700 1,400 Feet



LEGEND

- Municipal Boundary
- State Roads
- Other Roads
- Railroads

ENVIRONMENTAL CONSTRAINTS

- 100 Year Floodplain
- Open Water
- Wetlands
- STEEP SLOPES
 - > 12% - 18%
 - > 18% - 25%
 - > 25% - 40%
 - > 40%

ENVIRONMENTAL CONSTRAINTS MAP

MIDDLE PAXTON TOWNSHIP & DAUPHIN BOROUGH JOINT COMPREHENSIVE PLAN

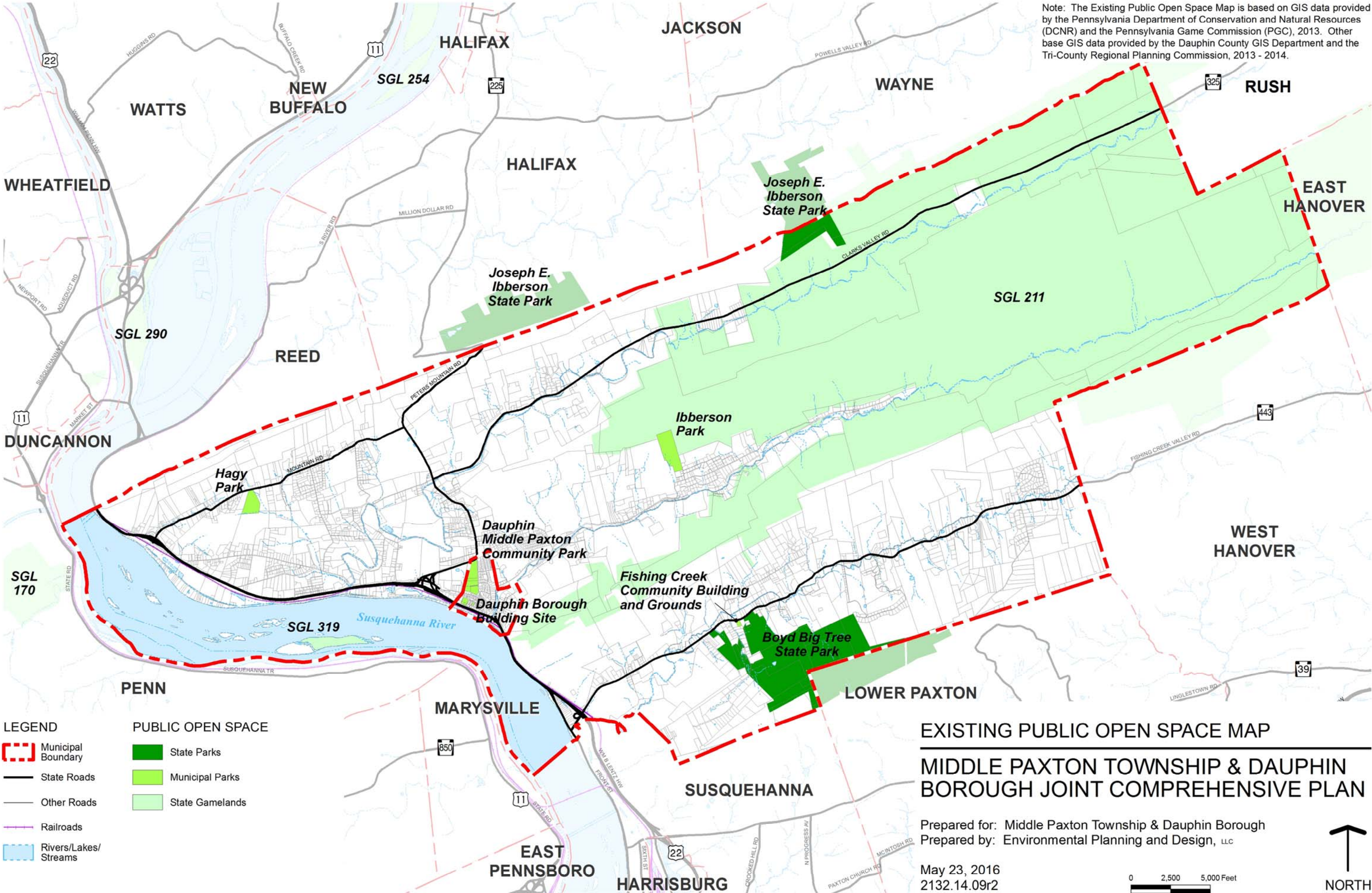
Prepared for: Middle Paxton Township & Dauphin Borough
Prepared by: Environmental Planning and Design, LLC

November 20, 2014
2132.14.22

0 2,500 5,000 Feet

NORTH

Note: The Existing Public Open Space Map is based on GIS data provided by the Pennsylvania Department of Conservation and Natural Resources (DCNR) and the Pennsylvania Game Commission (PGC), 2013. Other base GIS data provided by the Dauphin County GIS Department and the Tri-County Regional Planning Commission, 2013 - 2014.



LEGEND

- Municipal Boundary
- State Roads
- Other Roads
- Railroads
- Rivers/Lakes/Streams

PUBLIC OPEN SPACE

- State Parks
- Municipal Parks
- State Gamelands

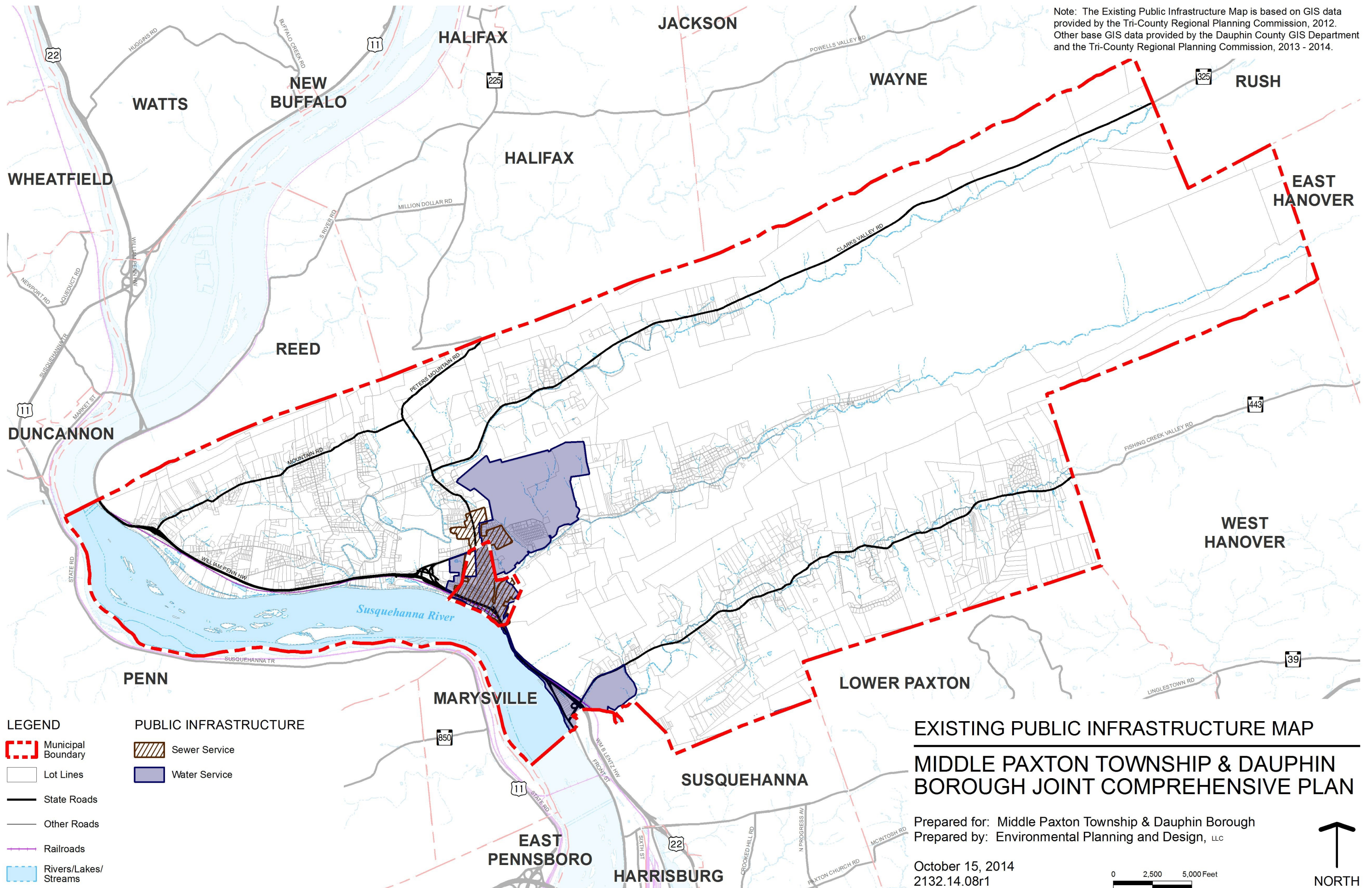
EXISTING PUBLIC OPEN SPACE MAP

MIDDLE PAXTON TOWNSHIP & DAUPHIN BOROUGH JOINT COMPREHENSIVE PLAN

Prepared for: Middle Paxton Township & Dauphin Borough
Prepared by: Environmental Planning and Design, LLC

May 23, 2016
2132.14.09r2



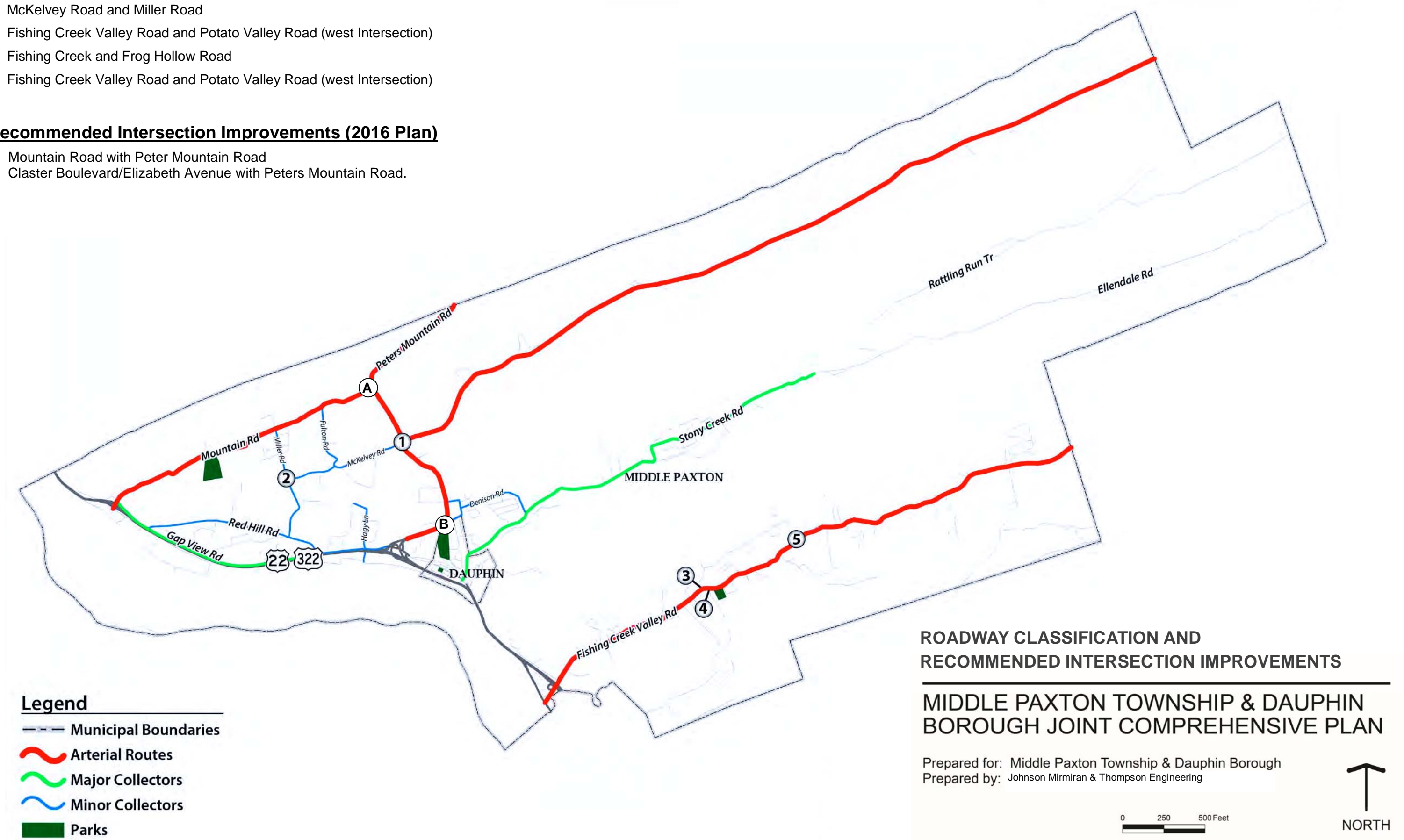


Recommended Intersection Improvements (1998 Plan)

- 1. Clarks Valley/McKelvey Road and Peters Mountain Road
- 2. McKelvey Road and Miller Road
- 3. Fishing Creek Valley Road and Potato Valley Road (west Intersection)
- 4. Fishing Creek and Frog Hollow Road
- 5. Fishing Creek Valley Road and Potato Valley Road (west Intersection)

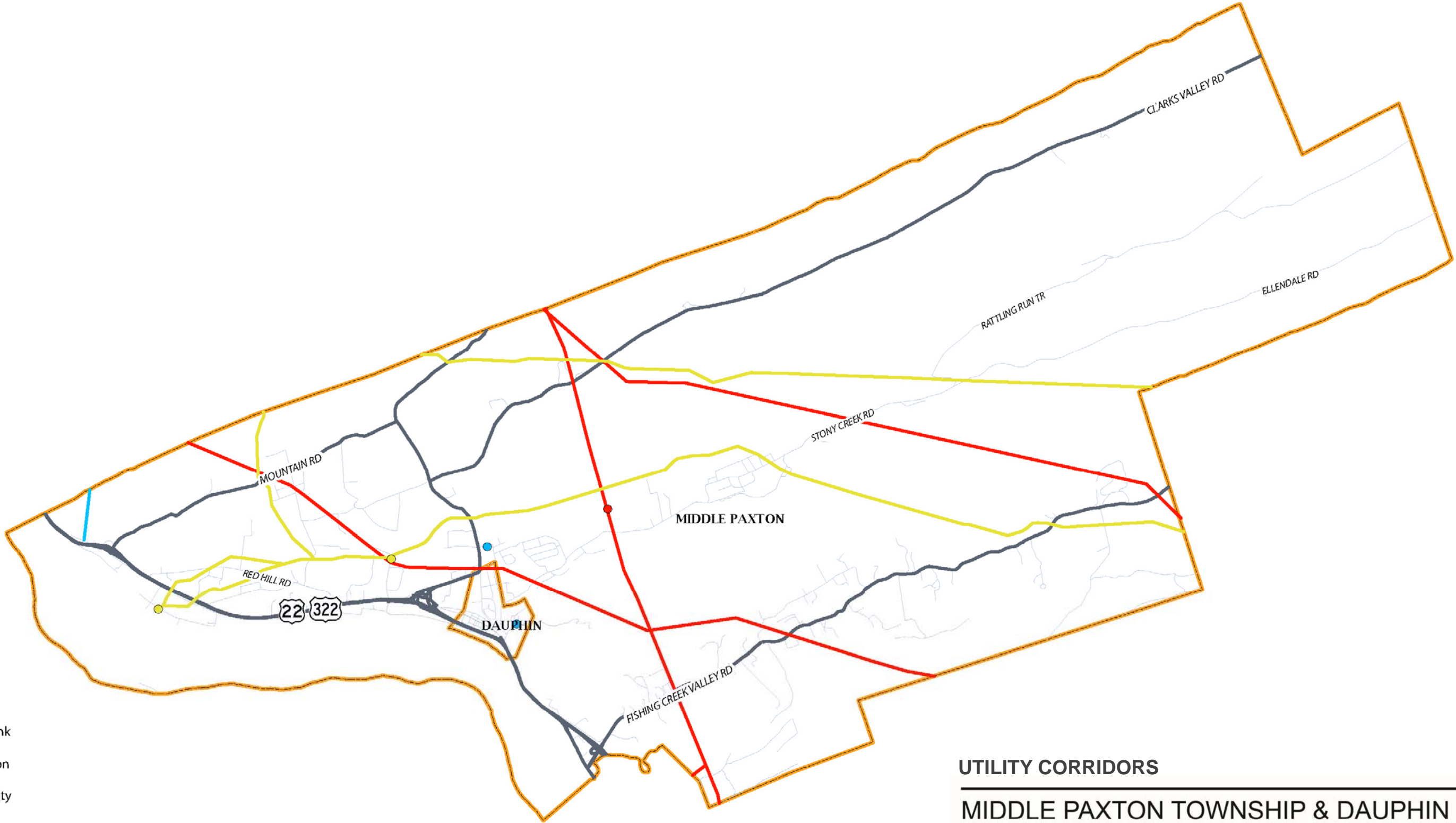
Recommended Intersection Improvements (2016 Plan)

- A. Mountain Road with Peter Mountain Road
- B. Claster Boulevard/Elizabeth Avenue with Peters Mountain Road.



