

Dauphin-Middle Paxton Joint Park Authority
Draft Report - January, 2023

DAUPHIN-MIDDLE PAXTON *Community Park*

Master Site Development Plan



This plan was funded entirely by an allocation of Local Share Account (LSA) funds through the Pennsylvania Department of Community and Economic Development (DCED) and the Commonwealth Financing Authority (CFA).



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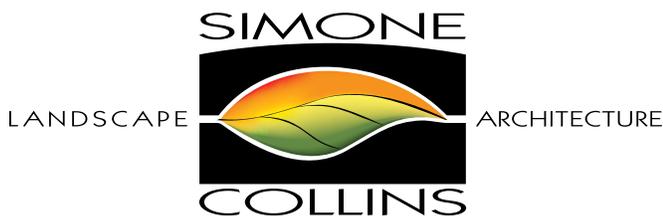
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INTRODUCTION

Purpose of Study

This Master Plan was commissioned by the Dauphin-Middle Paxton Joint Park Authority (the “Authority”) for the redevelopment of the 34.2-acre Dauphin Middle Paxton (DMP) Community Park, located in Dauphin Borough. This document is intended to guide the Authority in decisions about facility upgrades, capital improvements, and maintenance of the Park. The completed Master Plan is the result of a collaboration between the public, a project steering committee, the Authority, the Dauphin Recreation Association, Dauphin Borough and Middle-Paxton Township staff, and project consultants. It outlines the planning process and provides a vision for the future of the Park as a valuable resource to the community.

This plan was funded entirely by grants, including an allocation of gaming revenues from the Local Share Account through the Commonwealth Financing Authority.

Dauphin Middle Paxton Community Park: Organizational Structure

The land commonly referred to as the Dauphin Middle Paxton (DMP) Community Park is comprised of four (4) parcels owned by the Dauphin Middle Paxton Joint Park Authority (Authority), one small privately owned parcel and one parcel owned by Dauphin Borough, for a total of 34.2 acres.

Within the total acreage, there are six (6) t-ball/baseball/softball fields, the Dauphin Community Pool, a veterans memorial area, courts, playgrounds, pavilions, various support structures, parking and sidewalks. The Authority acts as 'owner' of the park and manages all financial, maintenance and utility obligations through its all-volunteer Board of Directors (7 members representing both Middle Paxton Township and Dauphin Borough.) Specific programming and maintenance information follows:

Programming Responsibilities

Dauphin Recreation Association (DRA)

The DRA was established in 1964 as a non-profit corporation established to operate and oversee the Dauphin Community Pool. (The Pool itself opened in 1966). The DRA is run by a Board of Director who oversee season hiring, maintenance, concession stand operation, membership and pool finances. The DRA is a 100% volunteer Board who actively seek other volunteers to assist in the operation of the Pool from Memorial Day through Labor Day. The Dauphin Swim Team operates under the auspices of the DRA. 'Learn to Swim' programs operated by the DRA were initially begun by the Dauphin Lions who still actively support programs that allow community members to partake in swim safety instruction.

Dauphin Athletic Association (DAA)

The DAA is an umbrella organization which oversees the following programs for residents of Middle Paxton Township and Dauphin Borough: baseball, softball, basketball and soccer. Dauphin Baseball (established in 1967) and Dauphin Girls Fast Pitch Softball use the DMP Community Park fields. Lease agreements with the Authority are executed annually. Other baseball and softball organizations may approach the Authority for field rentals.

Maintenance Responsibilities

Dauphin Borough & Middle Paxton Township

The Borough and Township jointly contribute financially to the Authority for the maintenance of the Park. They also share some of the typical maintenance required for the Park: grass cutting, fence repairs, driveway patching.

DRA

The DRA handles maintenance and repair of the pool structures and the bathhouse and concessions buildings.

DAA

The DAA handles the specific maintenance of the six (6) ballfields: infield, home plate area, base lanes, and field lining.





Project Goals

It is the Authority's desire and intent that the Plan will:

- Provide a continued vision for the Park and an action plan for implementation of park improvements for the next ten (10) years;
- Include improvement recommendations based on a needs analysis, prioritization of improvements, any needed land acquisition, trail development and connections, recreation services, cultural amenities, cost estimates, and funding mechanisms;
- Plan for equitable distribution and access of these services and amenities throughout the communities that the Park serves;
- Provide for and recommend best practices for the provision and maintenance of the recreation services and assets.

Mission Statement

The mission of the Master Plan for the Dauphin Middle Paxton Community Park is to:

- Honor the history of the Community Park that has served residents for generations,
- Provide cost-effective and beautiful improvements that will serve park visitors of all ages and abilities, and
- Preserve and enhance the natural resources that make the Park a community oasis.

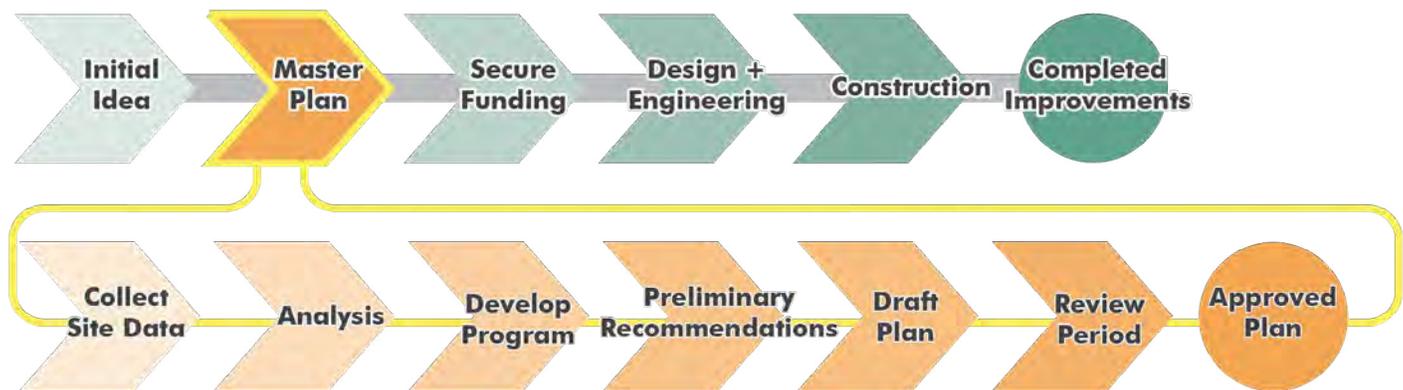


Figure 1.1 Master Planning Process

Master Planning Process

This master plan is an initial step towards the improvement of the park, presenting a consensus direction on desirable facility improvements for Dauphin-Middle Paxton (DMP) Community Park. The master plan provides estimates of probable costs of development, outlines a strategy for phasing improvements, and positions the Authority to pursue funding from a variety of potential sources. The master plan is a flexible guidance document; a blueprint that can be adapted to the future needs of the community.

The next step is to identify and acquire funding for improvements. Once funding is obtained, detailed design and engineering can be completed. Construction documents will be publicly bid, and a contract awarded for construction. A master plan is typically implemented through a series of phases, dependent upon funding, over a period of

years. In the case of DMP Community Park, four (4) phases spanning 5 to ten 10 years is a realistic time frame for the implementation of all park improvements. Alternatively, smaller and less costly facility improvements can be undertaken by the various sports organizations who work closely with the Authority.

Project Team

A project team included the Steering Committee, the Authority, and Consultants who guided the master plan process. The Committee was comprised of residents, professionals, stakeholders, Borough and Township Staff, and Authority members. Led by Authority Vice President Nichole Staley O’Gorman, the Authority has helped to coordinate the process and provided input and comment on the plan. Committee and Authority members’ insights informed and guided the consultants throughout the process.

The Authority retained a consultant team that consisted of American Engineers Group and Simone Collins Landscape Architecture, who led the team.

Simone Collins Landscape Architecture (SC) is a planning and design firm based in Norristown, Pennsylvania with expertise in parks, trails, greenways, and recreational facilities. SC served as prime consultant and was responsible for overall facility design, public participation, and coordination with the Committee, the Authority, and Project Team.

American Engineers Group (AEG) is a professional consulting firm and a comprehensive MBE/DBE/SDB/SBE-certified organization that provides civil, structural, transportation, and geotechnical engineering, along with surveying, environmental, water resources, and construction testing and inspection services. AEG served as the team's environmental services consultant, assisting with the natural resource inventory, forest stewardship plan and invasive species analysis and plan. AEG also developed conceptual stormwater management plan.



Public Participation

Public participation is an important part of any master plan and helps to ensure the success of the project. A park master plan such as this can only be realized through the involvement of groups and individuals who know the park and community. Their participation lends credence to the need for this plan and, ultimately, justification for support and implementation of its recommendations.

The consultants worked with the Steering Committee to tailor the public participation process to the project. The 10-month process provided the team with access to citizens' observations, needs, and ideas for the Park and critical feedback on Park concepts and plans.