Legend

- Water Tank
- Substation
- Gas Facility
- UID
- Gas Lines
- Electric Lines
- State Roads
- Local Roads
- Municipal Boundaries



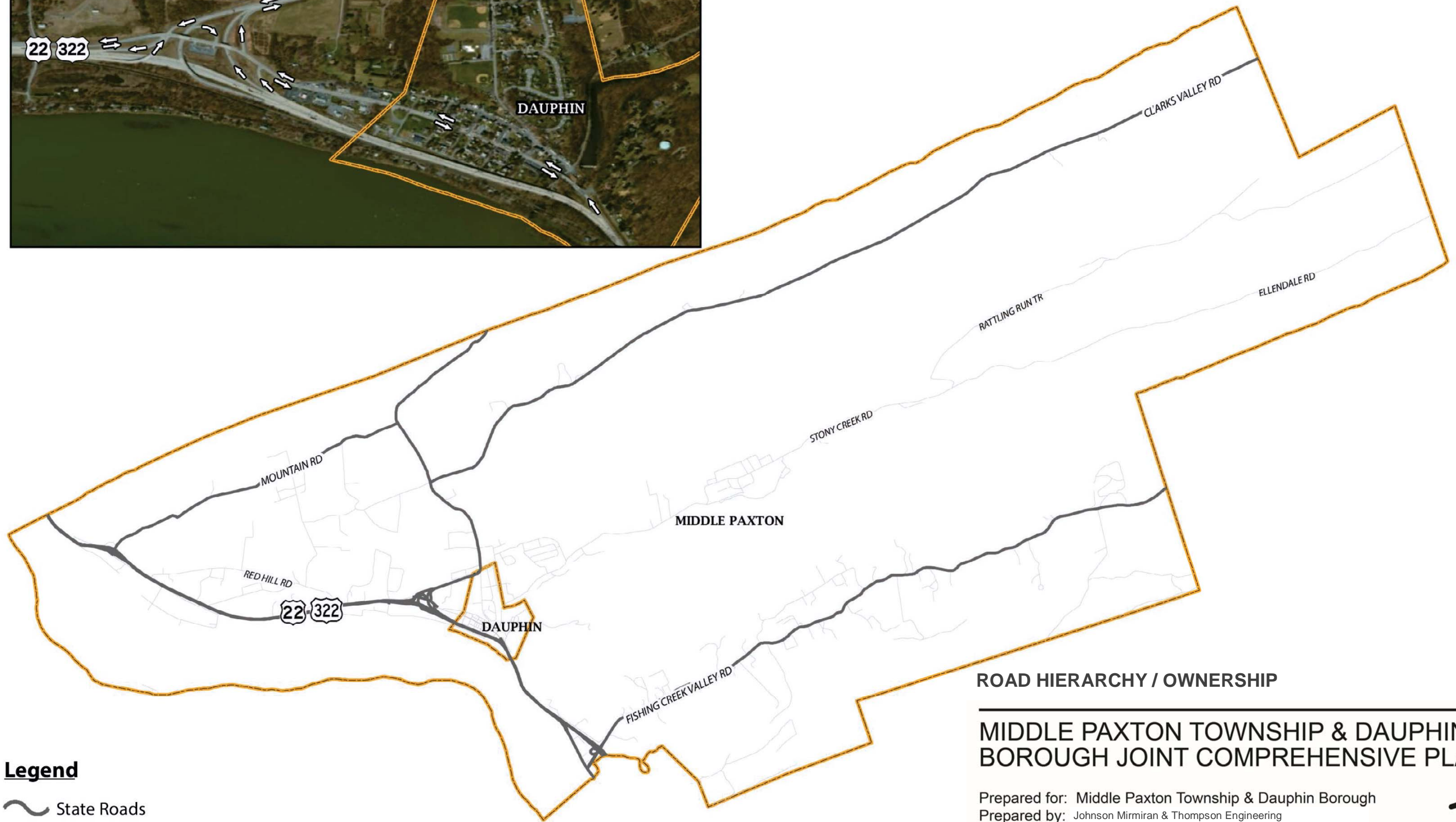
UTILITY CORRIDORS

MIDDLE PAXTON TOWNSHIP & DAUPHIN BOROUGH JOINT COMPREHENSIVE PLAN

Prepared for: Middle Paxton Township & Dauphin Borough
Prepared by: Johnson Mirmiran & Thompson Engineering

0 250 500 Feet





Legend

-  State Roads
-  Local Roads
-  Municipal Boundaries

ROAD HIERARCHY / OWNERSHIP

MIDDLE PAXTON TOWNSHIP & DAUPHIN BOROUGH JOINT COMPREHENSIVE PLAN

Prepared for: Middle Paxton Township & Dauphin Borough
Prepared by: Johnson Mirmiran & Thompson Engineering

0 250 500 Feet



The following summary identifies the Dauphin Borough and Middle Paxton Township communities' recent population, housing, education and economic characteristics. 2010 US Census information (and American Community Survey Estimates, where available) was utilized as part of data gathering. To gain an understanding of demographics within the context of regional trends, some data examined for the Township and Borough are compared to trends occurring in neighboring communities. Collectively, the Township, the Borough and the fifteen other communities comprising the area studied are noted for the following discussion as the Capitol North region.



The Capitol North Region

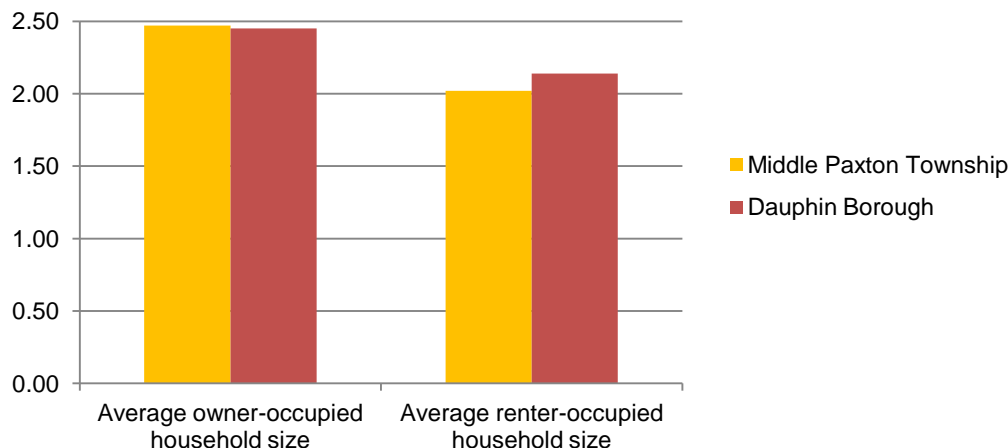
Population and Households

As a region, the Township, the Borough and Capitol North region as a whole have experienced population stability between 2000 and 2010. In 2010, the Borough and Township have a collective 5,750± residents (5,600± in 2000) and 2,400± households – most similar to that of the total population in neighboring East Hanover Township. Dauphin-Middle Paxton residents comprise 2% of Dauphin County's total population. National and statewide trends indicate that the number of persons per household is shrinking, and this is also the case for the Capitol North region. Several factors could account for the decreasing household sizes, including an increase in the number of single-parent households, more families with fewer or no children, and a greater number of seniors living independently. The communities' average owner- and renter-occupied household sizes are within the middle range of those sizes found in surrounding municipalities.

Table 1: 2010 Population Summary

	Total Population	Total households	Average owner- occupied household size	Average renter- occupied household size
Middle Paxton Township	4,976	2,060	2.47	2.02
Dauphin Borough	791	333	2.45	2.14
Reed Township	239	97	2.49	2.31
Halifax Township	3,483	1,393	2.57	2.16
Wayne Township	1,341	477	2.84	2.45
Jefferson Township	362	150	2.48	2.16
Rush Township	231	96	2.58	1.09
East Hanover Township	5,718	2,226	2.64	2.12
Lower Paxton Township	47,360	20,085	2.51	2.00
Susquehanna Township	24,036	10,825	2.37	1.80
City of Harrisburg	49,528	20,605	2.35	2.36
Marysville	2,534	1,134	2.25	2.20
Rye Township	2,364	910	2.59	2.81
Penn Township	3,225	1,260	2.50	2.31
East Pennsboro Township	20,228	8,379	2.48	2.04

Chart 1: Average Household Size



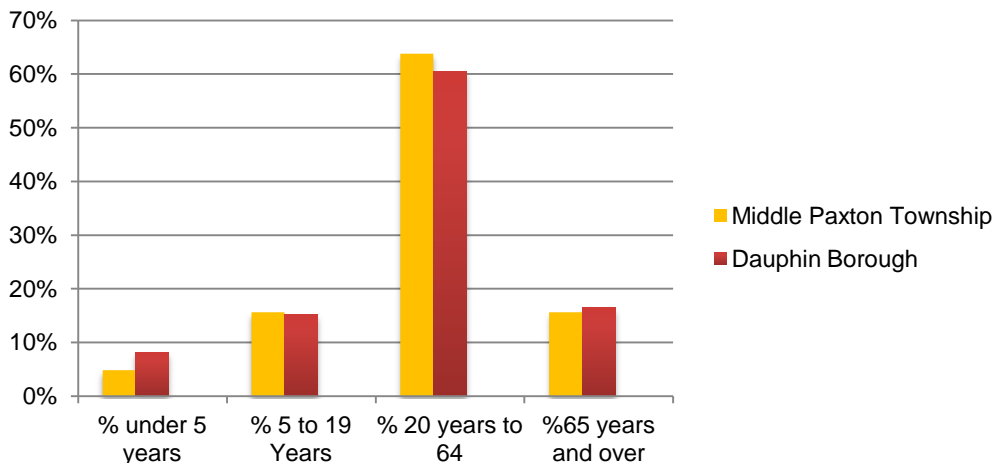
Age

Several trends regarding age characterize the Capitol North region. Middle Paxton Township's residents are one of the oldest populations (median age) while Dauphin Borough is one of the youngest. Although generally comparable percentages among each age group exist, a greater proportion of the Middle Paxton residents in the 20-64 year category are older while those Dauphin Borough residents in the same age category are on the younger end of that category.

Table 2: 2010 Age Summary

	Total population	Median Age (years)	% under 5 years	% 5 to 19 Years	% 20 years to 64	%65 years and over
Middle Paxton Township	4,976	47.70	4.8%	15.6%	63.8%	15.6%
Dauphin Borough	791	40.70	8.1%	15.2%	60.4%	16.4%
Reed Township	239	48.10	3.8%	14.7%	62.9%	18.9%
Halifax Township	2,483	42.90	5.5%	18.8%	61.8%	13.8%
Wayne Township	1,341	41.90	5.6%	21.1%	61.4%	12.0%
Jefferson Township	362	48.00	5.5%	15.1%	63.2%	16.1%
Rush Township	231	42.20	4.8%	20.8%	56.3%	18.2%
East Hanover Township	5,718	43.30	5.6%	20.3%	61.8%	12.3%
Lower Paxton Township	47,360	41.20	5.6%	17.3%	62.8%	14.3%
Susquehanna Township	24,036	42.30	5.3%	17.1%	61.3%	16.2%
City of Harrisburg	49,528	32.20	8.9%	20.9%	61.0%	9.0%
Marysville	2,534	39.60	6.6%	15.6%	63.3%	14.4%
Rye Township	2,364	46.00	4.3%	17.4%	64.5%	14.0%
Penn Township	3,225	43.40	5.6%	15.9%	61.6%	17.0%
East Pennsboro Township	20,228	40.50	5.7%	18.2%	61.5%	14.6%

Chart 2: Age Characteristics



Home Occupancy and Ownership/Rentership

Both Middle Paxton and Dauphin Borough have a high rate of owner-occupied housing in comparison to many of the surrounding communities. Within the Commonwealth, the percentage of owner/renter occupancy is 69%/31% and within Dauphin County is 63%/37%. Further in comparison to surrounding communities, a notable portion of those owning homes also do not have mortgages.

Table 3: 2010 Occupancy Summary

	Occupied housing units	% Owner-occupied	Owner-occupied with mortgage	Owner-occupied without mortgage	% Renter-occupied
Middle Paxton Township	2,060	85.8%	61.0%	39.0%	14.2%
Dauphin Borough	333	76.7%	67.3%	32.7%	23.3%
Reed Township	97	83.5%	47.5%	52.5%	16.5%
Halifax Township	1,393	74.9%	74.9%	25.1%	2.2%
Wayne Township	477	90.1%	59.8%	40.2%	9.9%
Jefferson Township	150	79.3%	64.3%	35.7%	20.7%
Rush Township	105	88.5%	72.6%	27.4%	11.5%
East Hanover Township	2,339	86.3%	59.3%	40.7%	13.7%
Lower Paxton Township	21,178	67.1%	68.1%	31.9%	32.9%
Susquehanna Township	10,825	70.1%	76.3%	23.7%	29.9%
City of Harrisburg	20,605	38.8%	70.8%	29.2%	61.2%
Marysville	1,202	94.3%	66.9%	33.1%	5.7%
Rye Township	910	94.3%	72.1%	27.9%	5.7%
Penn Township	1,260	74.0%	74.1%	25.9%	26.0%
East Pennsboro Township	8,379	70.0%	72.1%	27.9%	30.0%

Chart 3: 2010 Occupancy Summary

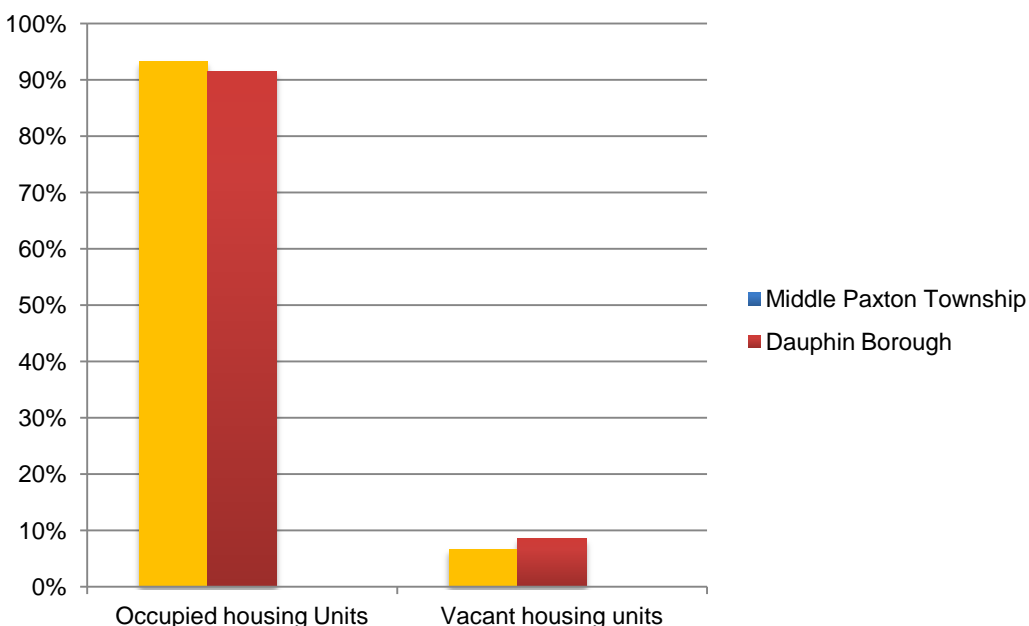
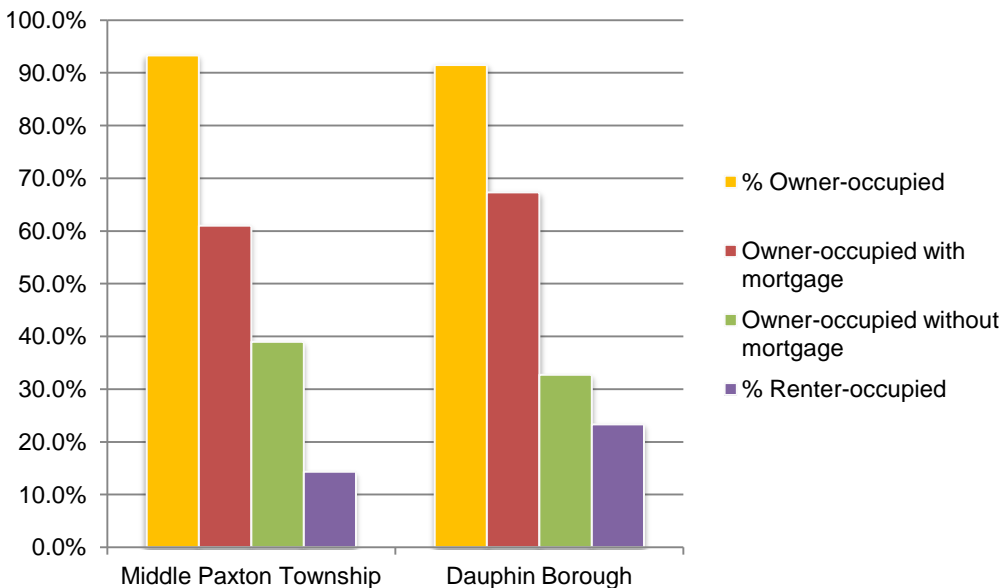


Chart 4: 2010 Occupancy-Mortgage Summary



Year Householder Moved Into Unit

Regardless of ownership or rentership, approximately ¼ of the Middle Paxton and Dauphin communities' population have resided here for 4 decades or more years – a stable population.

Table 4: Household Residence Summary

	Moved in 2010 or later	Moved in 2000 to 2009	Moved in 1990 to 1999	Moved in 1980 to 1989	Moved in 1970 to 1979	Moved in 1969 or earlier
Middle Paxton Township	4.1%	31.9%	23.3%	15.0%	15.1%	10.5%
Dauphin Borough	5.5%	44.6%	21.0%	5.5%	12.2%	11.1%
Reed Township	8.0%	16.1%	19.6%	21.4%	25.9%	8.9%
Halifax Township	0.2%	43.8%	24.8%	12.1%	10.0%	9.1%
Wayne Township	3.2%	33.1%	33.1%	13.5%	9.3%	8.0%
Jefferson Township	4.0%	50.0%	17.3%	15.3%	8.0%	5.3%
Rush Township	0.0%	35.6%	29.9%	8.0%	6.9%	19.5%
East Hanover Township	3.0%	37.8%	24.9%	22.6%	4.7%	7.0%
Lower Paxton Township	11.2%	44.8%	19.7%	11.8%	6.0%	6.5%
Susquehanna Township	6.9%	55.3%	19.5%	8.4%	4.7%	5.3%
City of Harrisburg	14.1%	58.4%	12.6%	5.4%	6.0%	3.5%
Marysville	8.0%	55.3%	9.9%	10.2%	6.1%	10.6%
Rye Township	4.8%	39.3%	26.6%	11.3%	14.7%	3.3%
Penn Township	2.2%	54.9%	21.4%	8.4%	6.6%	6.4%
East Pennsboro Township	9.0%	49.3%	20.4%	8.8%	5.8%	6.7%

Year Housing Built

In perspective of the past decade, a small percentage of housing has been constructed in Dauphin Borough and a much greater percentage constructed in Middle Paxton.