The process for this plan included four (4) steering committee meetings, four (4) public meetings, and two (2) focus group meetings. In addition, an online public opinion survey

Meetings	Purpose	Date	Time
Committee Meeting #1	Kick-off	Thursday, May 19, 2022	7:00-8:30 PM In-person
Web Based Survey		June 27 through November 14	
Public Meeting #1	Programming	Monday, June 27, 2022	7:00-9:00 PM In-person & virtual
Committee Meeting #2	Analysis & Initial Concepts	Monday, August 15, 2022	7:00-8:30 PM Virtual
Focus Group Meeting #1	Active Recreation	Monday, September 19, 2022	7:00-8:30pm Virtual
Public Meeting #2	Initial concepts	Monday, September 26, 2022	7:00-9:00 PM In-person & virtual
Committee Meeting #3	Draft Plan Preview	Monday, October 17, 2022	7:00-8:30 PM Virtual
Focus Group Meeting #2	Passive Rec/ Senior/ Community Groups	Monday, October 24, 2022	6:00-7:30 PM Virtual
Public Meeting #3	Draft Presentation	Monday, November 14, 2022	7:00-9:00 PM In-person & virtual
Committee Meeting #4	Revisions to Draft Plan	Monday, January 30, 2023	7:00-8:30 PM Virtual
Public Meeting #4 - Final Plan to Authority	Final Plan	Monday, February 13, 2023	7:00-9:00 PM In-person & virtual

Figure 1.2 Project Schedule

was posted and advertised on the Dauphin-Middle Paxton Joint Park Authority website to gather additional public input. It was important for the project team to learn about citizens' observations, needs, and visions, and to incorporate what was learned into the master plan.

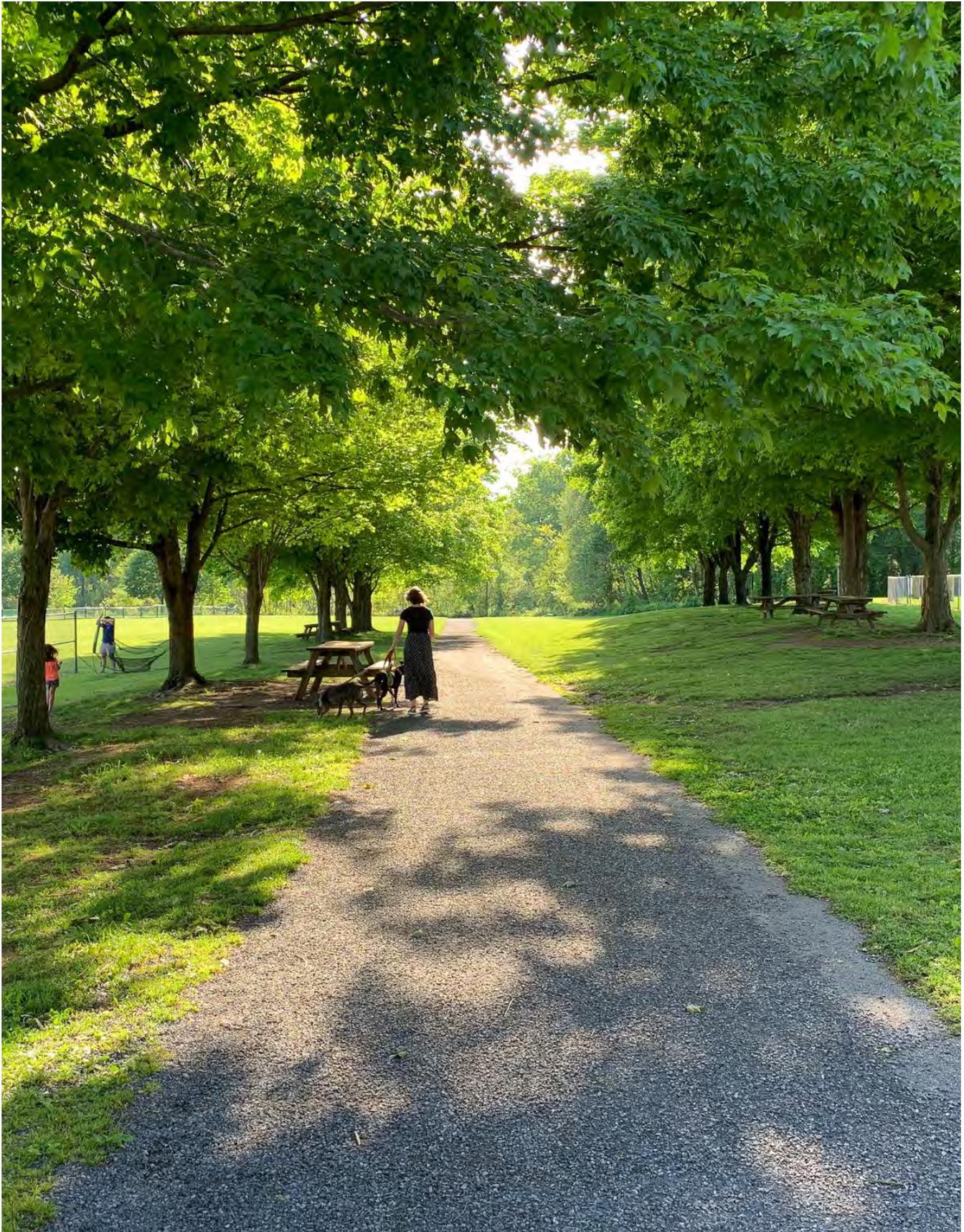
Data Collection & Methodology

Elements for this plan were compiled using the best available information. This includes Geographic Information System (GIS) mapping from Dauphin County and

topographic information from PASDA (Pennsylvania Spatial Data Access). Site reconnaissance visits and photos, utility mapping, and previous development plan applications supplied by Dauphin Borough supplemented the GIS information.

The consultants performed an initial field reconnaissance in May 2022 to inventory and document existing conditions of the Park. The consultants visited the site again in September 2022, as well as on additional dates, to gather data related to specific questions regarding park facilities. Site photographs, measurements, and field observations gathered during site visits were valuable throughout the project process.









2

INVENTORY & ANALYSIS

Park Description

Dauphin-Middle Paxton Community Park (DMP Park) is a 34.2-acre park located in Dauphin Borough, Pennsylvania. The Park provides the communities in Dauphin Borough, Middle Paxton Township, and the broader region with a variety of amenities and facilities for active and passive recreation.

Regional Context

Middle Paxton Township (the Township) and Dauphin Borough (the Borough) are located within Dauphin County, PA in the south-central area of the Commonwealth. The Borough is located entirely within the Township, except for its western boundary, which is the Susquehanna River. Dauphin County is home to the City of Harrisburg and is bounded by Northumberland County to the north; Perry County to the west; Lebanon and Schuylkill Counties to the east; and York and Lancaster Counties to the south. The region boasts a beautiful confluence of the Appalachian Mountains and the Susquehanna River, with natural and cultural resources that lend themselves to a wide variety of recreational amenities.

Reed, Halifax, and Wayne Townships border Middle Paxton Township to the north; Susquehanna, Lower Paxton, and West Hanover Townships border the Township to the south; East Hanover and Rush Townships to the east; and, across the River, Marysville Borough and Rye and Penn Townships in Perry County to the west.

Middle Paxton Township and Dauphin Borough are in close proximity to a major network of state and interstate highways – SR 0022 and SR 0015 (N-S); Interstates 76, 81, and 83 (E-W) – contributing to ease of access for both employment and recreation in this community.



CONTEXT MAP

History

The history of the Dauphin Middle Paxton Community Park has its origins in baseball – long being the favorite pastime for Dauphin. Baseball teams representing Dauphin and associated with the Dauphin Fire Company competed for years in the Dauphin-Perry Leagues. The present-day Kennedy Field was

purchased by the Dauphin Fire Company in 1940. In 1947 – along with the dedication of the Veterans Memorial on the Dauphin-owned parcel – Kennedy Field was dedicated and named to honor the team manager of many years, Joseph Kennedy.

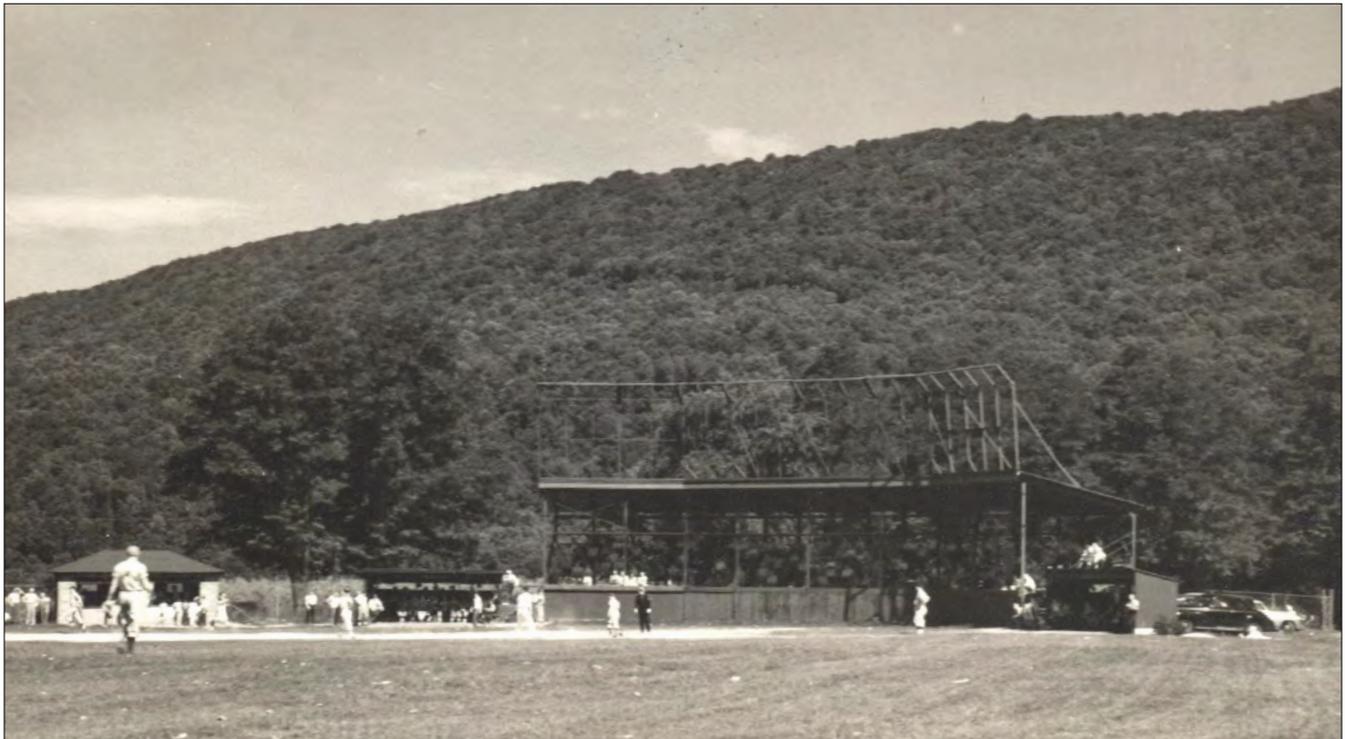
The Middle Paxton Lions Club sponsored ‘Learn to Swim’ programs for many years in the 1950s. The popularity and growth



Dauphin Baseball Club, 1915



Dauphin High School, 1925



Kennedy Field, circa 1950s

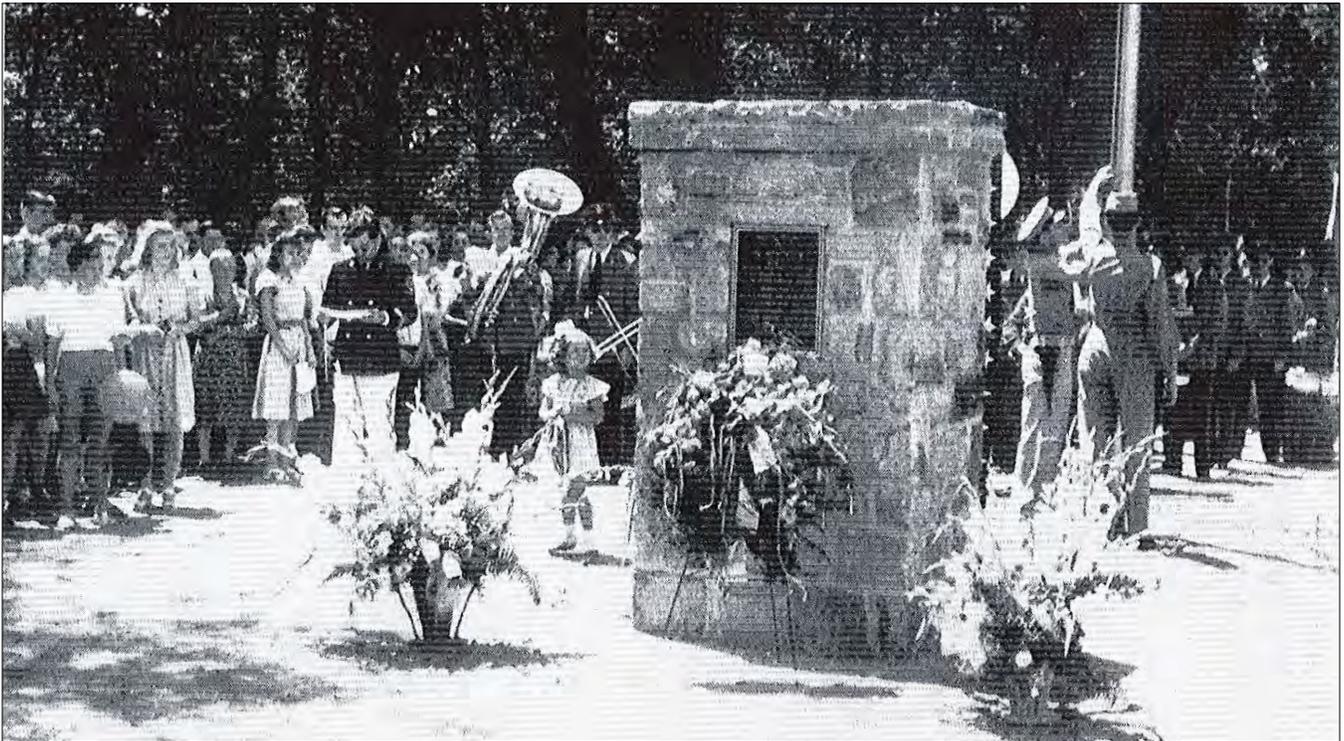
of the program inspired the Lions Club to advance funds to form a separate, non-profit corporation to investigate the feasibility of a new swimming pool to serve the community. Mr. Charles Adler donated approximately 7 acres adjacent to site of the Borough-owned Veterans Memorial Park; land grants and incorporation followed, and memberships were sold to purchase and construct a



First Swim Team, circa 1966

community pool at its current site. Significant community support and donations assisted with the financial picture, and the Dauphin Community Pool was opened on May 30, 1966.

In the 1970s, a planning committee composed of Dauphin and Middle Paxton Township representatives developed a plan to construct a community park along Route 225 (now Cluster Boulevard) next to Kennedy Field and the swimming pool. The roughly 19-acre site was purchased from Charles Adler & Son Real Estate. Again, the community's financial support in fund raising endeavors supported the creation of the Joint Park Authority, land acquisition, and federal grants for construction. The park began as multi-purpose playing fields, a basketball court, tennis courts, children's play area, toilet facilities/refreshments stand, and a walking course. The DMP Community Park was dedicated in May 1984.



Flag Raising at War Memorial Dedication, 1947

Area & Regional Parks

Middle Paxton Township and Dauphin Borough are part of a region where opportunities to enjoy open space and participate in a variety of recreational activities are many. A wide array of County and State-owned lands complements the recreational offerings of both communities and are listed below:



Detweiler Park, Dauphin County, PA

Municipal Parks

DMP Community Park (owned and operated by the Joint Park Authority) is one of four (4) parks within either Middle Paxton Township or Dauphin Borough. Together, the Township and Borough offer approximately 85 acres of parkland and open space. They offer a varied list of recreational opportunities as well as rental facilities for local events. Walking trails are included in three of the four municipal parks.

Hagy Park

Hagy Park is a semi-wooded area that hosts athletic fields (approximately eight (8) acres), a playground, a tennis court, basketball court, and picnic pavilion. (Located approximately 5 miles from DMP Community Park).

Fishing Creek Community Center

The community center located at Fishing Creek includes a building with kitchen facilities that is available for rent by residents and community groups. In addition, the park boasts a tennis court, basketball court, and playground. The site is approximately 20 acres. (Located approximately 4.5 miles from DMP Community Park).

Ibberson Conservation Area

This beautiful site of approximately 25 acres, tucked in the eastern portion of the Township, has hiking trails and permits hunting. The site is adjacent to the larger, State-operated Ibberson State Park. (Located approximately 3.5 miles from DMP Community Park.)

County Parks

Detweiler Park

Located less than two miles from DMP Community Park, Detweiler Park is the largest park owned and managed by Dauphin County (411 acres). A master plan was recently completed for the future management of the beautiful lands as a passive recreation area. Seven miles of trails traverse the park with the opportunity for visitors to see many varied biosystems, habitats, birds, and animals. (Located approximately 1.5 miles from DMP Community Park.)

Fort Hunter Park and Conservancy

Fort Hunter Park and Conservation area represents a donation of over 50 acres by a philanthropic family for a playground, picnic pavilion, and play field. The mansion that remains on the property is open for tours and features overlooks for taking in magnificent views of the Susquehanna River. Events and festivals are regularly scheduled at Fort Hunter. (Located approximately 5.5 miles from DMP Community Park.)

State Parks & Gamelands

Joseph E. Ibberson State Park

Open to hunting and hosting over 8 miles of hiking trails, the 800-acre Ibberson State Park and Conservation Area occupies a hard-wood forest that makes a connection to the Appalachian Trail via the Victoria Trail. The trails afford lengthy hikes of moderate difficulty as well as snowshoeing in the winter. (Located 10 miles from DMP Community Park.)

Boyd Big Tree Preserve & Conservation Area

A newer acquisition to the State Park system, this 1,025-acre site has an interconnected trail system with varying difficulty levels and ridgetop views. It also allows seasonal hunting. (Located five miles from DMP Community Park.)

State Game Lands

State Game Lands No. 211 provides approximately 45,000 acres in Dauphin, Lebanon, and Schuylkill Counties with connections to the Appalachian Trail and the Horseshoe Trail and hiking and hunting opportunities. A former railroad bed traverses these game lands and provides opportunities for multi-seasonal activities. The Pennsylvania Game Commission regulates the public shooting range located within the game lands, as well as the safety and use of the remainder of the site.