Table 5: Housing Construction Summary

	Built 2000 to 2010	Built before 2000
Middle Paxton Township	12.0%	87.9%
Dauphin Borough	5.9%	94.0%
Reed Township	7.7%	92.3%
Halifax Township	7.3%	92.6%
Wayne Township	14.5%	85.4%
Jefferson Township	9.5%	90.6%
Rush Township	0.0%	99.9%
East Hanover Township	11.7%	88.4%
Lower Paxton Township	8.8%	91.1%
Susquehanna Township	13.5%	86.6%
City of Harrisburg	1.8%	98.2%
Marysville	14.7%	85.3%
Rye Township	12.0%	88.1%
Penn Township	7.0%	93.0%
East Pennsboro Township	10.9%	89.1%

Housing Unit Type

While lot sizes and residential densities vary among the communities, Middle Paxton Township and Dauphin Borough have similar proportions of homes that are single-family detached units versus other types of housing. This reinforces that there is a healthy diversity of existing housing types available to residents.

Table 6: Housing Unit Type Summary

	1-Unit detached	1-Unit attached	2-Units	3 or 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Mobile home	Boat, RV, Van, etc.
Middle Paxton Township	85.5%	2.8%	3.5%	0.7%	0.0%	0.5%	0.0%	6.9%	0.0%
Dauphin Borough	79.2%	7.8%	0.0%	8.4%	4.6%	0.0%	0.0%	0.0%	0.0%
Reed Township	89.2%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	9.2%	0.0%
Halifax Township	75.0%	1.0%	4.4%	0.0%	2.1%	3.9%	1.0%	12.6%	0.0%
Wayne Township	94.6%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	4.1%	0.0%
Jefferson Township	91.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.9%	0.0%
Rush Township	93.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.1%	0.0%
East Hanover Township	76.4%	3.1%	0.0%	1.4%	1.1%	0.0%	0.0%	17.9%	0.0%
Lower Paxton Township	59.9%	12.8%	1.1%	4.5%	8.4%	9.8%	3.4%	0.2%	0.0%
Susquehanna Township	57.5%	19.6%	1.3%	3.6%	6.6%	3.3%	7.2%	0.6%	0.2%
City of Harrisburg	12.7%	48.8%	7.3%	10.5%	4.6%	4.5%	11.4%	0.2%	0.1%
Marysville	63.7%	14.7%	0.8%	4.6%	8.2%	0.8%	2.5%	4.8%	0.0%
Rye Township	93.5%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	5.3%	0.0%
Penn Township	76.4%	4.9%	0.7%	2.7%	11.0%	2.1%	0.0%	2.1%	0.0%
East Pennsboro Township	53.4%	22.6%	2.8%	4.5%	7.0%	5.9%	3.4%	0.3%	0.0%

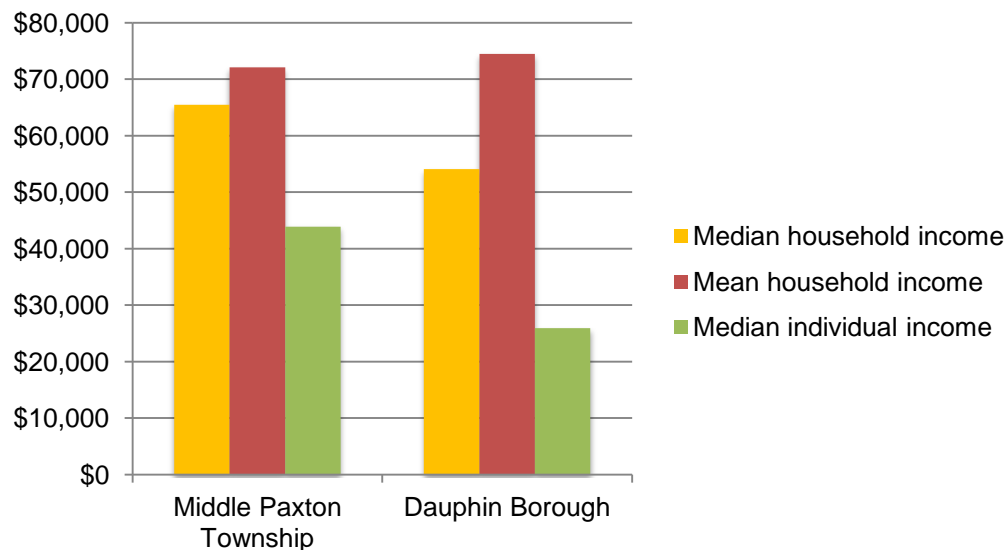
Household Income

In relation to other surrounding communities, 2010 median and mean household income levels in Middle Paxton and Dauphin Borough are in the middle to high end of the spectrum.

Table 7: Household Income Summary

	Median household income	Mean household income	Median individual income
Middle Paxton Township	\$65,464	\$72,113	\$43,910
Dauphin Borough	\$54,083	\$74,470	\$25,938
Reed Township	\$51,500	\$68,988	\$35,938
Halifax Township	\$49,716	\$59,466	\$31,136
Wayne Township	\$65,179	\$81,034	\$29,583
Jefferson Township	\$53,571	\$70,478	\$34,375
Rush Township	\$53,750	\$65,225	\$20,938
East Hanover Township	\$67,206	\$76,467	\$26,305
Lower Paxton Township	\$68,686	\$82,377	\$43,715
Susquehanna Township	\$64,455	\$77,302	\$45,360
City of Harrisburg	\$34,011	\$43,126	\$29,605
Marysville	\$44,868	\$54,037	\$33,190
Rye Township	\$84,276	\$88,367	\$60,139
Penn Township	\$57,645	\$63,698	\$34,712
East Pennsboro Township	\$60,575	\$74,175	\$40,788

Chart 5: Household Income Summary



Education

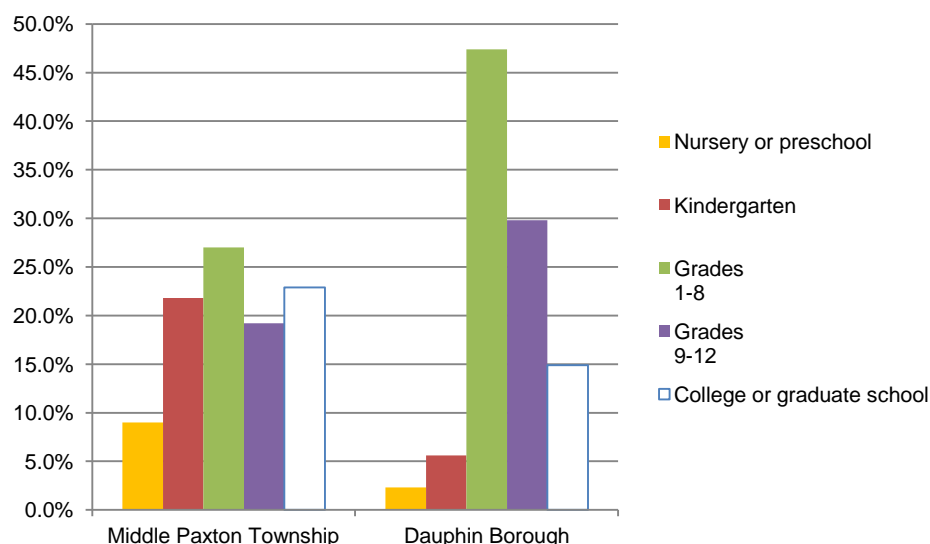
Residents in the Capitol North region have pursued and completed education with different focus and interest over the years. Approximately 90% of the Township's residents and 85% of the Borough's residents have completed high school or a higher degree.

Approximately 17% of the Township's and Borough's current population is of school age. While the US Census estimates identify Middle Paxton's proportion of children in kindergartener there is a high margin of error. When factoring this margin of error, the number is more akin to 10% of the Township school aged children in kindergarten.

Table 8: School Age Population Summary

	School Aged Population 3 yrs +	Nursery or preschool	Kindergarten	Grades 1-8	Grades 9-12	College or graduate school
Middle Paxton Township	769	9.0%	21.8%	27.0%	19.2%	22.9%
Dauphin Borough	215	2.3%	5.6%	47.4%	29.8%	14.9%
Reed Township	43	4.7%	2.3%	27.9%	23.3%	41.9%
Halifax Township	771	2.6%	9.2%	54.2%	22.6%	11.4%
Wayne Township	330	9.1%	5.5%	43.3%	25.5%	16.7%
Jefferson Township	108	6.5%	0.0%	63.0%	17.6%	13.0%
Rush Township	52	0.0%	11.5%	50.0%	28.8%	9.6%
East Hanover Township	1,430	1.9%	4.4%	53.2%	19.5%	21.0%
Lower Paxton Township	11,101	5.3%	5.6%	35.9%	26.4%	26.7%
Susquehanna Township	4,966	10.0%	5.8%	37.5%	20.5%	26.3%
City of Harrisburg	12,624	7.4%	6.1%	41.8%	24.2%	20.5%
Marysville	392	7.7%	4.8%	27.0%	32.7%	27.8%
Rye Township	382	9.2%	5.5%	29.1%	43.5%	12.8%
Penn Township	578	6.4%	7.6%	35.8%	30.8%	19.4%
East Pennsboro Township	4,801	3.9%	3.8%	42.4%	20.4%	29.5%

Chart 6: Education Enrollment Summary



Employment and Occupation

Approximately 2/3 of Middle Paxton and Dauphin's population aged 16 years and older are employed. This is comparable to a majority of surrounding municipalities.

	Population 16 yrs +	In civilian labor force	Civilian employed	Civilian unemployed	Armed forces
Middle Paxton Township	4,291	64.7%	63.0%	1.7%	0.0%
Dauphin Borough	681	66.1%	62.8%	3.2%	0.3%
Reed Township	241	70.1%	63.1%	6.6%	0.4%
Halifax Township	2,776	63.6%	55.9%	7.7%	0.0%
Wayne Township	1,065	66.7%	63.8%	2.8%	0.5%
Jefferson Township	341	56.6%	52.2%	4.4%	0.0%
Rush Township	180	57.2%	54.4%	2.8%	0.0%
East Hanover Township	4,548	69.6%	67.3%	2.3%	0.0%
Lower Paxton Township	38,979	71.6%	67.2%	4.1%	0.2%
Susquehanna Township	19,836	69.0%	64.5%	4.5%	0.0%
City of Harrisburg	37,309	64.3%	54.8%	9.5%	0.2%
Marysville	2,096	65.5%	61.3%	4.2%	0.0%
Rye Township	2,000	70.0%	65.8%	4.2%	0.4%
Penn Township	2,637	69.2%	66.8%	2.4%	0.0%
East Pennsboro Township	16,452	69.5%	65.5%	4.0%	0.3%

Occupation refers to the general type of activity involved in a person's work. Of those employed, management, business, sales and office are predominant occupations in the communities studied. On a percentage basis, Dauphin Borough has one of the highest proportions of its resident base in service-oriented occupations.

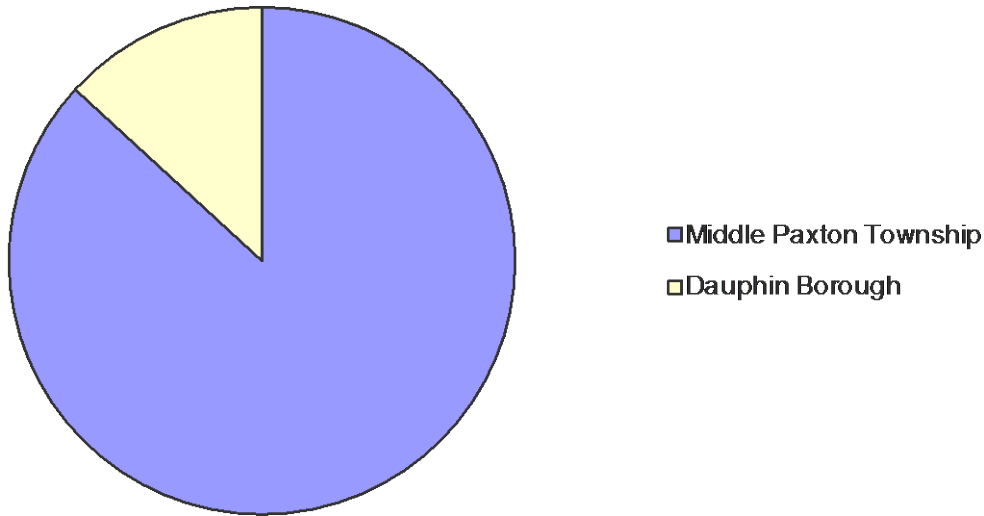
	Employed population 16 yrs+	Management, business, science, art	Service	Sales and office	Natural resources, construction, maintenance	Production, transportation, material moving
Middle Paxton Township	2,702	35.9%	12.2%	27.9%	11.3%	12.8%
Dauphin Borough	428	26.6%	19.9%	32.7%	11.2%	9.6%
Reed Township	152	28.3%	8.6%	25.0%	19.7%	18.4%
Halifax Township	1,551	29.0%	19.0%	23.5%	10.9%	17.7%
Wayne Township	680	39.7%	13.1%	17.2%	14.3%	15.7%
Jefferson Township	178	33.1%	14.6%	21.3%	16.9%	14.0%
Rush Township	98	33.7%	7.1%	30.6%	11.2%	17.3%
East Hanover Township	3,061	36.0%	20.2%	23.2%	8.6%	12.0%
Lower Paxton Township	26,202	43.7%	14.3%	26.8%	5.2%	10.1%
Susquehanna Township	12,789	43.2%	14.2%	28.1%	5.1%	9.4%
City of Harrisburg	20,431	29.1%	24.5%	27.5%	3.8%	15.1%
Marysville	1,284	27.2%	20.5%	30.7%	5.7%	16.0%
Rye Township	1,316	29.9%	11.2%	30.4%	16.1%	12.5%
Penn Township	1,762	21.1%	15.3%	33.1%	13.8%	16.7%
East Pennsboro Township	10,780	39.3%	12.4%	30.7%	6.6%	11.0%

COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Where do you live? Please check one.

Answer Options	Response Percent	Response Count
Middle Paxton Township	86.8%	138
Dauphin Borough	13.2%	21
If you do not live in Middle Paxton Township or Dauphin Borough, where do you live?		21
<i>answered question</i>		159
<i>skipped question</i>		9

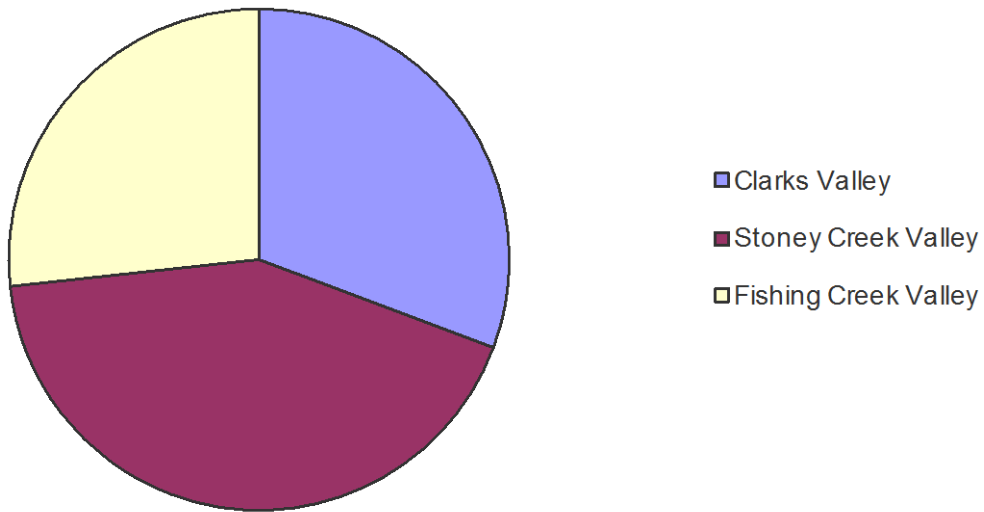


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

If you live in Middle Paxton Township, which Valley do you live in?

Answer Options	Response Percent	Response Count
Clarks Valley	30.7%	31
Stoney Creek Valley	42.6%	43
Fishing Creek Valley	26.7%	27
<i>answered question</i>		101
<i>skipped question</i>		67

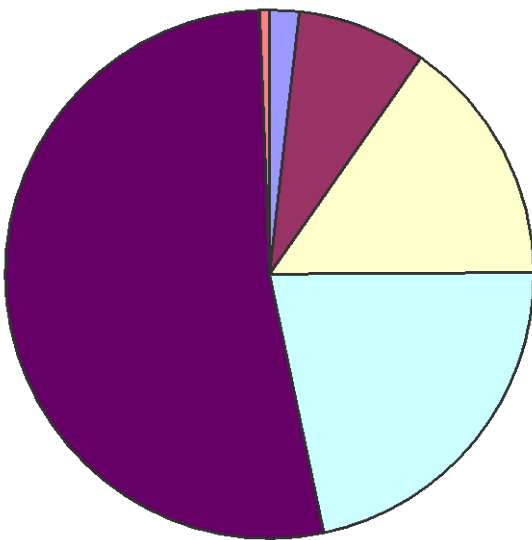


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

How many years have you lived in the Township/Borough? Please check one.

Answer Options	Response Percent	Response Count
Less than one year	1.8%	3
1 to 5 years	7.9%	13
6 to 10 years	15.2%	25
11 to 20 years	21.8%	36
Over 20 years	52.7%	87
I/We have not lived in the Township/Borough	0.6%	1
answered question		165
skipped question		3



- Less than one year
- 1 to 5 years
- 6 to 10 years
- 11 to 20 years
- Over 20 years
- I/We have not lived in the Township/Borough

COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Please describe your household members. Note the number of individuals by age and sex.