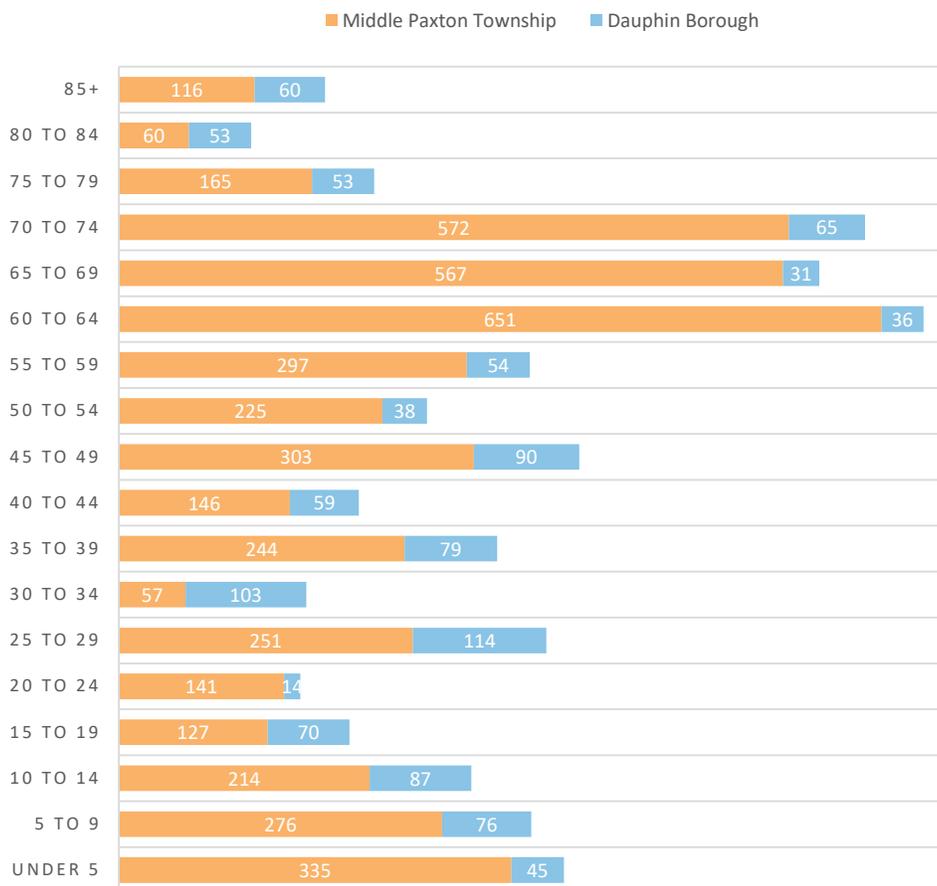
Demographics

Demographic data for Dauphin-Middle Paxton was also compared to Dauphin County and Pennsylvania to assess general demographics within the region.

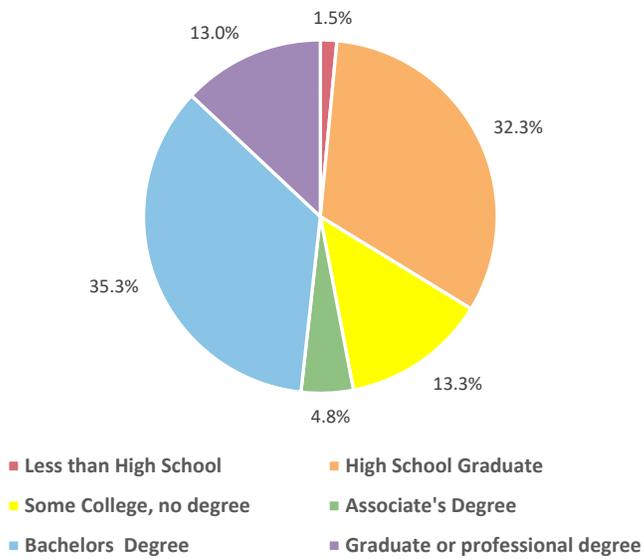
According to the U.S. Census Bureau American Community Survey (ACS), Dauphin Borough and Middle Paxton Township had a combined population of 6,121 residents in 2021. The Tri-County Regional Planning Commission population growth projections estimate that Dauphin Borough will remain stable over the next two decades, with a growth of only 2% from 2020 to 2040; while Middle Paxton Township is predicted to grow by 10% in population in the same time period.

For the DMP Community Park Master Plan, the Authority explored activities that are meaningful to all ages and abilities. The data presented above reveal that, currently, the largest percentage of the Dauphin-Middle Paxton population (33%) are residents 60-75 years. Forecasted growth in Dauphin Borough is low due to the full development within the Borough boundaries. The growth projected for Middle Paxton Township is moderate. Based on the desires expressed in the Comprehensive Plan, residents do not support infrastructure that encourages growth. Rather, they see the need for services to match the needs of the current population.

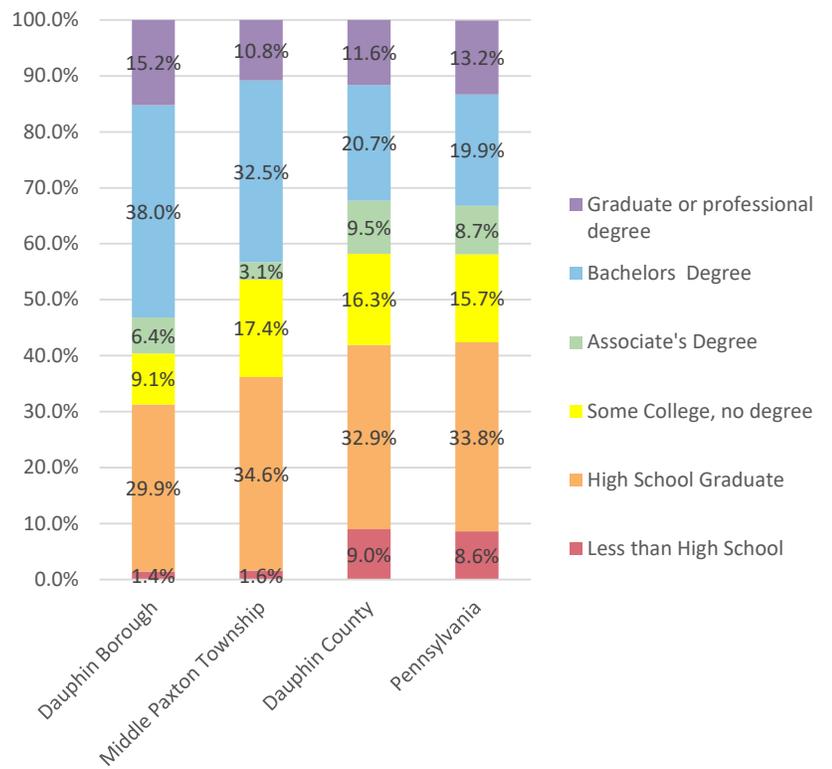
POPULATION BY AGE GROUP



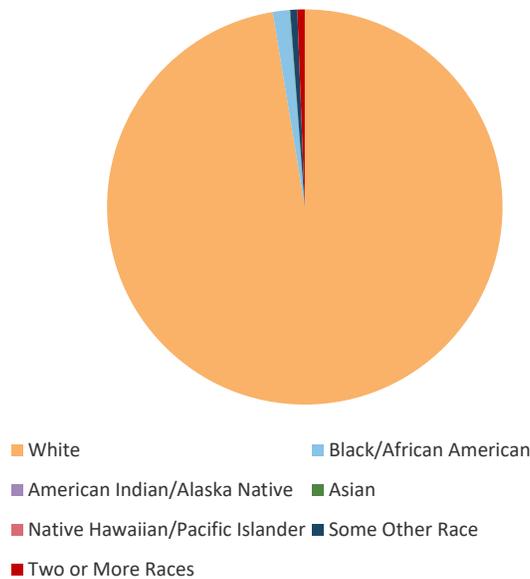
Educational Attainment, 25 Years and Over
Dauphin Borough + Middle Paxton Township Avg.