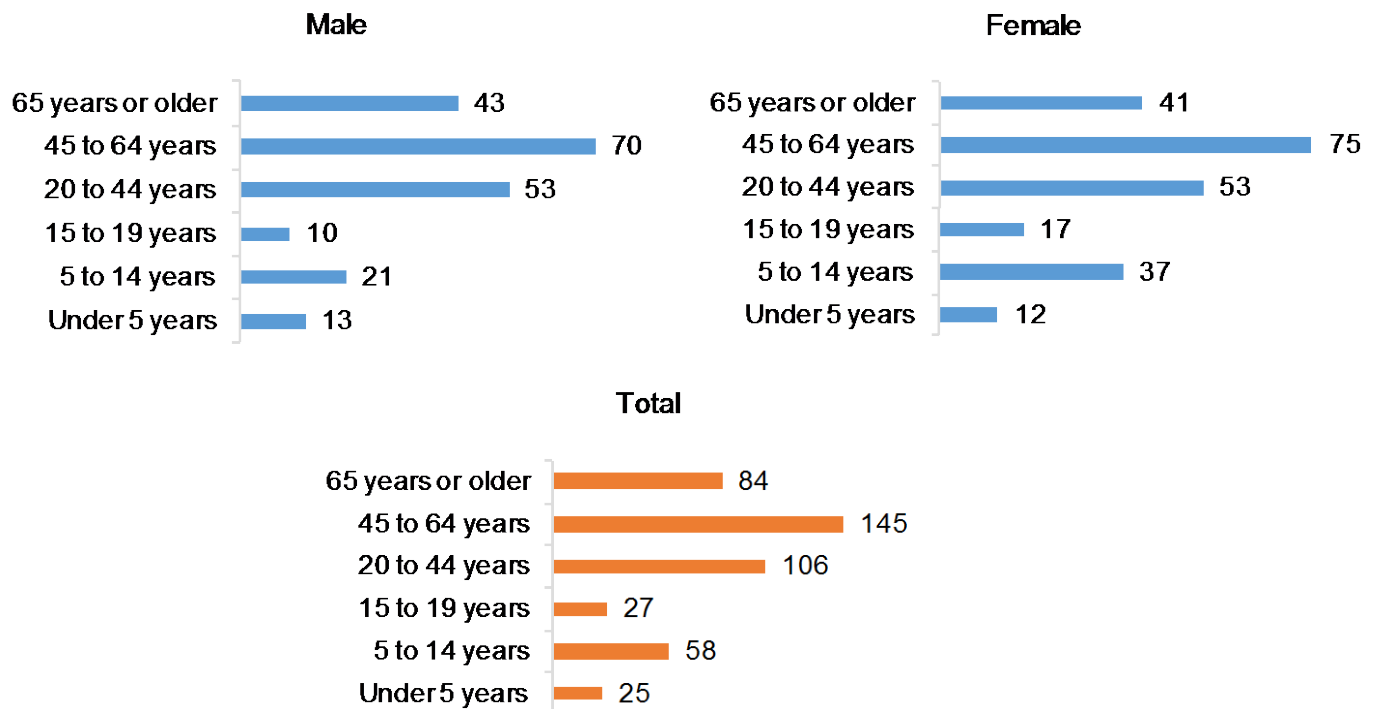
Male

Answer Options	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Response Count
Under 5 years	4	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	13
5 to 14 years	4	12	5	0	0	0	0	0	0	0	0	0	0	0	0	0	21
15 to 19 years	4	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	10
20 to 44 years	6	43	3	1	0	0	0	0	0	0	0	0	0	0	0	0	53
45 to 64 years	1	66	3	0	0	0	0	0	0	0	0	0	0	0	0	0	70
65 years or older	4	38	1	0	0	0	0	0	0	0	0	0	0	0	0	0	43

Female

Answer Options	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Response Count
Under 5 years	4	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
5 to 14 years	5	25	5	2	0	0	0	0	0	0	0	0	0	0	0	0	37
15 to 19 years	3	10	4	0	0	0	0	0	0	0	0	0	0	0	0	0	17
20 to 44 years	2	49	2	0	0	0	0	0	0	0	0	0	0	0	0	0	53
45 to 64 years	1	72	1	0	0	0	0	0	0	0	0	0	0	0	0	1	75
65 years or older	4	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41

																	Question Totals
																	163
																	5



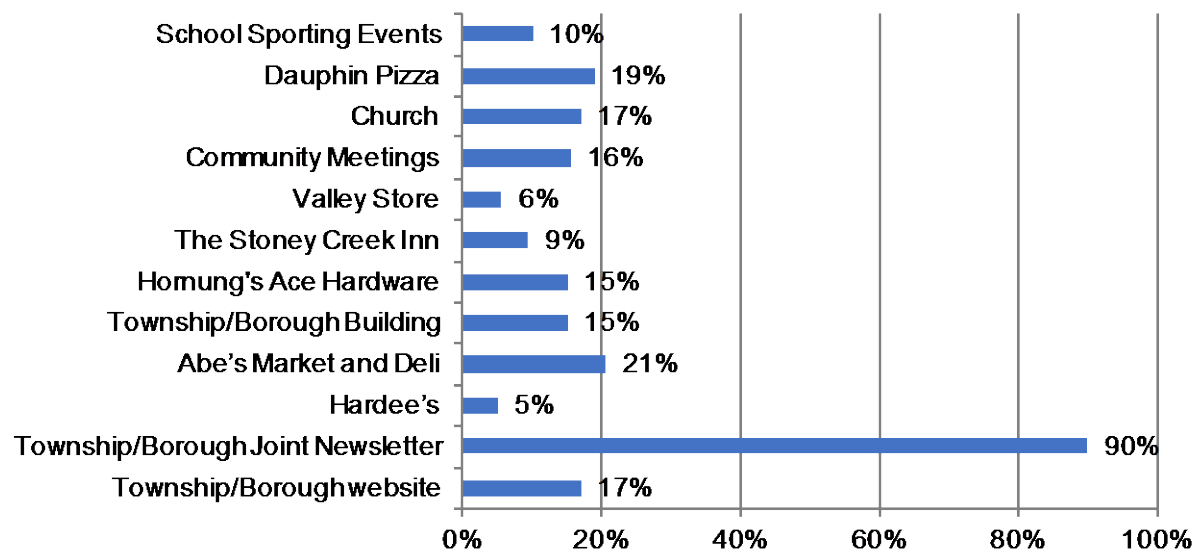
COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

From what sources do you receive news about the community?

Please check all that apply.

Answer Options	Response Percent	Response Count
Township/Borough website	17%	27
Township/Borough Joint Newsletter	90%	144
Hardee's	5%	8
Abe's Market and Deli	21%	33
Township/Borough Building	15%	24
Homung's Ace Hardware	15%	24
The Stoney Creek Inn	9%	15
Valley Store	6%	9
Community Meetings	16%	25
Church	17%	27
Dauphin Pizza	19%	30
School Sporting Events	10%	16
Other (please specify)		63
answered question		160
skipped question		8

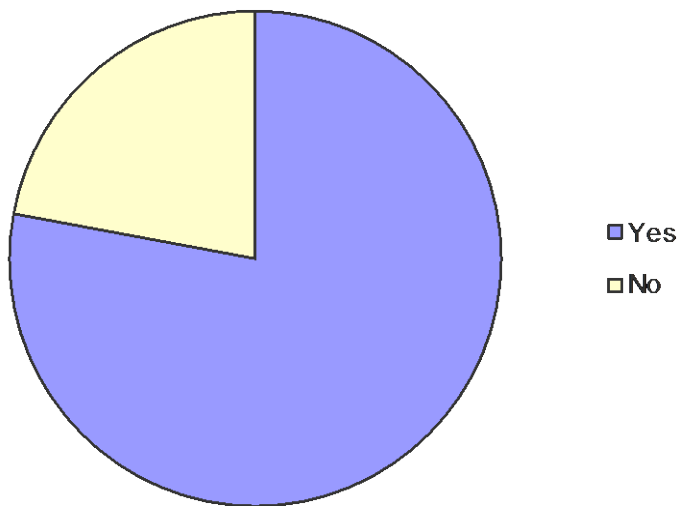


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

If the communities were to establish a presence on social media, do you feel this would be an effective way to receive information regarding Township/Borough news, activity, and events? Please check one.

Answer Options	Response Percent	Response Count
Yes	77.9%	127
No	22.1%	36
<i>answered question</i>		163
<i>skipped question</i>		5

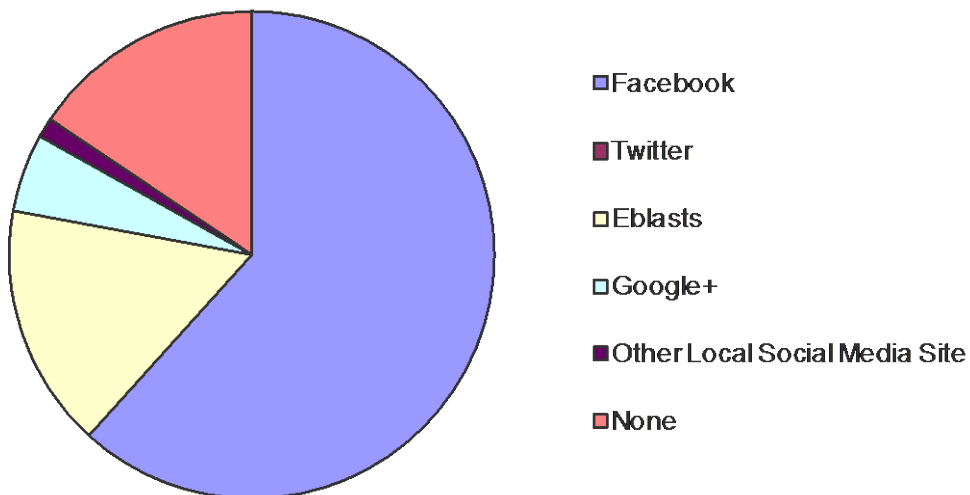


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

What method of social media would you prefer? Please check one.

Answer Options	Response Percent	Response Count
Facebook	61.7%	95
Twitter	0.0%	0
Eblasts	16.2%	25
Google+	5.2%	8
Other Local Social Media Site	1.3%	2
None	15.6%	24
Other (please specify)		8
answered question		154
skipped question		14

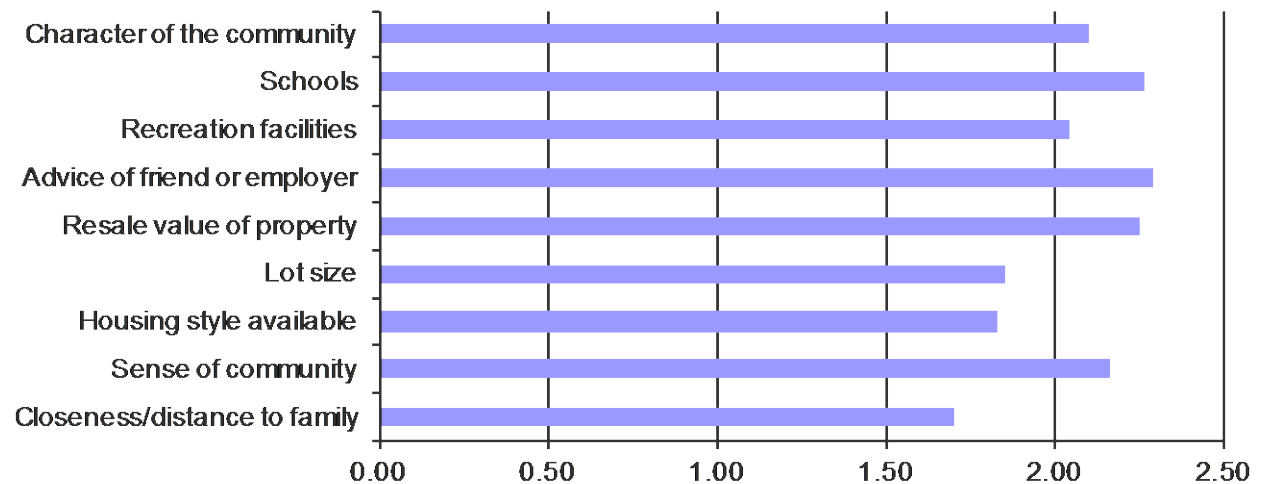


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Please rank the top three reasons why you selected your community as your place of residence. Of the three you choose, please identify the most important reason as “1” and least important reason as “3”.

Answer Options	1 - Most Important	2 - Important	3 - Least Important	Rating Average	Response Count
Closeness/distance to family	47	24	20	1.70	91
Sense of community	8	22	15	2.16	45
Housing style available	20	16	12	1.83	48
Lot size	30	23	19	1.85	72
Resale value of property	5	5	10	2.25	20
Advice of friend or employer	4	4	9	2.29	17
Recreation facilities	7	11	8	2.04	26
Schools	7	23	20	2.26	50
Character of the community	30	25	39	2.10	94
answered question					160
skipped question					8

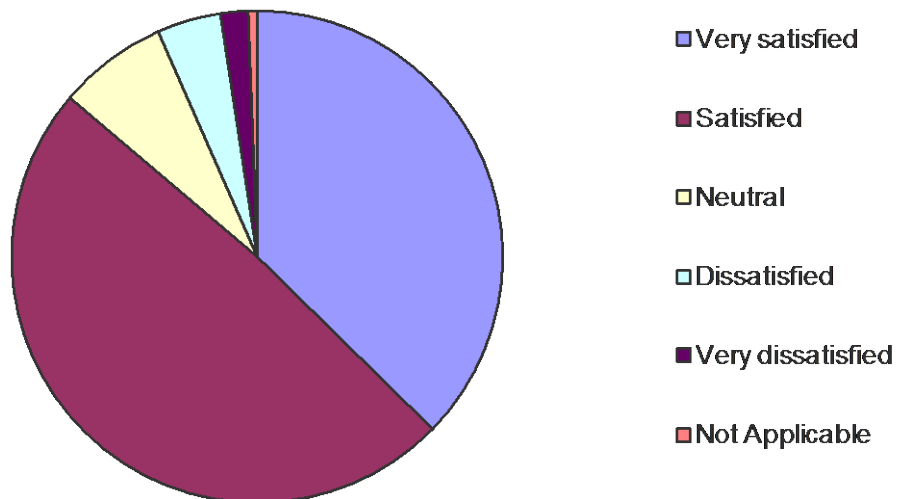


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

In general, are you satisfied with your community as a place to live? Please check one.

Answer Options	Response Percent	Response Count
Very satisfied	37.3%	62
Satisfied	48.8%	81
Neutral	7.2%	12
Dissatisfied	4.2%	7
Very dissatisfied	1.8%	3
Not Applicable	0.6%	1
If you selected "dissatisfied" or "very dissatisfied" please explain:		15
answered question		166
skipped question		2

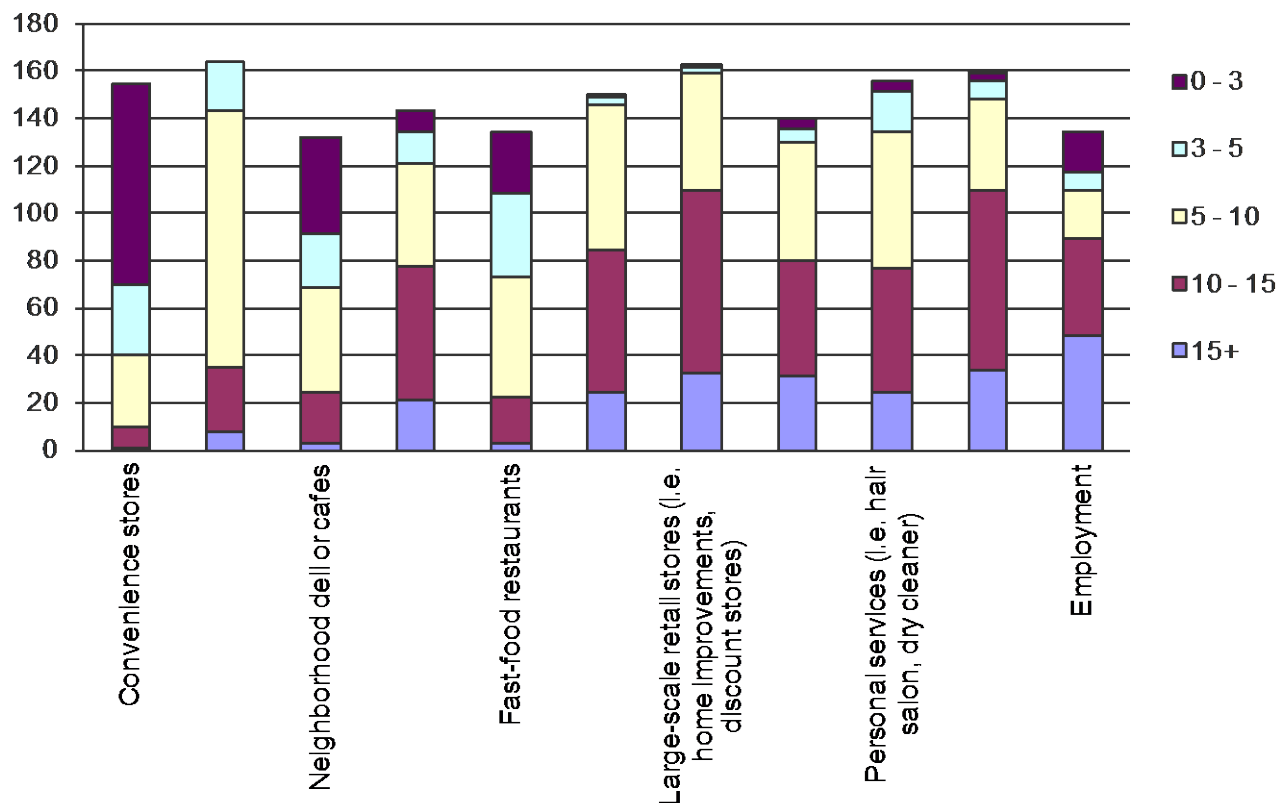


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

How many miles do you travel for the following goods and services. Please check the appropriate box. Please leave blank if you do not typically utilize the existing goods/services listed.

Answer Options	0 - 3	3 - 5	5 - 10	10 - 15	15+	Response Count
Convenience stores	85	30	30	9	1	155
Grocery	0	21	108	28	7	164
Neighborhood deli or cafes	41	22	45	21	3	132
Up-scale restaurants	9	14	43	57	21	144
Fast-food restaurants	26	35	51	19	3	134
Small-scale retail stores (i.e. fabric, toy or shoe stores)	1	3	62	59	25	150
Large-scale retail stores (i.e. home improvements, discount)	1	3	50	77	32	163
Professional services (i.e. accounting, taxes, legal)	4	6	50	49	31	140
Personal services (i.e. hair salon, dry cleaner)	5	16	58	52	25	156
Medical services	3	8	38	76	34	159
Employment	17	7	21	41	48	134
<i>answered question</i>						165
<i>skipped question</i>						3

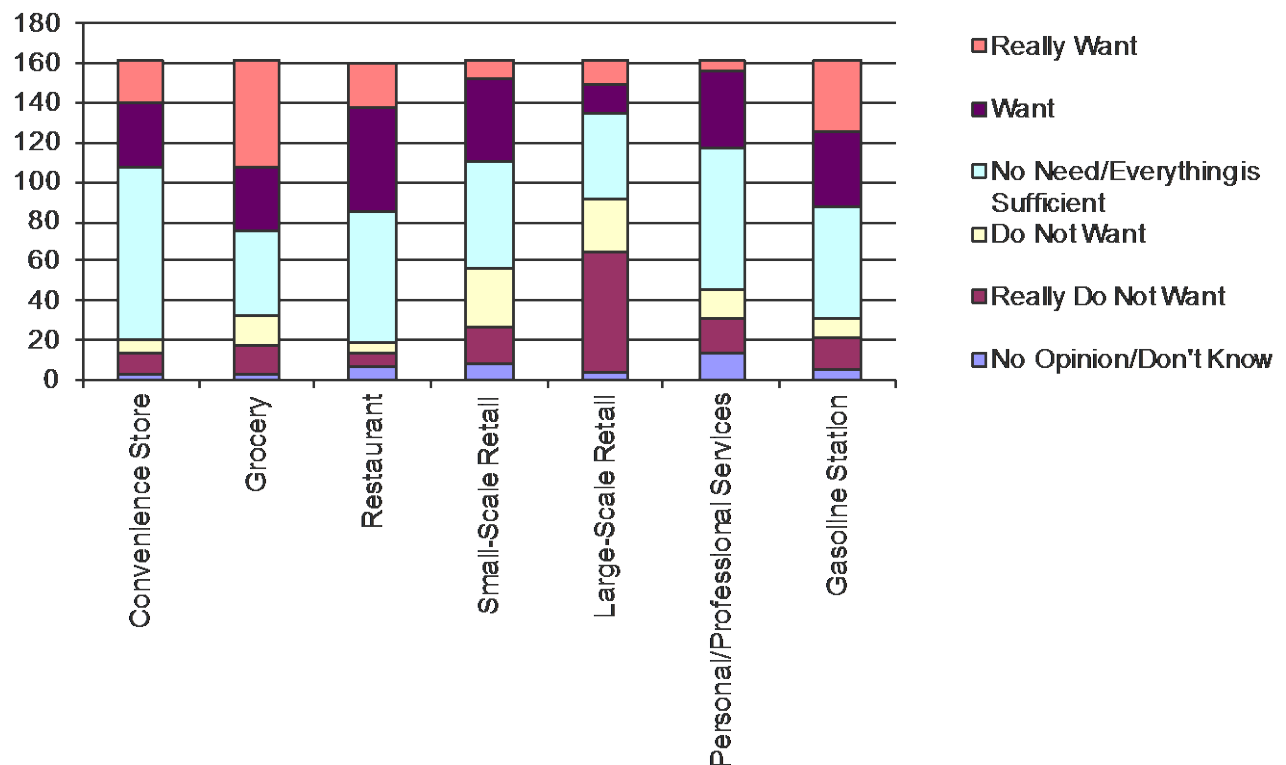


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Commercial Uses:

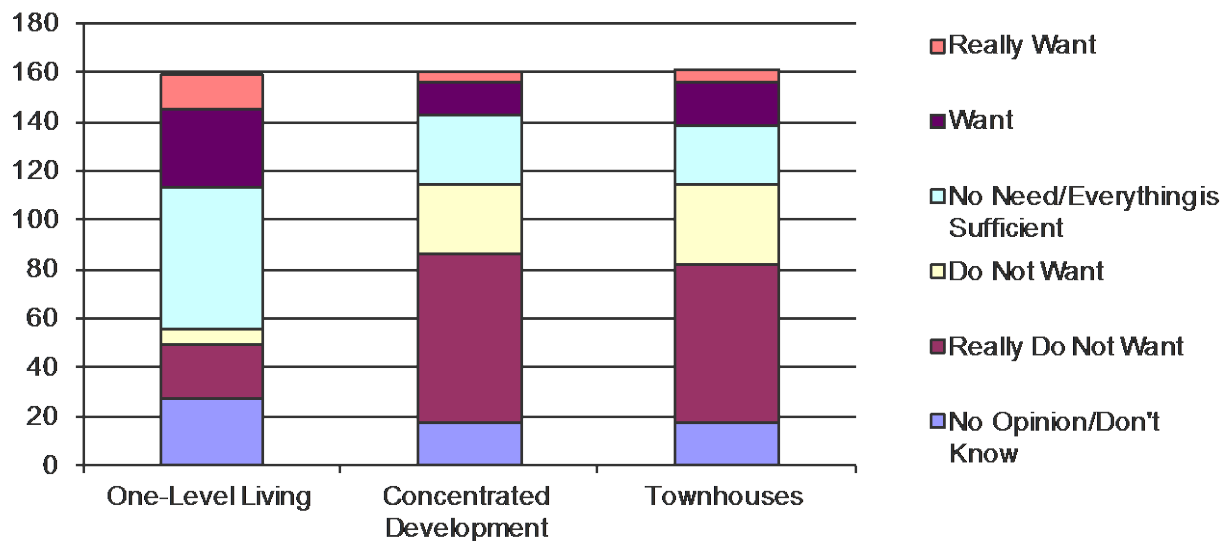
Answer Options	Really Want	Want	No Need/ Everything is Sufficient	Do Not Want	Really Do Not Want	No Opinion/ Don't Know	Response Count
Convenience Store	21	32	88	7	11	2	161
Grocery	53	33	43	15	15	2	161
Restaurant	23	52	66	5	7	7	160
Small-Scale Retail	9	41	54	30	19	8	161
Large-Scale Retail	13	14	43	28	60	4	162
Personal/Professional Services	6	39	71	15	17	14	162
Gasoline Station	37	37	57	10	16	5	162
answered question							167
skipped question							1



COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Residential Uses							
Answer Options	Really Want	Want	No Need/ Everything is Sufficient	Do Not Want	Really Do Not Want	No Opinion/ Don't Know	Response Count
One-Level Living	14	32	57	7	22	27	159
Concentrated Development	4	13	29	28	68	18	160
Townhouses	5	18	24	32	65	17	161
answered question							162
skipped question							6

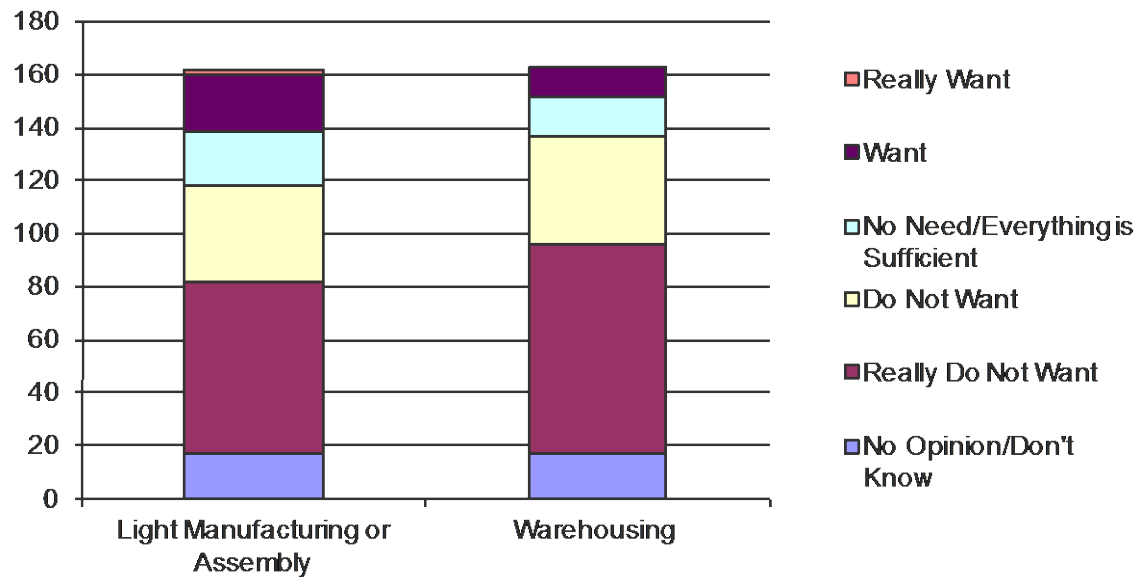


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Industrial Uses:

Answer Options	Really Want	Want	No Need/ Everything is Sufficient	Do Not Want	Really Do Not Want	No Opinion/ Don't Know	Response Count
Light Manufacturing or Assembly	2	22	20	36	65	17	162
Warehousing	0	11	16	40	79	17	163
<i>answered question</i>							163
<i>skipped question</i>							5

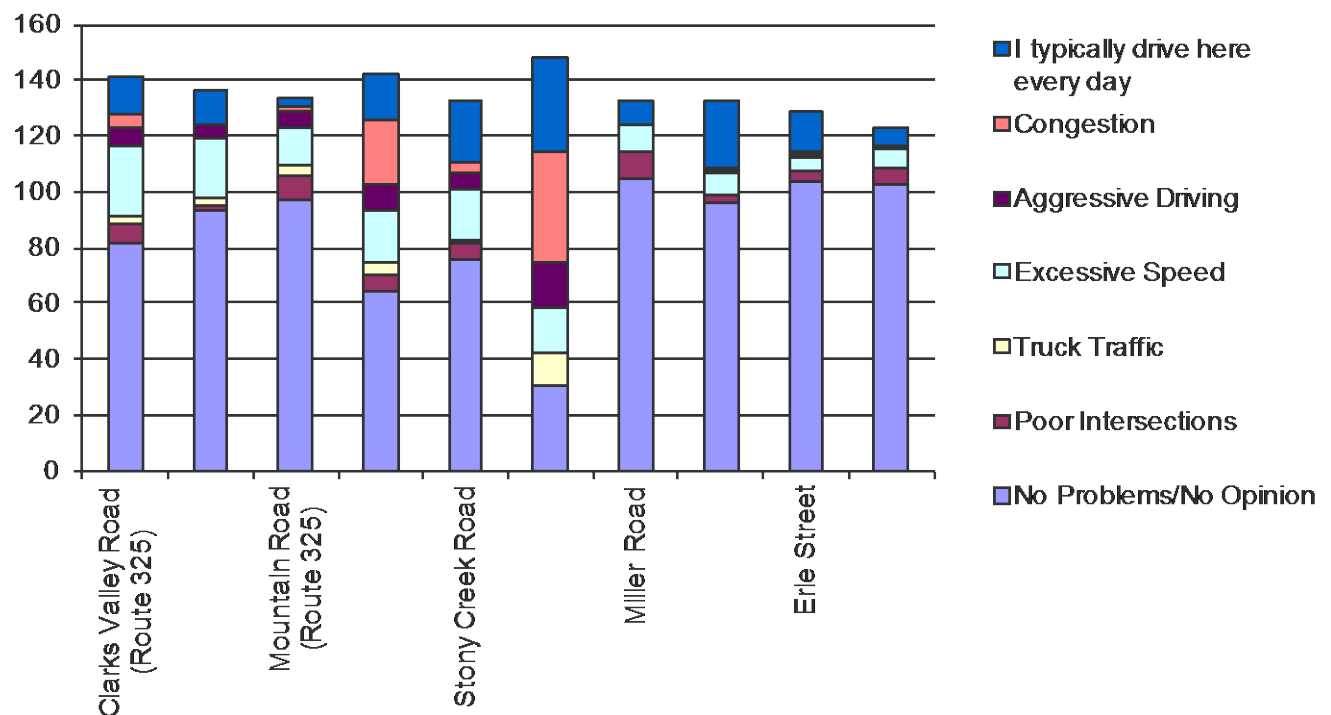


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Roadways:

Answer Options	I typically drive here every day	Congestion	Aggressive Driving	Excessive Speed	Truck Traffic	Poor Intersections	No Problems/No Opinion	Response Count
Clarks Valley Road (Route 325)	13	5	7	25	3	6	82	141
Fishing Creek Valley Road (Route 443)	13	0	5	21	3	2	93	137
Mountain Road (Route 325)	3	2	6	13	4	9	97	134
Peters Mountain Road (Route 225)	16	23	10	18	5	6	64	142
Stony Creek Road	22	4	6	18	1	6	76	133
Route 22/322 Expressway	34	39	16	17	11	0	31	148
Miller Road	9	0	0	10	0	9	105	133
Allegheny Street	24	1	1	8	0	3	96	133
Erie Street	15	1	1	4	0	4	104	129
Claster Boulevard	7	0	1	6	0	6	103	123
Other (please specify)								25
answered question								162
skipped question								6

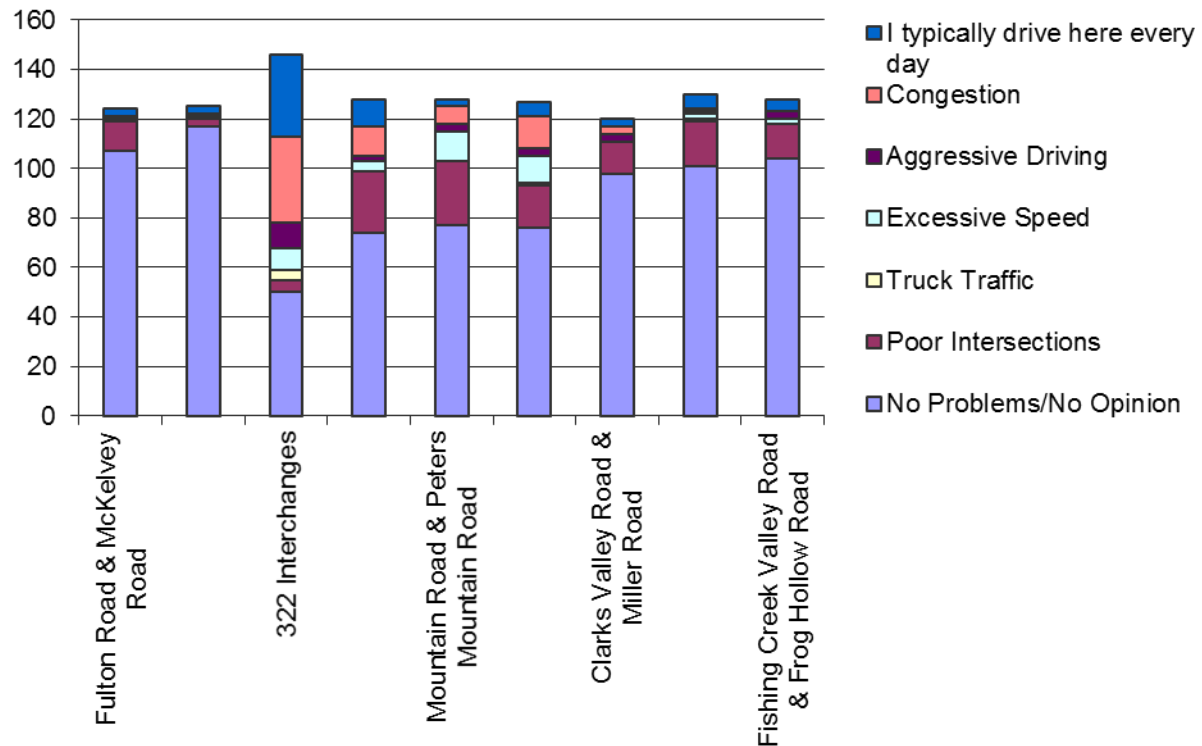


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Intersections and Interchanges:

Answer Options	I typically drive here every day	Congestion	Aggressive Driving	Excessive Speed	Truck Traffic	Poor Intersections	No Problems/No Opinion	Response Count
Fulton Road & McKelvey Road	3	0	1	0	1	12	107	124
Speece's Lane & McKelvey Road	3	0	0	1	1	3	117	125
322 Interchanges	33	35	10	9	4	5	50	146
Elizabeth Avenue/Claster Boulevard & Peters	11	12	2	4	0	25	74	128
Mountain Road & Peters Mountain Road	3	7	3	12	0	26	77	128
Clarks Valley/McKelvey Road & Peters Mountain	6	13	3	11	1	17	76	127
Clarks Valley Road & Miller Road	3	3	3	0	0	13	98	120
Fishing Creek Valley Road & Potato Valley Road	6	1	1	2	1	18	101	130
Fishing Creek Valley Road & Frog Hollow Road	5	0	3	2	0	14	104	128
Other (please specify)								15
answered question								156
skipped question								12

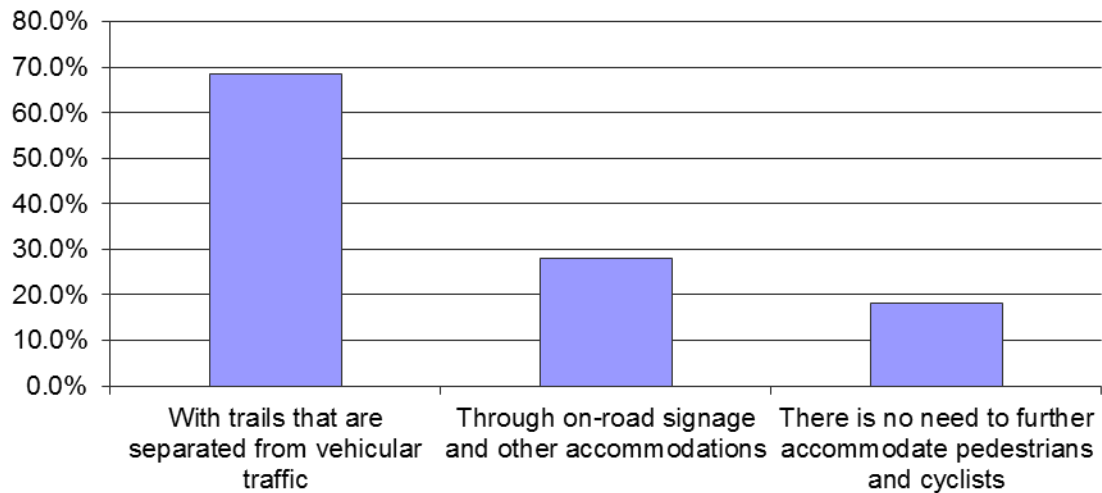


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

How should the communities plan to safely accommodate and plan for cyclists and pedestrians? Please check all that apply.