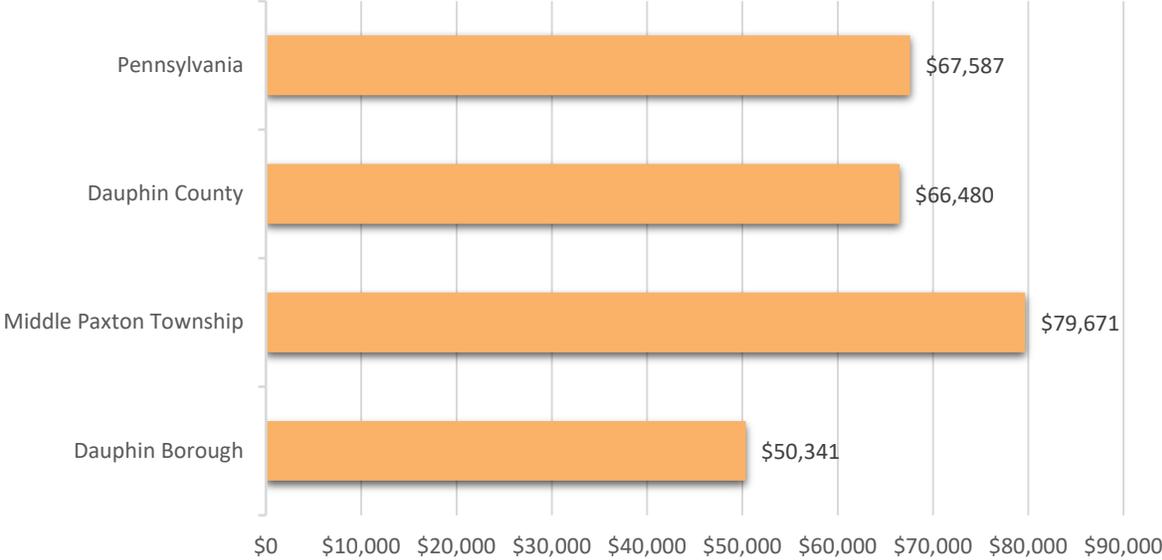
Educational Attainment, 25 Years and Over



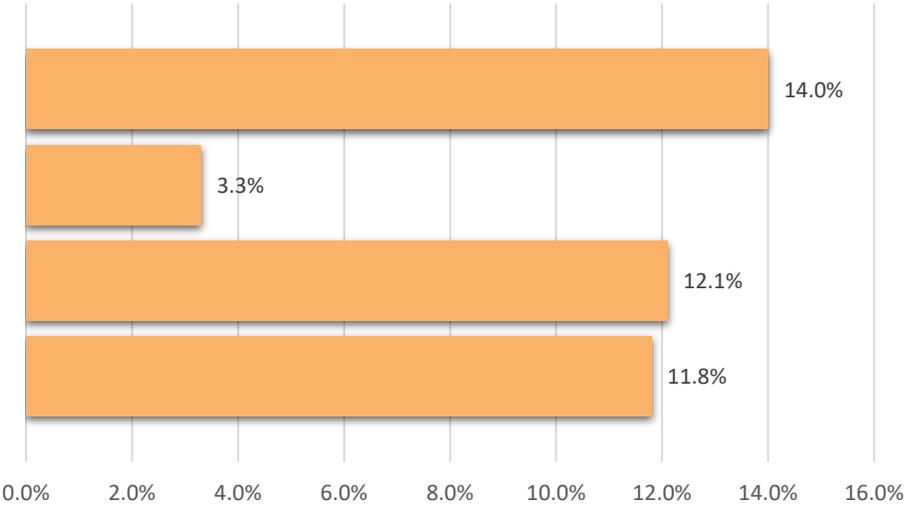
Racial Makeup of Middle Paxton Township + Dauphin Borough



Median Household Income 2021



Poverty Rates 2021



Existing Regional and Local Planning Documents

Pennsylvania Statewide Comprehensive Outdoor Recreation Plan: Recreation for All, 2020

The goal of Pennsylvania's 2020-2024 Statewide Comprehensive Outdoor Recreation Plan is to help all Pennsylvanians achieve greater access and enjoyment from experiences in the Commonwealth's abundance of local and state parks, state and national forests, trails, rivers, lakes, game lands, and other recreation spaces. Priorities and Recommendations of this plan are as follows:

Health and Wellness

- Educate on the connection between health and outdoor recreation.
- Support programs that connect health and outdoor recreation.
- Equip health care providers with the tools needed to promote the health benefits of outdoor recreation.
- Create walking and biking networks that provide safe, close-to-home access to recreation and encourage healthy behavior in communities.

Recreation for All

- Provide opportunities for everyone to regularly engage in outdoor recreation.
- Enhance recreational amenities to fit the needs and expectations of underserved people.
- Provide equitable access to outdoor recreation and conservation programs.

- Build a diverse workforce and volunteer base.

Sustainable Systems

- Address infrastructure and maintenance needs in Pennsylvania's existing outdoor recreation areas.
- Protect and conserve lands and waters considering the impacts of climate change on outdoor recreation.
- Foster stewardship for Pennsylvania's recreation areas and natural, cultural, and historic resources.
- Design outdoor recreation areas to minimize impacts on the environment or conflicts among user groups.

Funding and Economic Development

- Protect and expand public and private investments in outdoor recreation.
- Build strategic coalitions to maximize the economic impacts of outdoor recreation in Pennsylvania.
- Demonstrate the benefits and impacts of nature-based solutions to addressing community needs.

Technology: Using New Tools to Improve Engagement

- Increase mobile connectivity in outdoor recreation.
- Develop best practices for emerging outdoor recreation technologies.
- Use technologies to support health goals and find places to recreate outdoors.
- Enrich the understanding of the natural, cultural, and historic aspects of the outdoors through technology.

The DMP Joint Park Authority has considered all of these elements for the master site development plan for the DMP Community Park.

Dauphin County Comprehensive Plan: “Growing Together”, 2016, Tri-County Regional Planning Commission

The Tri-County Regional Planning Commission spear-headed the drafting and enactment of the Dauphin County Comprehensive Plan entitled ‘Growing Together’. The public opinion survey for this effort clearly identified community desire for providing park and recreation areas throughout the County as a priority for all planning efforts. The ‘Parks & Recreation’ section under ‘Growing our Communities’ emphasized that access to parks from residential communities should be a guiding principle in locating park facilities. A one-mile radius is considered a reasonable distance for biking and walking, showing that the DMP Community Park facility exists in a prime location for access. Additionally, safe, non-motorized access to parks should be feasible. ‘Growing our Environment’ stresses the need for strict adherence to governing water quality, stormwater management, and floodplain, wetland, and riparian buffer controls within all developed areas including park development.

Dauphin County Parks, Recreation, Open Space and Greenways Study, 2009, Dauphin County Parks and Recreation Department, Dauphin County Planning Commission, Tri-County Regional Planning Commission

Dauphin County boasts 167 county and municipal parks with a total of 2,381 acres. The Northern Section of the County (including the DMP Community Park)

was assessed for its current inventory of recreational amenities and found to be in the surplus of most indicators for fields and courts. The planning for improvements to county and municipal parks should consult current NRPA (National Recreation Planning Association) guidelines for proposed amenities based on populations and age. Attention to this report and associated metrics should be considered as the Authority manages the future of the Park.

Dauphin County Return on Environment Study, 2016

This study, produced by Dauphin County in association with Audubon Pennsylvania and the Appalachian Conservancy, documents and encourages a ‘return on environment’ matrix of cost-based decisions when approaching decisions on land use, infrastructure investments, and the preservation and protection of open spaces.

Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan: The Place We Call Home, 2016, Middle Paxton Township and Dauphin Borough

The most recent update to the Joint Comprehensive Plan for Middle Paxton Township and Dauphin Borough in 2016 provides two key points that are directly related to the master planning efforts of the DMP Community Park: (1) The community supports the current services offered to its residents with little support to expand infrastructure for the purpose of encouraging development; and (2) The Dauphin-Middle Paxton Joint Park (DMP Community Park) is a true community identifier and asset.

A full build-out of Middle Paxton Township anticipates that the Township could realize an additional 8,200 residents, based on the current zoning, while Dauphin Borough may realize an additional 113 persons (by 2036).

Key recommendations from the Plan affecting the master planning effort at DMP Community Park include:

1. Improvements to Claster Boulevard at Peters Mountain Road (SR 225)
2. Completion of an overall parks and recreation plan for the main parks located in the community, and
3. Provide a primary and secondary trail system to connect Middle Paxton Elementary School to Dauphin Borough and, ultimately, the Susquehanna River.

Items #2 and #3 were included in the Action Plan from this document. Item #3 has been included as a component of the DMP Community Park Master Plan.

Susquehanna Greenway Partnership (SGP). A ‘greenway’ is defined as a strip of undeveloped land near an urban area set aside for recreational use or environmental protection. The mission of the SGP, established in 2007, is to “...grow the Greenway by connecting communities, promoting active healthy living and facilitating collaborative partnerships along the Susquehanna River...”. Collaborations with the SGP on the Comprehensive Plan’s stated desire to connect the community through the DMP Community Park to the Dauphin Borough boat launch access point on the river may be beneficial to both parties.

Local Recreational Planning

Dauphin Swimming Pool- Conditions Assessment & Feasibility Study, August 2022, Dauphin Recreation Association

The Dauphin Recreation Association (DRA) commissioned a study of the Dauphin Swimming Pool in 2020 to assist in the planning for rehabilitation and enhancements necessitated by age and use. The study included a physical assessment of the facility (pool, support buildings, and grounds), data gathering, and a public participation process. Because the Pool exists within the limits of the DMP Community Park, the Steering Committee has decided to include the planning elements and recommendations into this master planning effort for the Park. This includes the prioritization of pool improvements within the context of the full park master plan. The full Study is included in the Appendix of this report.

The master planning effort for the Park was underway approximately five (5) months prior to the completion of the DRA pool study.

Water Resources Planning Susquehanna River Management Plan, 2011, PA Fish & Boat Commission

This planning document provides a comprehensive look at the biological, hydrological, and geomorphic features of the second largest drainage area east of the Mississippi River and the largest of the Atlantic coast. As Dauphin Borough and the DMP Community Park are direct neighbors to this resource, this plan can provide the basis for significant educational opportunities for the recreating residents of Dauphin Borough and Middle Paxton Township.