Answer Options	Response Percent	Response Count
With trails that are separated from vehicular traffic	68.5%	113
Through on-road signage and other accommodations	27.9%	46
There is no need to further accommodate pedestrians	18.2%	30
<i>answered question</i>		165
<i>skipped question</i>		3

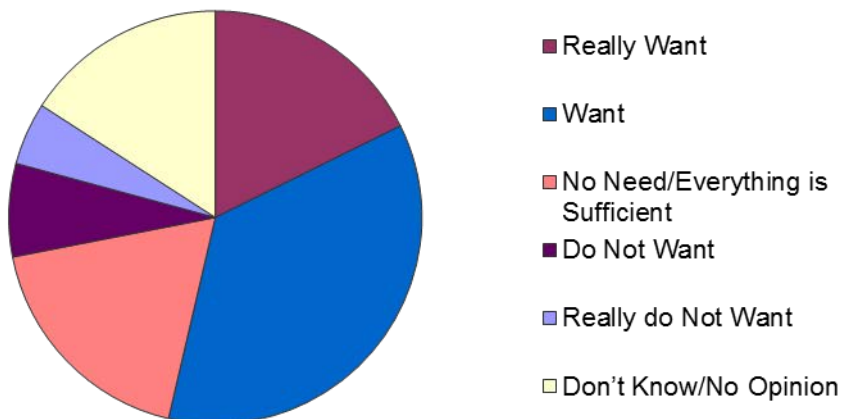


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Do you support the development of a multi-use trail to connect public amenities (like the Dauphin Middle Paxton Community Park, Market Street Park, Middle Paxton Elementary School, the Township/Borough Buildings and the Susquehanna River) should be a priority? Please check one.

Answer Options	Response Percent	Response Count
Really Want	17.7%	29
Want	36.0%	59
No Need/Everything is Sufficient	18.3%	30
Do Not Want	7.3%	12
Really do Not Want	4.9%	8
Don't Know/No Opinion	15.9%	26
answered question		164
skipped question		4

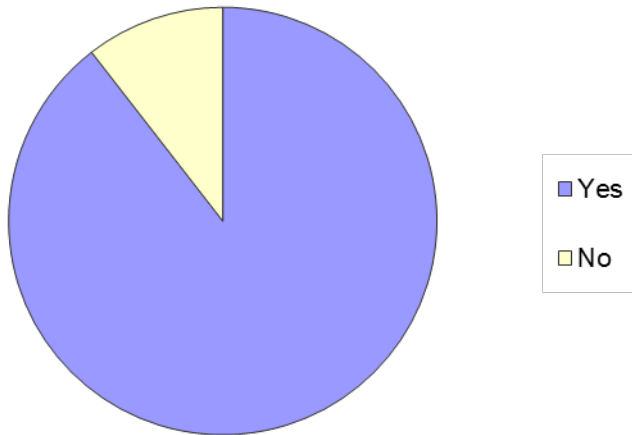


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Do you support the development of a trail from Fishing Creek Valley Road to Erie Street (adjacent to the railroad line) that could also be used for emergency access during flood periods, recreation use, etc. Please check one.

Answer Options	Response Percent	Response Count
Yes	89.5%	145
No	10.5%	17
<i>answered question</i>		162
<i>skipped question</i>		6

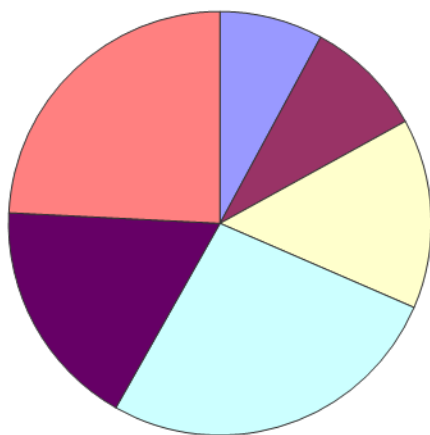


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

How often do you or others in your household use a Township or Borough park or recreational field? Please check one.

Answer Options	Response Percent	Response Count
At least three times a week	7.9%	13
Once or twice a week	9.1%	15
One to three times a month	14.5%	24
Four to twelve times a year	26.7%	44
Three times a year or less	17.6%	29
I/We do not utilize the parks or recreation fields	24.2%	40
answered question		165
skipped question		3



- At least three times a week
- Once or twice a week
- One to three times a month
- Four to twelve times a year
- Three times a year or less
- I/We do not utilize the parks or recreation fields

COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Which park facility do you visit most often? Please fill in your Answer Options	Response Count
	118
answered question	118
skipped question	50

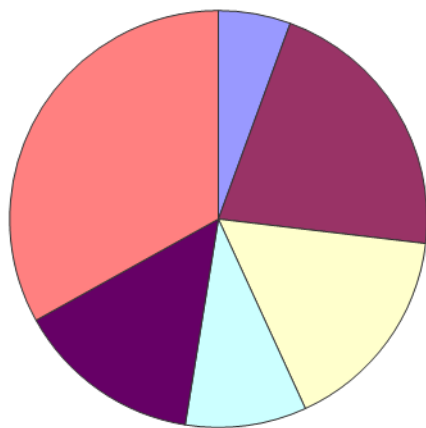
Adams Ricci Park	Dauphin and Haggy	Dauphin Middle Paxton community Park	DMP comm. Park	Hagy & Dauphin MP
Ball fields - not Haggy	dauphin boro	Dauphin Middle Paxton Community Park Hagy Park	DMP Community Park	Hagy for tennis court
Baseball fields off Cluster	Dauphin Borough	Dauphin Middle Paxton Community Park - Spring and Haggy Park - Fall	DMP Park	Hagy Park
Big Boyd (I know its not a Twp facility, but it should be included in planning routes)	Dauphin Borough	Dauphin Middle Paxton Community Park & Haggy Park	evenly split depending on granddaughter's softball schedule.	Hagy Park
Boro park	Dauphin Community Park and Haggy	Dauphin Middle Paxton Community Park & Haggy Park equally	FC Community Park	Hagy Park
Borough	Dauphin Middle Paxton Park	Dauphin Middle Paxton Park	Fishing Creek	Hagy Park
BOTH DURING SOCCER AND SOFTBALL SEASONS	Dauphin Middle Paxton	Dauphin Middle Paxton Park	Fishing Creek Community Building	Hagy Park
Boyd big tree	Dauphin Middle Paxton Community Park	DAUPHIN MIDDLE PAXTON PARK	Fishing Creek Community House	Hagy Park
Boyd big tree	Dauphin Middle Paxton Community Park	Dauphin Middle Paxton Park - aka Sheetz	fishing creek valley	Hagy Park
Boyd Big Tree conservation Area	Dauphin Middle Paxton Community Park	Dauphin Middle Paxton Park on Cluster Blvd.	Fishing Creek Valley Community Park	Hagy Park
Boyd's	Dauphin Middle Paxton Community Park	Dauphin Middle Paxton, Haggy Park	fort hunter	Hagy Park
Boyd's Big Tree Preserve for hiking;	Sheetz field	MP Park	Middle Paxton Community Park	Kennedy Field
Communit Park / Sheetz Field	Dauphin Middle Paxton Community Park	Dauphin Park	Hagy	Hagy Park
Community Ctr Park (Fishing Creek)	Dauphin Middle Paxton Community Park	Dauphin park	Hagy	Hagy Park
Community Park	Dauphin Middle Paxton Community Park	Dauphin Park (near pool) - walking trail	Hagy	Hagy Park
Community Park	Dauphin Middle Paxton Community Park	Dauphin Park for walking	Hagy	Hagy Park
Community park	Dauphin Middle Paxton Community Park	Dauphin pool	Hagy	Hagy Park
Community park	Dauphin Middle Paxton Community Park	Dauphin/Middle Paxton Community Park	Hagy	Hagy Park Ball Field off 225
Community Park restroom could be open more for playground/trail	Dauphin Middle Paxton Community Park	Dauphin/Middle Paxton Park	Hagy	Hagy Park Ball field off 225
Community Park and Haggy Park	Dauphin Middle Paxton Community Park	Dauphin/Middle Paxton Park	Hagy	Hagy Park and Ibberson Park
Community park near swimming pool	Dauphin Middle Paxton Community Park	Dauphin/Middle Paxton Park	Hagy	Hagy Park: swimming pool
Community Park on Cluster Blvd.	Dauphin Middle Paxton Community Park	Dauphin/Middle Paxton Park (softball) Hagy (soccer)	Hagy & Community	Hagy, but hardly ever
Dau-MP Park	Sheetz field	MP Comm Park	Middle Paxton Comm. Park	Kennedy
Dmp	The river 3x/week in warm months. Not the parks	Park along Cluster Blvd	Middle Paxton Park near pool	Hagy, it's within running distance of Red Hill Road.
Fishing Creek Community Center Fort Hater Clarks Valley Trail	Dauphin Middle Paxton Community Park	park off allegheny	Middle Paxton/Hagy	We most often use the Dauphin Boro Middle Paxton Community Park.
Hagy Park and the Borough Park equally. Kids play softball and soccer and we have rented both pavilions for family picnics.	Hagy Park in the late summer/fall for soccer fields and occasionally the basketball courts.	Run/walk path; playground; field	Joint park	Baseball/softball fields in spring and courts by the Dauphin Boro building.
Sheet Field	Soccer fields down at Haggy and the softball fields by the pool.	MP walking track	Middle Paxton Community Park	Kennedy Field
Township park & Haggy Park & River	Dauphin Middle Paxton Community Park	Dauphin mp	Hagy park, dauphin community park	Hagy park

COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Do you support using tools (such as ordinances) to protect and improve connections between open spaces? Please check one.

Answer Options	Response Percent	Response Count
Really Want More/New tools	5.6%	9
Want More/New tools	21.3%	34
Ne Need/Everything is Sufficient	16.3%	26
Do Not Want More/New Tools	9.4%	15
Really Do Not Want More/New Tools	14.4%	23
Don't Know/No Opinion	33.1%	53
answered question		160
skipped question		8



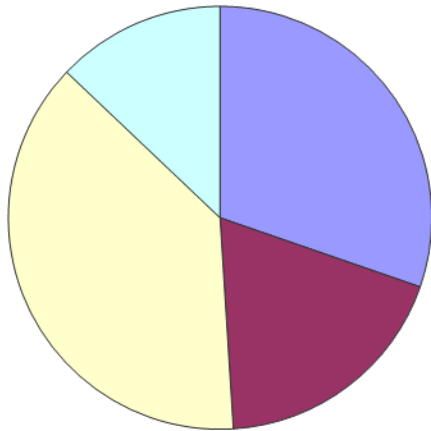
- Really Want More/New tools
- Want More/New tools
- Ne Need/Everything is Sufficient
- Do Not Want More/New Tools
- Really Do Not Want More/New Tools
- Don't Know/No Opinion

COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

When you move to your next home, do you think you will be able to find a home in Dauphin Borough or Middle Paxton Township that fits your needs? Please check one.

Answer Options	Response Percent	Response Count
Yes, I think the housing options in the Township and Borough will meet my needs in the future	30.3%	47
No, I don't think the housing options in Township and Borough will meet my needs in the future	18.7%	29
I'm not sure if the housing options in Township and Borough will meet my needs in the future	38.1%	59
My next move will be out of the Township/Borough	12.9%	20
answered question		155
skipped question		13



- Yes, I think the housing options in the Township and Borough will meet my needs in the future
- No, I don't think the housing options in Township and Borough will meet my needs in the future
- I'm not sure if the housing options in Township and Borough will meet my needs in the future
- My next move will be out of the Township/Borough

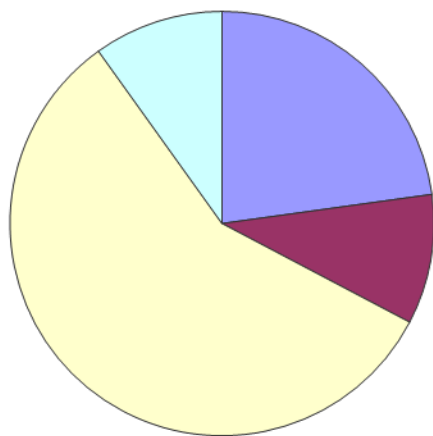
COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

How will the housing needs change for you and your family in the next ten years?

Please check one.

Answer Options	Response Percent	Response Count
We will need a smaller home/smaller lot with less maintenance requirements	22.8%	37
We will need a larger home with ample land	9.9%	16
We do not anticipate a change in our housing needs	57.4%	93
We would prefer a home with only one-level or story	9.9%	16
answered question		162
skipped question		6



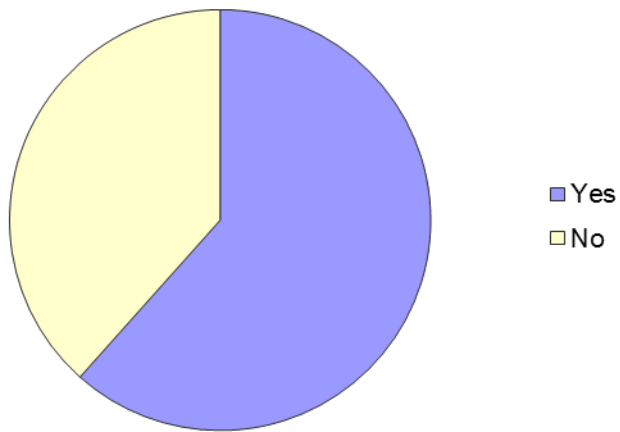
- We will need a smaller home/smaller lot with less maintenance requirements
- We will need a larger home with ample land
- We do not anticipate a change in our housing needs
- We would prefer a home with only one-level or story

COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Do you support utilizing the excess capacity of the Dauphin sewage treatment system to remedy environmental issue(s) in your community? Please check one.

Answer Options	Response Percent	Response Count
Yes	61.6%	98
No	38.4%	61
<i>answered question</i>		159
<i>skipped question</i>		9

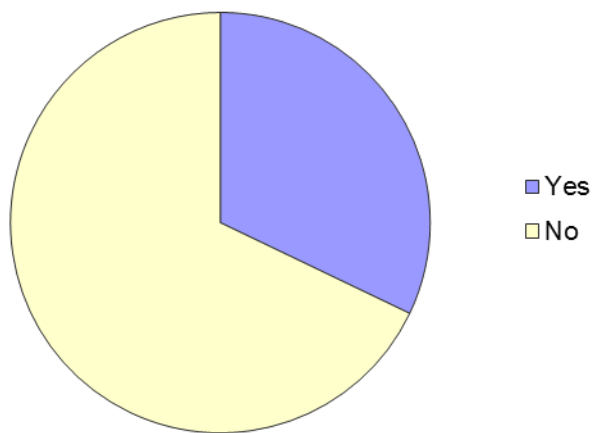


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Do you support utilizing the excess capacity of the Dauphin sewage treatment system to encourage different types of housing development in your community? Please check

Answer Options	Response Percent	Response Count
Yes	32.1%	50
No	67.9%	106
<i>answered question</i>		156
<i>skipped question</i>		12

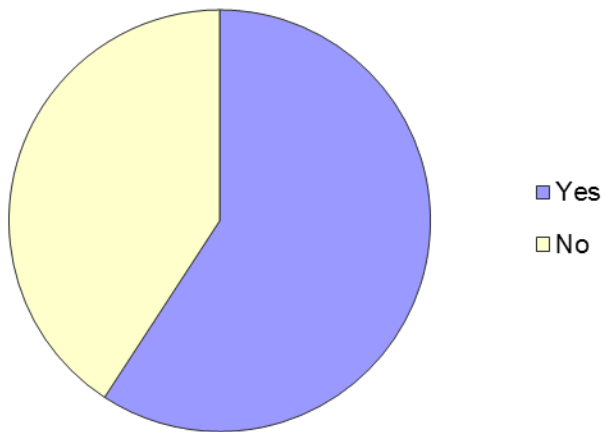


COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

Do you support utilizing the excess capacity of the Dauphin sewage treatment system to service additional development that encourages the protection of open space? Please check one.

Answer Options	Response Percent	Response Count
Yes	59.2%	93
No	40.8%	64
<i>answered question</i>		157
<i>skipped question</i>		11



COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

We would appreciate any additional comments related to your community!

Establish ordinance for height of grass/lawn and enforce it! Enforce ordinance of burning of brush. Clamp down on residents who burn plastic, rubber, etc. Respond better to residents needs and concerns. To vehicle inspection ordinance - enforce better. Be more vigilant of poor housing conditions

I have lived in FCV for 25 years (oh my, could I now be that old?) I have worked with the township building and improving two formatters in this area. I have never had a problem working with this township-you are fair in allowing many types of interests in our area and your restrictions have always been fair. Thank you! (you may use my statement as needed)

Keep Middle Paxton Twp the way it is - if you propose housing-sewers-retail - our community will be a city - not county - congestion, more traffic and more crime & pollution! Out of necessity only: I can see a supermarket with pharmacy in it. All other stores/retail would take away from our small local shops that need our business to survive. It is not FAIR to them!

The main reason I moved to Middle Paxton was the rural nature of the township, open fields and woods. I love nature. I love the deer, turkeys, fox, bear that visit. I do not want to see my area (west of Peters Mountain Road) overdeveloped.

We are always concerned about cyclists and pedestrians on Fishing Creek Valley Road - No berm and cars are moving too fast. Mitigation to help flooding and poerlines seen to be working - a better "snowy season" this year in regards to power outages and flooding. Making Blue Mt. Parkway passable during winter events should be a priority

The current septic system works fine. To impose the use of sewage treatment facility would increase costs. In time the state will most likely demand this. But at this time, it is not necessary. It would be nice to have an Ambulance service that is local & not dispatched from Hrs mall. 45 min response time is unacceptable. Great job keeping roads open by roadcrew !!!

I would love to see the pool become more of a community center and have family and teen events. I would also love to see community/family events offered on a regular basis (e.g. dances, movies, game nights, etc.)

Condos for Seniors that are physically challenged

Investigate possibility of obtaining Lotto funding for Senior citizen snow removal

Have snow plow clean roads by pushing snow away from mailboxes instead of into them

Protect open space

The Dauphin Pool was our #1 reason to buy a house in this community almost 40 years ago. I would like it to remain open for my grand children to enjoy the benefits of exercise and socialization. Please continue to take care of the parks - great recreation facilities and great place to raise a family!!

I would like to see the Dauphin Pool remain open for both swim team and recreation/socialization use.

Also, I feel that the township and borough should combine and be call Dauphin/Middle Paxton Township. We should work together as ONE community.

Please keep parks and fields updated for kids - like a new playground.

Storm water run off and erosion has been happening for millions of years. Thank you, Colorado river and mother earth for the majestic grand canyon. I believe what man puts in the ground is by far more environmental harmful then water running across I Septic systems, sewage treatment plants, oils, gas, chemicals, fertilizers, etc. address those issues at the source not after the fact. As a contractor I see many sub-standard and malfunctions sept systems and those who believe they don't have a problem.

This is such a beautiful area. We need bicycle lanes on 443, 325, 225 and Clarks valley along with regular street sweeping equipment to make them adequate for the small tires of bicycles; people running. The roads are too narrow to safely walk our children in strollers or even held by the hand!! Cars are too aggressive! disrespectful! We need to address this problem NOW. to add the next generation that getting outside in safe / fun!!

We could use a grocery store and maybe a Sheetz and a pharmacy. When I moved here we had all of these (Robinson's, Texaco, Dauphin Pharmacy) and other small stores that have gone.

I hope that no new development of the area takes place, especially on Clark's Valley Road. More development will destroy the rural nature of our community.

We need a dog park at Hagys, We need a Senior Care Center, and We need a library

No need for snow plows out for 1" of snow. AGAIN - Fire eg stays put unless reimbursed for accident response.

Those of us who have lived in this twp all our lives have committed to the fact it is a rural twp with a high percentage of agriculture zones. We also consented to the new ordinances and compensation plan with consigned areas of high & low density areas. Are you saying how this is not good enough people moving in to this twp need to accept our ways and rules we should not be expented to give up our ways if that's what the people moving in want to change.

COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

We would appreciate any additional comments related to your community!

There needs to be changes made with the 25 ft set-back requirement. Between two neighbors that means there is 50 ft of ground that taxes are paid on that cannot be used for sheds, gazebos, etc. Township is TOO CONTROLLING of our property.

Note: About a year ago my son-in-law (Jim Smith) applied for a variance. You took his \$400 when you already knew you would not grant it. This is an unethical business practice.

We moved here because of the small town, rural atmosphere. A large community is not always better, use common sense not figures in your decisions. More tax money also means stressed roadways & congestion (no acres homes are more cars daily) need for more Twp employees, police, road crew, etc., larger or reopening of schools, crime rate, loss of farming. Don't ruin Middle Paxton Twp the way Lower Paxton did Hingestown Road!!! Your decisions will decide many families answer to question "17" (last option)

More speed limit signs on 325 East from 225 to some land line Clark valley road

Less truck traffic

Repave Erie Street, Would sewer rates go down IF sewage treatment facility expands capacity. No room in this borough for housing development.

Sewerage treatment facilities expansion must not be compulsory for those who have septic tanks and are not experiencing sewerage problems, new construction, especially commercial construction is septic system is inadequate, must pay for the additional expense of connecting to a sewer system not the taxpayer. I would like to see a taxi service available, and more public transportation. The one bus per day to/from Harrisburg is not enough.

Do not understand how the remaining 40% of DB's facility could affect MPT except possibly a development next to or near the borough which is probably already using the treatment plant.

No housing developments!!! We like our privacy - Help some of the houses already here. Do not encourage more to come

Moved to MP because of the open space - do not develop it anymore

Great need for retail for daily essentials and groceries. Would appreciate a Spring Plant Swap

Housing development needs to lessen - there is a lot less open space for wildlife than ever before. Land conservation should be a priority

Self defense, responsible gun training, collective coop or merchant association. Better use of swimming pool - canoeing classes?

There is too much interference of individual property rights when it has no impact on other neighbors.. Do not agree with the deliberate programs to discourage growth in the community!

Commercial & high density around interchange. 22-322/225 using Borough sewer plant

The boro's lack of funds consistently presents maintaining and/or improving the boro. Any sewer treatment for the township should NOT be connected or dependent on the boro. The boro does not maintain their streets, dilapidated buildings. The old school house and other areas of need---due to a lack of funds. It would benefit to boro, township and all residents if the boro would become part of the township

Both municipalities spend a lot of time thought and effort into enacting ordinances. I would like to see more of an effort into ENFORCING these ordinances already enacted. The Borough streets are badly deteriorated & need to be repaired. The Borough Road Crew is doing an excellent job of plowing snow.

You need to do more than your annual carnival. Middle Paxton needs to have more public events like public dances, or other events catered to singles --or people meeting new people are open these events to people in other townships like Halifax, Lower Paxton. We also need more police presence from the state police, because the Mountain Road & tractor trail that drive up Peseis mtn....We need traffic longic - I never see a state police car stopping,

We've lived in this township for over 34 years with 3 generations of people living/lived here. We love this area (we call it home) and the only way we would leave is if it becomes over developed.

Please continue to discourage large developers from building in the township and keeping it rural - Don't let Middle Paxton turn into a Lower Paxton or a West Hanover Township

Don't want to expand Sewage Treatment in MP Twp. We should require all residents to provide proof their systems have been emptied by a company at least once every 3-5 years.

Clean up Erie Street Housing. Looks like the slums!!!! I'm embarrassed to have family or friends use this road. The houses need to be better kept & trash & furniture off the sidewalks. I understand they are old homes as we have one, but 2 homeowners must up keep their house, and be proud of what they own. It portrays Dauphin as a junky, dirty town.

COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

We would appreciate any additional comments related to your community!

For com zone out side of Dauphin

The tow nship needs improved cell phone tow er signal strength.

I prefer to keep the countrified atmosphere the tow nship. Keep it family and community oriented.

I do not w ant to forced onto the public sew er system.

I enjoy the small tow n appeal of Dauphin/MP and also being conveniently located nearby Harrisburg and surrounding municipalities. I w ould hope that any planned development w ould strive to maintain our uniqueness from the "cookie cutter" appearance seen in neigboring areas. I w ould prefer to see resources aimed at renovating some of our aging roads and structures, rather than tow ard any major new development. For example, buildings and businesses in the borough could use a face lift, the pool could use some help, some roads need repaving, etc...

The one thing this tw p needs most is to better fund the emergency services and w ith that there needs to be better oversight, and not just operational oversight by supervisors and financial by fire commission.

I am pleading w ith the Tow nship to do something about the noise level being emitted from 322. The amount of truck traffic on the highw ay/bypass has unquestionably increased over the last 5 years. When w e first moved into our house (almost 8 years ago) I w ould rarely even recognize the noise from the highw ay. Now trucks w ill w ake me up in the middle of the night from a dead sleep. There are times w hen I can count 15 - 30 tractor trailer trucks PER MINUTE passing my house (combined directions) for extended periods of time. I can no longer enjoy time w ith my kids in my back yard because w e literally have to yell just to hear each other. 80% of this noise is due to the large truck tires and could be reduced by repaving the highw ay w ith blacktop. The other 20% is open exhaust and exhaust brakes. The borough is protected from this noise by barriers, how ever in the w estern portion of Middle Paxton Tow nship, there is nothing to stop this noise. PLEASE... my family and I are begging the Tow nship to do anything in their pow er to alleviate this. I invite anyone reading this to come to my house and do their ow n decibel or other study to find out for themselves just how high the noise levels are.

Nerd more affordable housing

I have lived in Middle Paxton Tow nship for over 50 years. I w atched several developments being constructed over the years. The Municipalities have not changed much other than a new school and new highw ay. In fact w e lost gas stations, the local Pharmacy, a local dentist and many other businesses over time, some due to the new highw ay others just time for retirement and now rumored the local doctor may soon retire. It w as nice years ago w hen w e had a local grocery store (Robinson's) there you got to see neighbors, friends and family. It w as a social gathering place. We lost that sense of community. It w ould be great to break the barrier betw een the Borough and Middle Paxton. Also it seems the municipalities are broken into 'clicks'. There are people w ho live in developments that look at you and feel they are better because they may have a bigger house, cars etc. We tend to judge on the basis of our looks, w hat type of house w e live in and w here w e live. People need to look beyond the material objects one has. With a large municipality it seems so difficult to bring people closer w ith a sense of community. I believe a Community/Senior Center w ill help, kids of all ages can help w ith the Seniors and the Seniors can help teach the kids. Just my thoughts as I feel so separated from the Community since my kids are grow n and out of sport activities.

Thanks to our leaders and volunteers for all their w ork!!

#23 - Smaller house w ith more w ooded land

We generally moved to Middle Paxton Tw p to avail ourselves to the ample rew ards that a more rural setting provides. It is a unique place - w here you are out in the country yet relatively close to a city and/or suburbia. We w ould like to so preserve this.

Middle Paxton Tw p road crew is excellent. Lack of cooperation betw een Boro and Tw p is evident. Road supervisor for Boro does not return phone calls (J. Wynn). Work together to keep a community Pod/more recitation here. Would like good tennis & biking areas

There is an ever grow ing need for a sew age disposal solution along the river in Middle Paxton Tow nship. The direct discharge of raw sew age into the Susquehanna River has been ignored. Dauphin Boro has corrected this problem and it is certainly time for Middle Paxton Tow nship to open their blind eye to this environmental hazard by extending the public sew age system from Dauphin Boro to all river properties in Middle Paxton Tw p.

Question 2. I live in w estern portion of MPTshp. Not in a valley. Trick question? Don't edit out one of the 4 sections!

The sound barrier betw een the highw ay and the Dauphin Boro riverside houses should be a priority. As should the neglected River Road in Dauphin. We pay our taxes!

COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

We would appreciate any additional comments related to your community!

Not sure what you mean by trails and open spaces. I am against more building construction and sports fields, and destruction of natural areas.

I adore this community's location, open space and history. I enjoy the privacy and self-sufficiency mindset of my neighbors. My biggest gripe is the aggressive, inattentive and careless operation of motor vehicles in the township. I believe that the lack of enforcement of motor vehicle law has perpetuated the citizen's apathy to these laws. As township residents, we are reminded (quarterly through the township newsletter) of the common misconceptions / ignorance of township/county codes. Unfortunately I do not have a solution to offer to these points.

I have loved Fishing Creek Valley since I moved here 7 years ago, but I am very disappointed that our housing values have not risen and may have even declined when compared to West Shore locations. Don't know why but the results are not good. I am glad to complete survey but it is not designed well in a few places. Example: For roadways and intersections, survey instructions are not clear. Should I check every one just to indicate I have no opinion? Or, if "I typically drive here every day," why can't I check both that answer AND a "primary issue." Fortunately I have not problem/issues with the two roadways that I DO drive every day, but if there were any issues I could not have checked that I drive them daily AND that I have an issue! I suspect you will definitely have more than one checkmark per line on the paper survey copies. Also would have liked a comment space for nos. 22 and 23 or a "no opinion" option on questions such as 24, 25, 26. On the latter three, I would really need more info to give a knowledgeable answer. My comments on survey design are not intended to be negative but to help with future design. I appreciate the opportunity to participate and I thank you for asking residents' opinions.

If adding homes and communities to the sewage plant the excessively high fees for those already on the system should be reduced

In the intersections/interchanges it wasn't possible to list roads used daily and make a comment which would have been helpful. Many senior citizens are moving out of the township because there isn't adequate smaller scale housing. Our community is still one of the safest places to live that's close enough to Harrisburg to be convenient. We only need a little bit of well-planned development (like a grocery store) to keep the rural feel but with some amenities that would provide benefits to all without losing our small town feel.

I truly appreciate the cooperation efforts between the township and the borough - both current and new efforts. I think that we should continue to look into consolidation of municipal services by reviewing the possibility of consolidating the two municipalities. The PA Dept. of Community and Economic Development offers services to assist in these consolidation studies. Additionally, the department may have other resources available to support some of the efforts outlined in this survey.

Maintain the rural character of the community with sound planning and careful consideration of traffic impact on any new development. Do not encourage development with concessions that impact the current residents and character of the Township.

Consider a light ordinance to protect the nighttime view shed; need recreational trails; limit concentrated development and obtain greenspace concessions so that net result is better than existing lot size ordinances

Question #2 omitted Western Portion of Middle Paxton Township as listed in the newsletter.

Question #8 ~ I'd suggest PROXIMITY TO WORK. All of my family is out of town but my home was originally selected as it was halfway between both mine and my husband's work. Currently my son and his fiancée are house hunting and Dauphin is once again a consideration as it is a halfway point between both their places of work. Also, I selected RESALE VALUE OF PROPERTY as the closest category to PROPERTY VALUE, not resale value. I bought property in Middle Paxton as it was affordable.

Question #13 ~ Concerned me as I don't want to see the area become over developed. I know this means jobs, which is great, but I'd be more conservative on my view of this. Thank you for asking my opinion.

I would support the use of the excess capacity of the sewage treatment facility to lower my all-to-high monthly sewage bill.

cyclists on fishing creek valley road are a hazard. fishing creek valley road needs to be straightened between the valley store and the east entrance of potato valley road.

We truly enjoy living in Dauphin and are happy that we made the decision to move here over 7 years ago. Would we like a few additional minor conveniences/amenities (ie- better gas station, another restaurant option)? Sure, but we're still very happy here without them. The people that live here are really what make this community special.

there are so many merchants in the community that are not mentioned here. establish a township business consortium to protect current business' and their futures. they bring revenue, jobs, provide services for the local residents. this resource is being under utilized.

COMMUNITY SURVEY 2015

Middle Paxton Township & Dauphin Borough Comprehensive Plan

We would appreciate any additional comments related to your community!

Park at the top of blue mtn is in horrible need of attention and could easily be a wonderful overlook to both lower and middle Paxton and the differences of the two.

If Middle Paxton Twp. installs sewers all the open space and farm land will become multi family housing. That is the only thing keeping this area open and quiet. You cannot be this close to Harrisburg City and not see it coming.

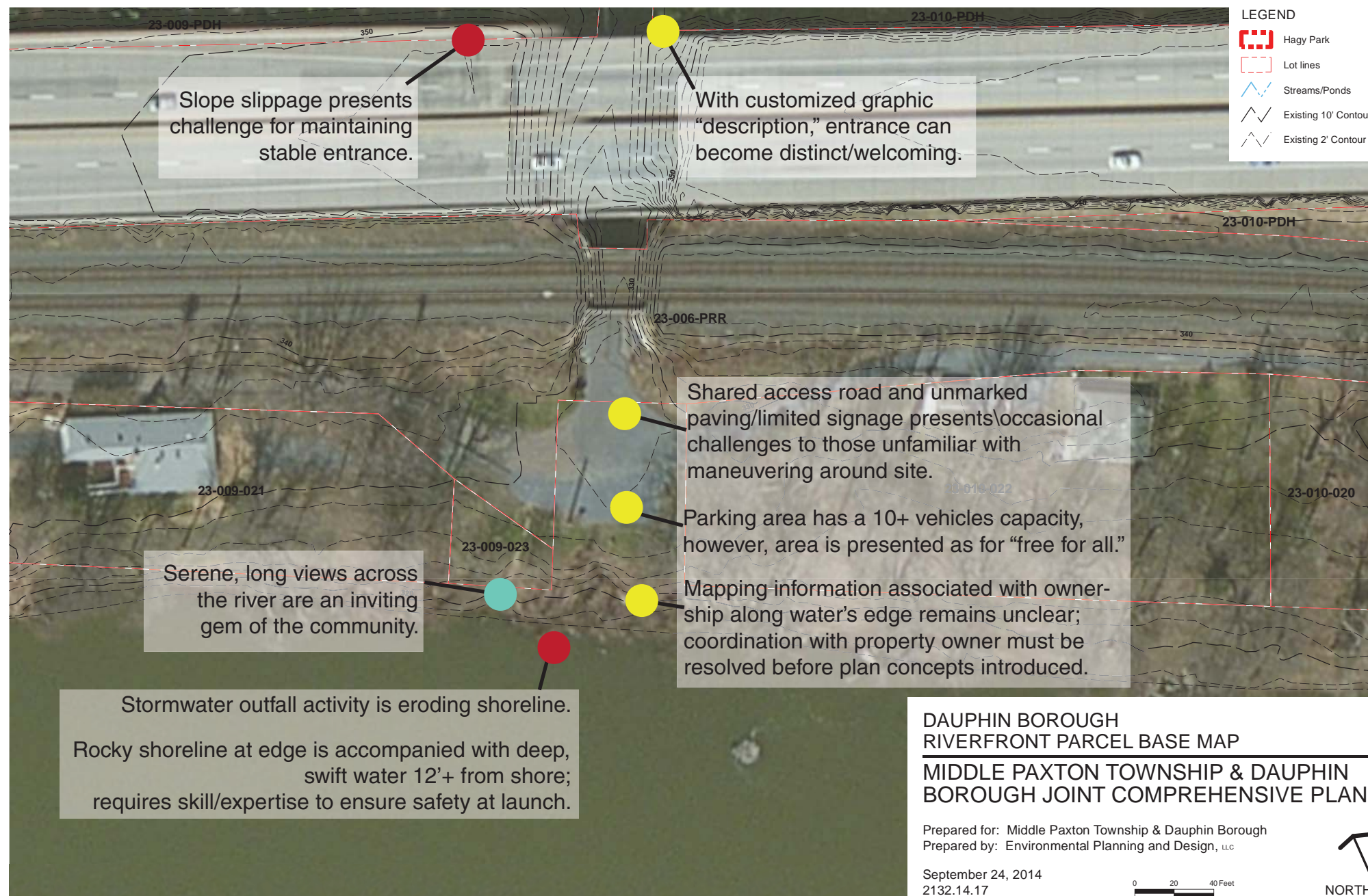
Why not use the extra capacity available for processing trucked in septic, for a fee, or rv. users with a pay for dump fee... You left valuable service providers from the community, Stoney Creek Cycles, PR Specks Auto, Warrens Garage, etc.. Build a collective Co Op for all businesses located within the community (merchant association). Have a greater cooperative plan with, and to promote, the swimming pool. With as many water ways are in our community, we should be offering canoeing classes, life saving classes. with no more local e.m.s. service, offer extensive cpr/first aid training at community building. offer self defense classes. offer shooting classes. Our community has so much to offer others and it isn't being utilized. Free to residents, none residents pay for these things.