Comprehensive Plan for the Water Resources of the Susquehanna River Basin, 2021 – 2041, Susquehanna River Basin Commission

This Comprehensive Plan serves as a framework for the Susquehanna River Basin Commission (SRBC) to manage the Basin's water resources and as a guide for SRBC programs and activities. The Plan establishes goals and objectives for four main areas: water supply, water quality, flooding & drought, and watershed management. The Susquehanna River Basin is divided into six (6) subbasins. The DMP Community Park in Dauphin Borough is located in Area '6' – the Lower Susquehanna Basin. Proposed maintenance activities for the Park should be reviewed regularly to ensure they support water quality and watershed management goals.

Source Water Protection Plan, 2015, Capital Region Water and Susquehanna River Basin Commission

A joint effort of the Susquehanna River Basin Commission and the Capitol Region Water, this plan addresses critical measures to employ to protect the safe drinking water supply for the region. There are two (2) intakes for the Lower Susquehanna Basin: DeHart Reservoir in Rush Township, Pa and the Susquehanna River in Harrisburg, PA. The DMP Community Park location is associated with the Susquehanna River intake in Zone A of the Source Water Protection (SWP) Area---within a 0.25-mile buffer area which includes Clarks Creek and Stoney Creek. Attention to and education about emergency planning for spill responses are included as proposed maintenance activities for the DMP Community Park.

Stormwater Management & Flood Control Planning

Dauphin County Stormwater Management Plan, Act 167, Dauphin County Conservation District

Dauphin County, acting through its Conservation District, established the required stormwater management regulations in 2010 as an update to the initial Act 167 Plan for the Mid-Dauphin Basins in 2003. Six (6) watersheds exist within the Mid-Dauphin Basin and the release rates described in this Act 167 plan reflect the same ones developed in 2003. The DMP Community Park exists within the Clark Creek watershed of the 'Central Planning Region' along with Stony Creek, Fishing Creek, Powell Creek, Armstrong Creek and Gurdy Run. All of these watersheds represent rural and mountainous areas with some residential and commercial developments. The plan directs the technical guidelines for water quality control, volume control, peak rate control and total maximum daily loads (TMDLs) for development activities subject to stormwater management requirements. The Clark Creek (the current watershed area that encompasses DMP Community Park) is classified as a high-quality-cold water fishery special protection water.

Cultural & Historic Resources Planning

Pennsylvania's Statewide Historic Preservation Plan - Building Better Communities: The Preservation of Place in Pennsylvania, 2012-2017, Pennsylvania Historical and Museum Commission

Residents of Dauphin Borough and Middle Paxton Township have expressed their desire to retain the charm and character of their communities, which exist in a unique setting that enjoys the natural beauty of both the mountains and the Susquehanna River. This Statewide preservation plan provides guidance for communities interested in restoring and protecting important historical and cultural resources – as well as suggesting important partners in documenting these places.

Kennedy Field has been noted by the community as a facility that represents a unique relationship to the history of athletics in the Dauphin Middle Paxton community. The Veterans Memorial, a tribute to those who served in the two World Wars, was established within the Borough parcel of the DMP Community Park in 1948 and offers the opportunity to showcase another historical treasure. It is recommended that the Dauphin Middle Paxton Historical Society be engaged in any efforts to provide cultural or historic information about the DMP Community Park in interpretive panels, signage, etc.

Site Conditions

DMP Community Park is a 30.7-acre park located in Dauphin Borough. The Park site sits ‘up the mountain’ from Dauphin Borough and is bounded by Cluster Boulevard to the east, SR 225/Peters Mountain Road to the north, residences that abut Erie and High Street to the south, and a wooded residential parcel to the west.

The site that is known as the “DMP Community Park” is composed of several parcels. Most of the parcels are owned by the Dauphin Middle Paxton Joint Park Authority, which was established in 1979 to oversee all aspects of the Park. It is governed by a seven (7) member board with representation from both Dauphin Borough and Middle Paxton Township. One parcel is under the ownership of Dauphin Borough; based on the history of park usage, easements still exist adjacent to the parcel showing past pedestrian access pathways from the Park down into the Borough. However, the consultant team was unable to obtain any reliable information confirming the legal status of these access ways.

Land Use and Zoning

Dauphin County and the Tri-County Regional Planning Commission prepared the Zoning Map for Dauphin Borough, which was adopted in 2007. The DMP Community Park occupies the Conservation and R-3 Residential Zones:

R-3 Residential Zone

Purpose: To encourage: a more efficient use of land and public services; more flexible land development; innovations in residential development so as to conserve and to promote the efficient use of open space; and various forms of single-family and multi-family residential development.

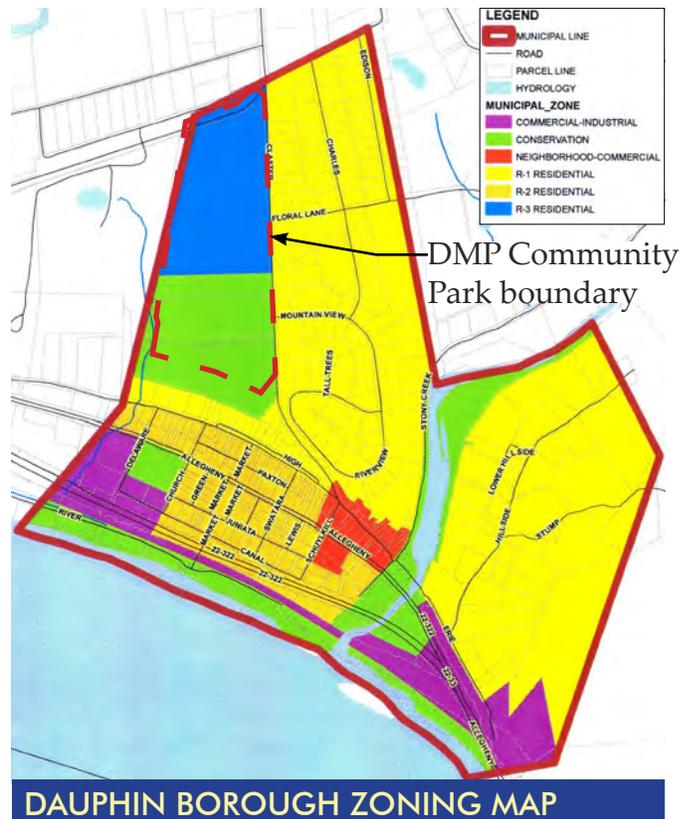
Uses permitted by right: Single-family detached, semi-detached, and attached dwellings; two-family dwellings; apartments; public park, playground, or recreation area; churches; accessory buildings incidental to the uses mentioned.

Conservation Zone

Purpose: To protect certain areas of the Borough because of problems or difficulties that either exist or could be created if improper development were to occur.

Uses permitted by right: Woodland, game preserve, wildlife sanctuary, conservation activity, public parks or recreation areas, outdoor plant nurseries, single-family detached dwellings, and accessory buildings incidental to the uses mentioned. Private recreation areas and home occupations are uses permitted by special exception.

Proposed improvements to the DMP comply with the full intent of the zoning regulations.





EXISTING CONDITIONS MAP

Deed Restrictions & Parcel Information

Easements: Several utility access easements exist on the park parcels. There are gas, sanitary sewer, and water supply easements. These are shown on the various utility plans/partial surveys that are contained in the appendix of this report.

Utilities

The site is served by the following public utilities: water, sanitary sewer, natural gas and electric.

Water: Supplied to the site by Capitol Region Water. An 8" PVC main is located on the eastern side of Cluster Boulevard. Two separate existing services exist for the pool complex. An additional service line exists to the restroom and concession buildings near Sheetz Field.

Sanitary Sewer: The Borough services the Park with 8-inch PVC sanitary sewer mains that exist in Cluster Boulevard in two disconnected locations; approximately 176 linear feet near Floral Lane and approximately 115 linear feet near Mountainview Lane. A deep, 8-inch PVC (15-foot depth) sanitary lateral with a meter connects to this Mountainview Lane section and traverses the site to the east before turning south down the slope and connecting into the 12" PVC main located in Erie. Connections from the restroom buildings near Sheetz Field are made to the shallower system in Floral Lane. Connection locations to the system from the abandoned restroom structure at Kennedy Field are unknown. Any new connections should be discussed with the Borough's Public Works Director and Borough engineer to establish which sewer district would receive the proposed flow.

Natural Gas: UGI maintains a high-pressure 12-inch gas main on the Park site which enters the Park at the northwest corner of the site from Peters Mountain Road. The main traverses the site between the T-Ball field and Sheetz Field before re-connecting to the system in Cluster Boulevard. There are no service connections to the Park from this main.

Electric: Pennsylvania Power and Light (PPL) services the Park site with overhead service on poles located at various between the pool complex and fields and extending to the rear (western edge) of the site.

Topography

The topography of the Park site reflects its location at the "top of the hill". The site occupies an elevation of approximately 100 feet above the Susquehanna River and the downtown area of the Borough below, affording excellent views of the Susquehanna River from the southern boundary of the Park.

The wooded southern boundary of the parcel reflects the most extreme slope (3:1 or 33.3%). Kennedy Field represents the beginning of the "plateau". From the southern boundary to the northern boundary of the parcel, the site enjoys a modest grade toward its terminus with Peters Mountain Road for the multiple field, court, and pavilion uses. These grades were based on the planned field development. There are several areas between the athletic facilities where greater slopes exist.