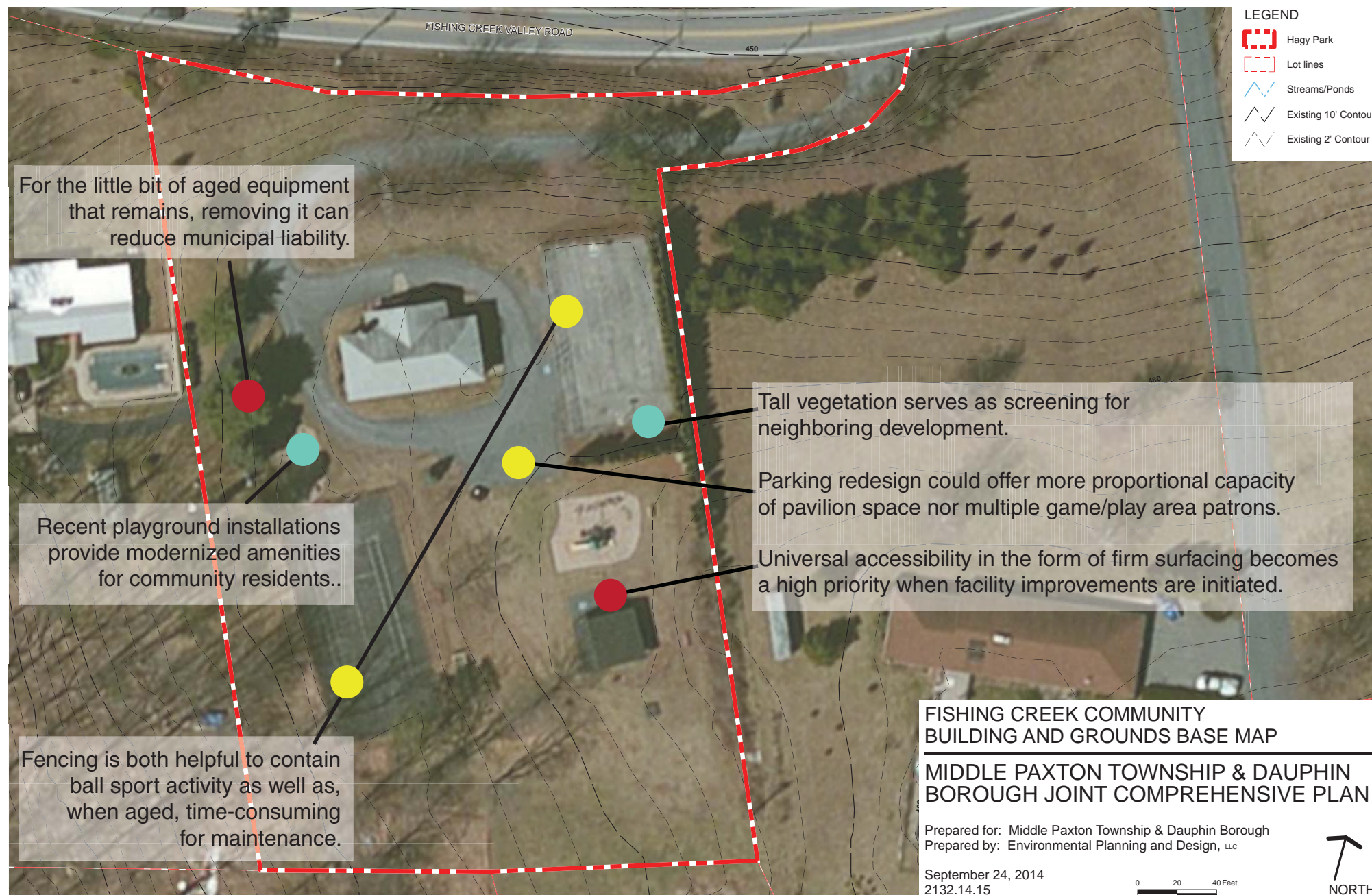
We live on Miller Rd. in a Single Family housing area. There is an apartment type house behind us on Hunt Meadow that has been there for quite some time but has a high turn over of residents. The rooms in this house are not separated into apartments. I don't understand why this is allowed. We don't know the people who live there and can't get to know them. We have a child and it's not comforting that there are constantly new people there that we can never get to know. I understand that this could be the case with any house, even those with a single family but the number of people living there is excessive.

Dauphin-Middle Paxton is a wonderful community to raise a family and would be better served by one municipal government.

The area does not have retirement communities with 1 level living, low maintenance smaller lots. Also, there is a lack of support services and retail that would allow one to not have to drive

Dauphin has needed a supermarket for decades. It does NOT however need a 1000 unit complex of townhouses and condos with the resulting 2000 plus more cars, 5000+ more people. Please DO NOT allow the developers to force you to allow the Hagy property to become yet another example of horrid suburban sprawl with its resulting traffic, noise, and above all the light pollution. I would like to see some people who live next to that property, and who would be subject to the light pollution, the noise, the loss of privacy, the devaluation of their own homes-- be on the committee that decides what happens with the property. (other than the Hagy girls who SOLD it, of course). Just because developers have all the bucks, it doesn't mean that they have all the smarts. If you do with the Hagy property what is being talked about, then quality of life in the area surrounding it will end. And we'll be back in the 1960's with endless traffic jams. Look at the length of Linglestown Road these days, at rush hour. OPEN space is precious. Try to be wise about how you allow the developer to squander it. I am a life long resident. But the development of the Hagy property has me very concerned for the future.

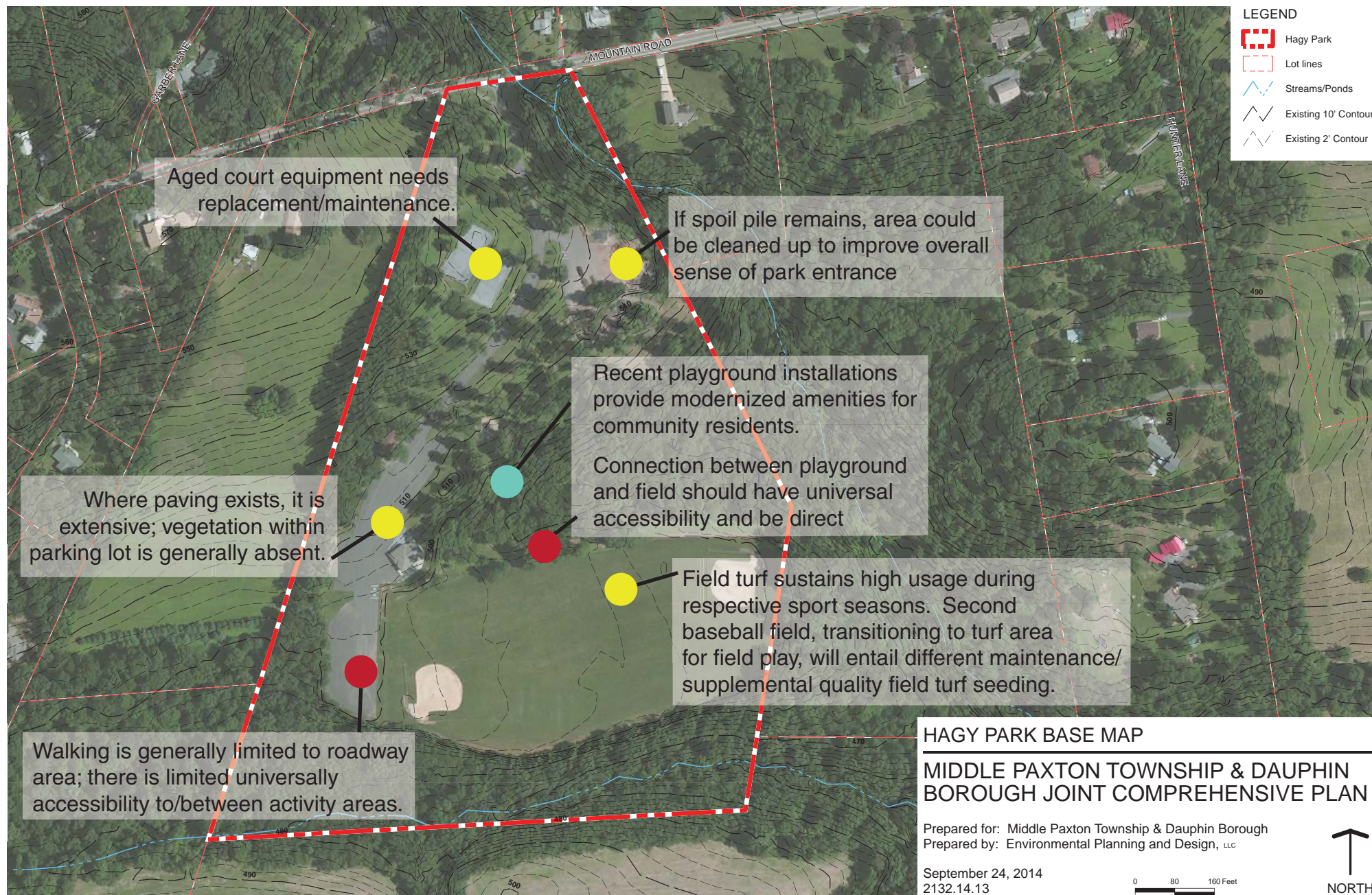


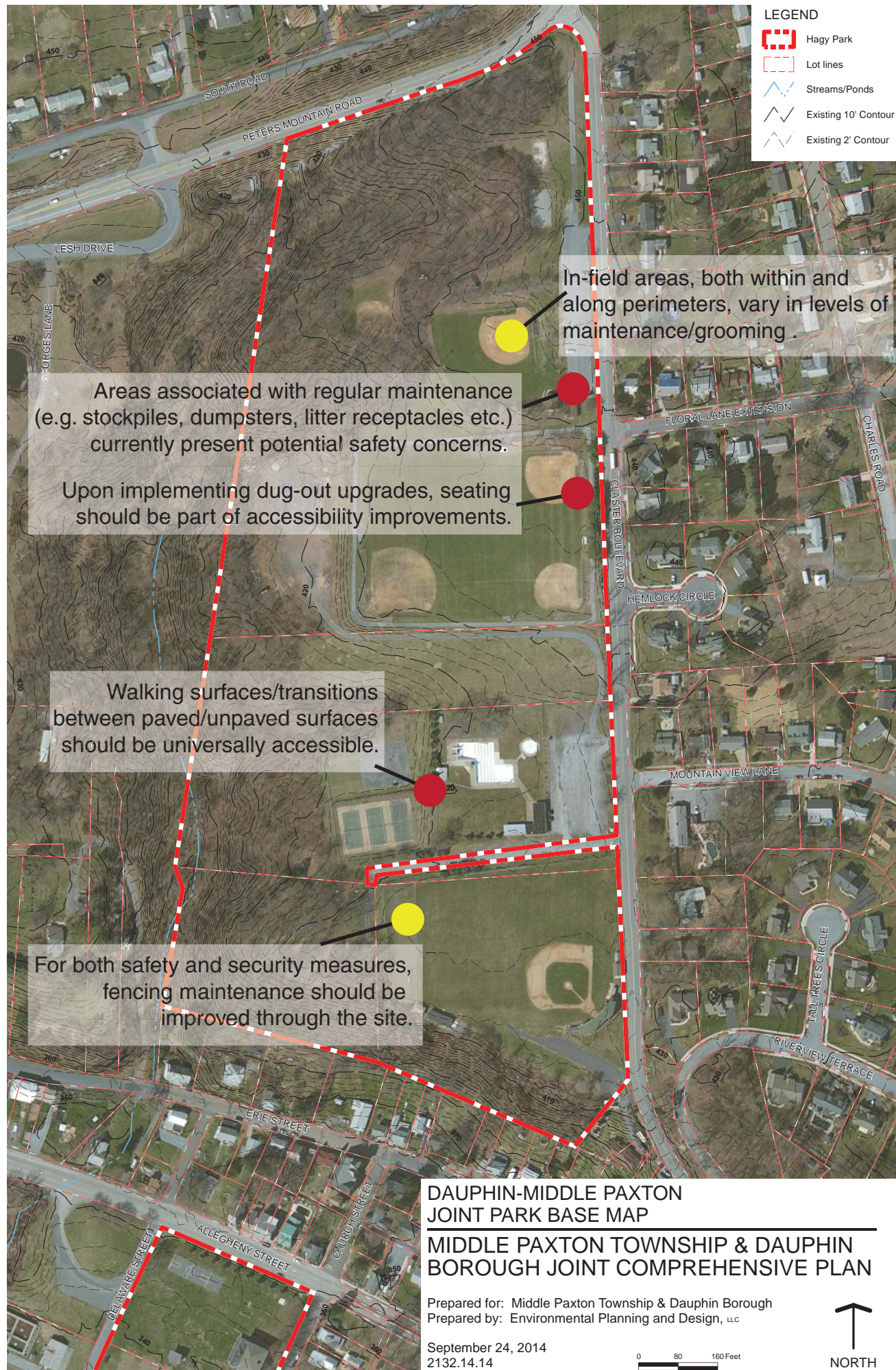




Future improvements will need to coordinate with existing infrastructure

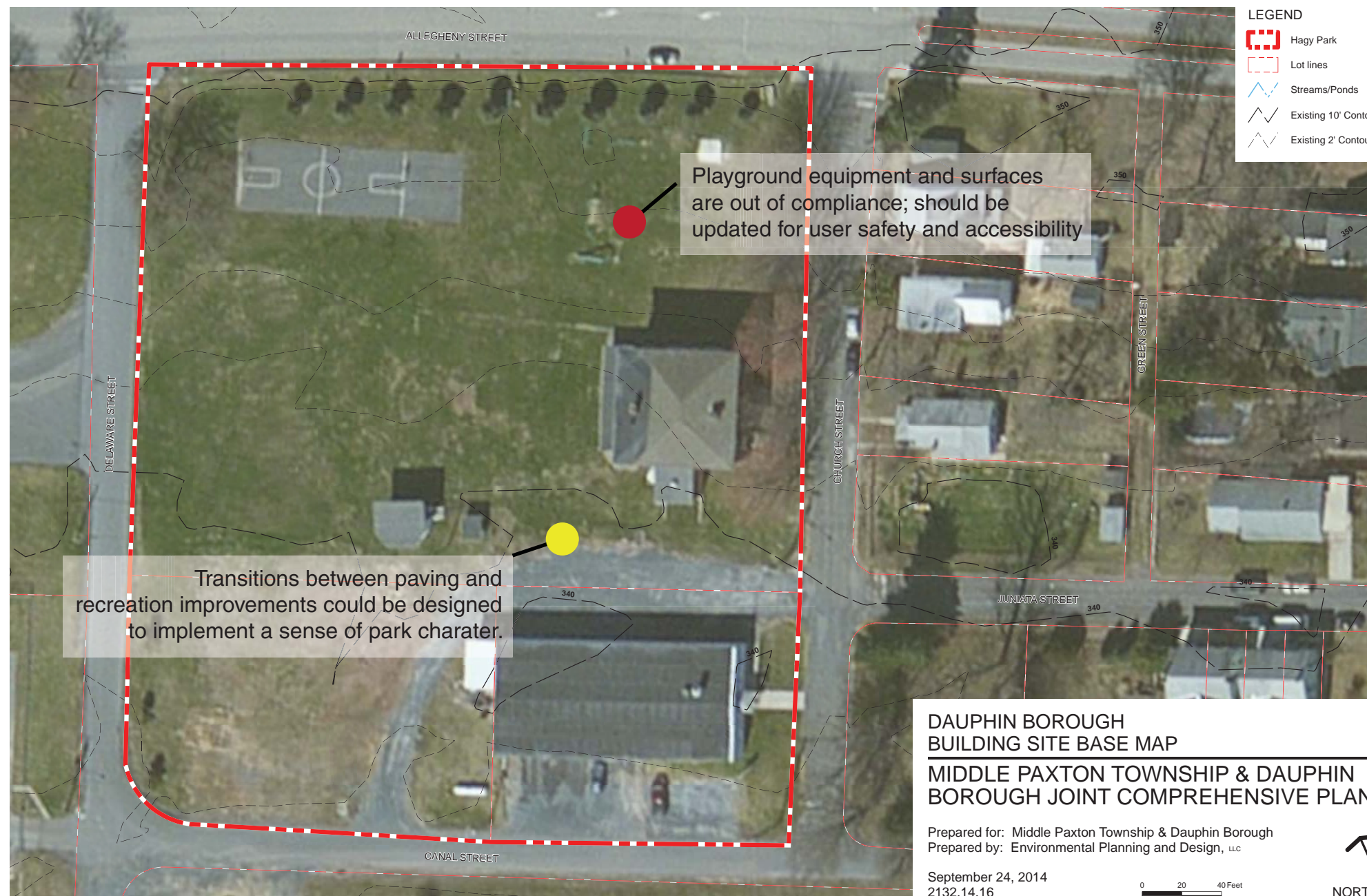






- Removing obsolete playground equipment will reduce municipal liability.
- Downtown view of Harrisburg is phenomenal with access generally limited to foot traffic.





Universal accessibility paths should occur between all activity areas