The wooded western area of the Park begins a "drop" to the intermittent tributary of Clarks Creek located past the site's western boundary. From the western edge of the playing fields and tennis courts, the site descends approximately 30 feet to the property line.

Soils & Hydrology

DMP Community Park exists at the confluence of both river and mountain geomorphic entities. Soils represented include shaly silt loams at varying and increasing slopes on the site. The site exists within areas generally used for agricultural purposes, are well-drained, and support strong vegetative growth opportunities. A full Custom Soil Resource Report provided by the United States Department of Agriculture Natural Resources Conservation Service (NRCS) can be found in the Appendix of this report.

Three specific types of shaly silt loams are noted in the soil survey and are differentiated by slope:

1. CIB2—Calvin-Leck Kill shaly silt loams, 3 to 8 percent slopes, moderately eroded
2. CIC2—Calvin-Leck Kill shaly silt loams, 8 to 15 percent slopes, moderately eroded
3. KaE2—Klinesville shaly silt loam, 25 to 50 percent slopes, moderately eroded

Calvin-Leck Kill shaly silt loams, specifically, represent soils weathered from shale and siltstone. They have a high degree of ability to transmit water. Infiltration rates are expected to be good for any stormwater management practice employing infiltration for water quality purposes. Additionally, the soils receive a high rating for the recreational uses of parks and trails.

The site exists in the Lower Susquehanna River Basin watershed and drains to an intermittent tributary.

Circulation & Access

The DMP Community Park receives all access from Cluster Boulevard, an arterial feeder road that extends north from the riverfront

area of Dauphin Borough. Currently, five (5) vehicular access points exist off of Cluster Boulevard for the Park:

- One at Kennedy Field for access to a gravel road to storage/restroom buildings,
- Two for the parking area of Dauphin Pool, and
- Two for the parking area at the northern portion of the site that serves the field complex.

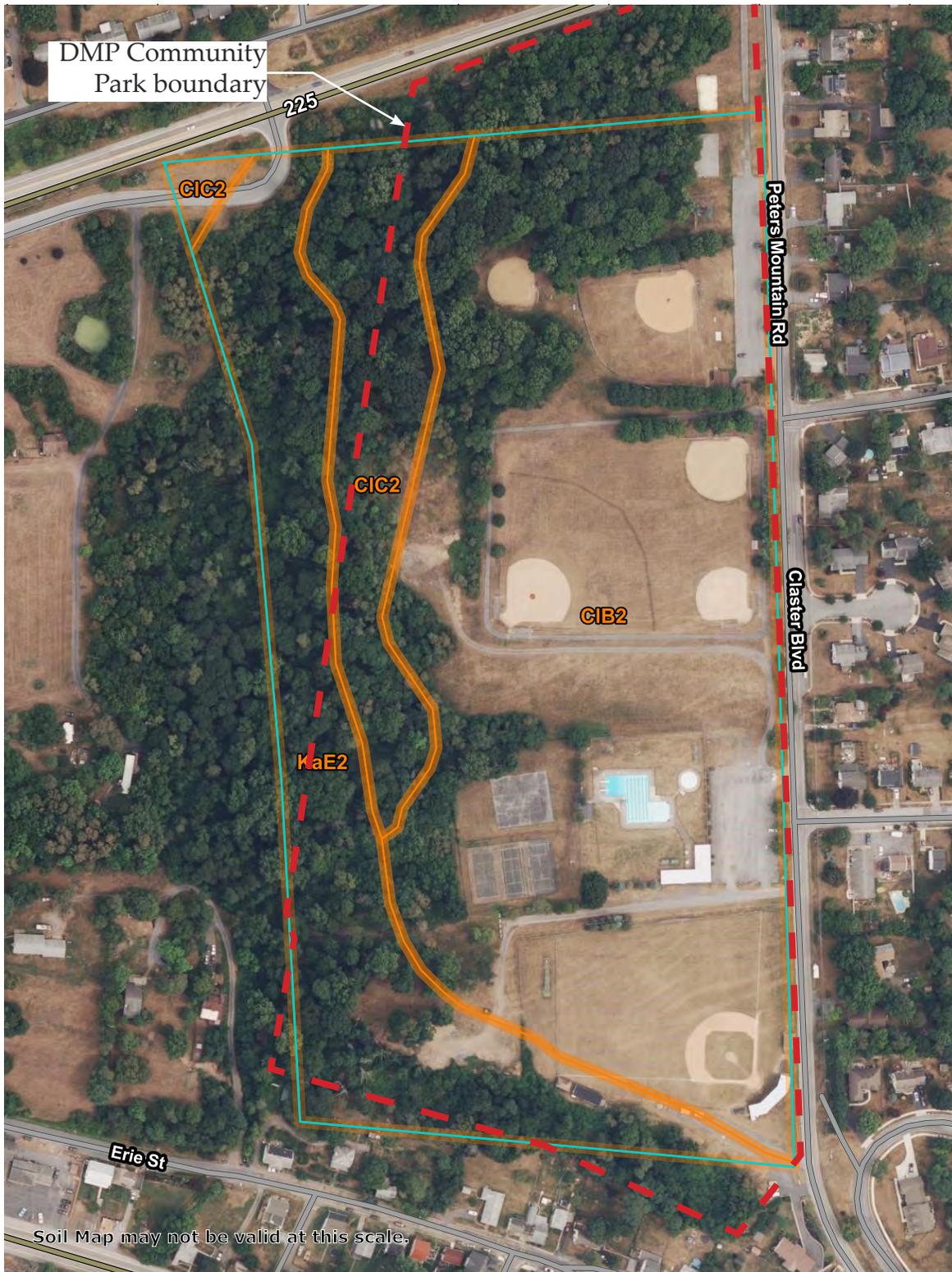
The southern-most access point at Kennedy Field is located where sight distance is limited, due to the vertical alignment and horizontal curve of Cluster Boulevard. Additionally, this access shares space with a residential driveway. The posted speed limit is 25 mph. Residents report having noticed higher speeds in this area. The northern two existing access points to the Park on Cluster Boulevard have good sight distances.

Pedestrian access to the site from the neighboring residential area is provided by two striped crosswalks located at Mountainview Lane and Floral Lane. The landings of these crossings do not directly connect to the paved asphalt walking trail on the site.

The Comprehensive Plan has noted that the Cluster Boulevard/Peters Mountain Road intersection requires attention, as Peters Mountain Road (SR 225) is a major artery that connects to SR 22.

Historic & Cultural Features

The Dauphin-Middle Paxton communities have a rich industrial history. The Dauphin and Susquehanna Coal Company owned much property in both communities. Dauphin was a transportation hub that prospered as home to the Pennsylvania Canal before the railroads were built to connect coal mines



SOILS MAP (Source: NCRS Custom Soil Resource Report)

to the outside world. The DMP Historical Society has chronicled the history of Kennedy Field from 1947, when it once served as a home to the professional baseball team, the Harrisburg Senators.

In 1948, the Borough erected a Veterans Memorial to honor those who served in the two World Wars. The memorial is located within the Park site and is maintained by the Historical Society.

Opportunities and Constraints

Opportunities

Centralized Location & Ease of Access

The 30+ acres on Claster Boulevard represents a logical placement of a recreation area – close to the denser population center of Dauphin Borough and within two (2) miles of the majority of the residential population of Middle Paxton Township. The park site has existed as part of the community for nearly 40 years and is well-known and appreciated by the community.

Vibrant Use as Active Recreation

The Park is home to active recreation programs of the Dauphin Recreation Association (DRA-pool) and the Dauphin Athletic Association (DAA-softball, baseball, basketball). As families participate with these active organizations, multiple generations have had the opportunity to both spectate and engage in other park activities during game times and swimming events.

Engaged Volunteer Base

While overall operations and maintenance costs and tasks are shared by both municipalities, the upkeep of the fields, concession, and restroom areas is largely done by an organized and energized volunteer base. The interest and effort of this group ensures that the “life” of future improvements envisioned for the park have “ownership” beyond municipal involvement. The monetary value of the labor expended over the life of the park could represent a significant match to future grant applications.

Constraints & Challenges

Environmental

The “active” portion of the DMP Community Park occupies a flat, established recreation area. Plans to utilize the remaining wooded sections for passive, walking trails and nature-observing area will require major effort to both remove invasive plants and install native species. Additionally, foot trails will need to be improved so that they are sustainable. Please see Chapter 4 for Implementation recommendations.

Activities and Facilities

Existing Facilities and Structures

Structural & Use Assessment

The following existing structures within the Park were inspected and reviewed with the Steering Committee during the initial site visit held on May 19, 2022 and a follow-up September 2022 site visit with the Active Recreation Focus group members (mostly members of the DAA).

Picnic Pavilions

Two (2) open-air picnic pavilions are located in the northeastern portion of the park within the existing woodland area. The pavilions are available for rental by the community and host picnic tables, a charcoal grill and trashcans. The pavilions are timber-beam roof structures over a reinforced concrete base slab. The structures are in generally good structural condition. Their location within a shaded area and near the playground is good. They are located at an inconvenient distance from the parking area; this has been noted in public comment. The location of the pavilions in a shaded, private area must be weighed against travel distance.



Sheetz Field Restroom Building

Both the men's and women's restroom structures are sound. Upgrades to both have been made recently and each have one (1) ADA accessible toilet. The men's restroom has two (2) urinals and two (2) stalls. The women's restroom has three (3) stalls. The DAA reports maintenance concerns about the sanitary sewer service connecting the facility to the Borough system across Cluster Boulevard to the system in Floral Lane, with minimal slopes causing capacity issues for flushing.

Sheetz Field Concession/Storage Building

The concession/ storage building adjacent to the restroom facility is timber frame constructed building with a small concession area/ kitchenette, service windows facing the ballfields, and a storage space accessible by two garage bay doors in the rear. Lack of concession space was cited multiple times in the Active Recreation Focus group discussion. Concession sales are a vital component of the DAA program. Participants discussed re-allocating some of the storage space for concession use. The storage portion of the building is ideally located to be central to all of the fields and close to parking.





Kennedy Field Storage Building

Located on the southern boundary of the Park, the storage building is located on a gravel drive approximately 500 feet west of the driveway intersection with Cluster Boulevard. The storage facility currently houses maintenance equipment (mowers, tools, etc.) for the upkeep of the Park. The building is a masonry block building and in sound condition.

Kennedy Field Restroom Building

The restroom building associated with Kennedy Field has been inoperable for the past several years due to water supply problems. Little to no maintenance has been performed on the structure in recent years. This building is an identical style masonry block building to the adjacent storage building. A portable toilet is currently located near the field grandstand.





Kennedy Field Grandstands & Dugouts

Grandstand seating has been recently replaced and is in very good condition. Dugouts, too, are in sound structural condition and offer seating and shade. There are currently no ADA accessible ramps for seating in the grandstand area. Modifications to the current entrance to the grandstand would be required to be consistent with accessibility requirements. Additionally, a separate ADA-accessible seating area with shade could be developed adjacent to the dugout area.

Kennedy Field Concessions & Storage Building

A small building sits adjacent to the grandstand and dugout, on Cluster Boulevard. It features a small concessions area and storage room, which houses DAA equipment. Due to its proximity to the curved portion of the road, this building is said to have been hit by a vehicle on at least one occasion.





*Dauphin Pool Building***

**The Dauphin Pool building bathhouse and concession area evaluation is contained in the DRA 'Pool Conditions Assessment & Feasibility Study' contained in the appendix of this report. Modifications and enhancements to the current structures are proposed as part of the overall pool improvement plan which has been incorporated into this master plan.



Programming

Dauphin Recreation Association (DRA)

In 1964, the Dauphin Recreation Association was created as a non-profit corporation established to oversee and operate the swimming pool. The Association has maintained and enhanced the original Lions' "Learn to Swim" program and swim team program to include aquatic programs for adults, water safety, and life-saving. The DRA programming is limited to summertime usage of the pool from Memorial Day through Labor Day each year. Pool memberships and day-passes are sold for the enjoyment of the pool.

Dauphin Athletic Association (DAA)

The DAA was established to 'provide eligible athletic participants the opportunity to participate in a variety of athletic programs to promote athletic fitness, skill and awareness... and to uphold the highest standard of ethical practice of all athletic committees...and to oversee all operational aspects of each athletic committee'. Current programs exist under the DAA umbrella for baseball, softball, soccer and basketball. Currently, only the baseball and softball programs use the DMP Community Park for practices and games. The baseball and softball seasons generally open in late March and extend through October of each calendar year.

Boy Scouts and Girl Scouts

Dauphin and Middle Paxton scouting programs have utilized the DMP Community Park for aspects of their programs. These groups have also participated with the Joint Park Authority as volunteers. Service and Eagle Scout projects have provided the Park with the woodland walking trails that currently exist. The scouting community continues to assist with the upkeep of these trails, as well as creation of informational kiosks, benches, and signage. Both the Girl Scouts and the Boy Scouts had representation at the Passive Recreation Focus Group and indicated their willingness to participate in future service endeavors with the Authority.

Ecological Inventory and Analysis

Natural Resources

Forest Stewardship

Invasive Species

To be included in the Final Master Plan
Report

Public Participation

Public Meetings

Four (4) public meetings were held between Summer of 2022 and Winter of 2023. Meetings were held in a hybrid format, with attendees participating both in-person and virtually.

Public Meeting 1 – June 27th, 2022

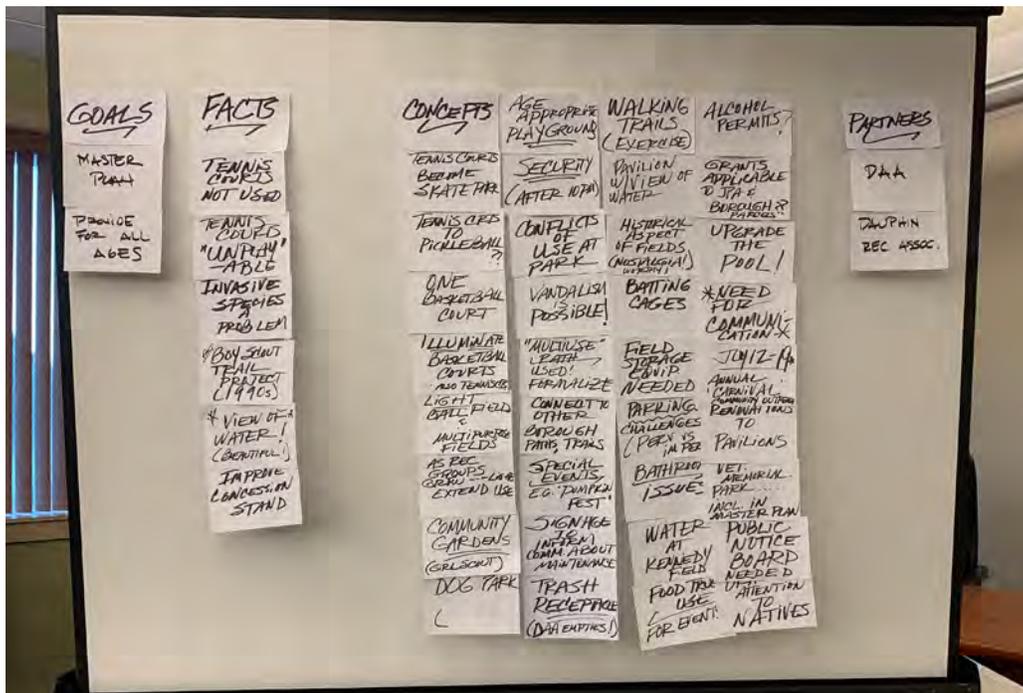
The first public meeting introduced the project, Steering Committee, and consultant team. The team explained the importance of planning; reviewed the project schedule, public participation process, and the project scope; and presented information regarding existing conditions and facilities of the site. The consultant team then facilitated a brainstorming session, during which members of the public offered information about the site and ideas for moving forward. This information was organized into four categories: goals, facts, concepts, and partners. The discussion initiated a wide array of ideas to rejuvenate the Park.

Public Meeting 2 – September 26th, 2022

At the second public meeting, the team reviewed the project schedule, public feedback, and public opinion survey results to date. The consultants presented the draft Mission Statement, a summary of the recently completed Pool Conditions Assessment and Feasibility Study, initial ecological findings, and overall site analysis. Three (3) preliminary concept plans were presented to attendees for their review, questions, and comment. Attendees were each given two sticker “dots” to place on their preferred concepts. The meeting provided direction on which concept should be advanced as the draft master plan. Concept 2 received the most favorable response from the attendees.

Public Meeting 3 – November 14th, 2022

At the third public meeting, the team reviewed the project schedule, public feedback, and public opinion survey results



Ideas generated during a brainstorming session at Public Meeting 1.

to date. The opinion survey was officially closed to responses. The consultants proposed that the draft Park Mission Statement be finalized. Plan refinements that were included from comments received at Public Meeting #2 and Focus Groups were presented by the consultants. The resulting draft master plan was presented to attendees for their review, questions, and comment. A significant amount of discussion centered around the community's desire to retain the current location of the Veterans Memorial and what possibilities existed for pedestrian connections through the Park to the 'lower' section of the Borough near the River.

Public Meeting 4 – February 13th, 2023

To be written.

Focus Group Meetings

The consultant facilitated two (2) focus group meetings to gain the feedback and insights of specific park user groups. The first meeting focused on active recreation and included representation from the Dauphin Athletic Association (DAA – baseball and softball) and Dauphin Recreation Association (DRA – swim team). The second meeting was centered around passive recreation and included representation from park volunteers, Scout organizations, and the Dauphin Middle Paxton Historical Society. Full meeting minutes from these meetings can be found in the appendix of this report.

Active Recreation – September 19th, 2022

The Active Recreation Focus group as attended by DAA officers and members who had prepared for the meeting with a listing of concerns and desires for the programs hosted by DAA (baseball, softball, T-ball, and basketball). Each of the items were

discussed, with priorities being shade and dugout structures for all of the fields. The DRA was also represented, and a discussion of circulation and parking during the peak spring and summer months when baseball and swim team programs overlap was conducted.

Passive Recreation – October 24th, 2022

The Passive Recreation Group contained representation from the local Boy Scouts, Girl Scouts, the DMP Historical Society and several of the dedicated volunteers who maintain existing woodland trails in the Park, originally cleared and located by Boy Scout service projects. AEG consultants engaged the group with a discussion on the natural “good, bad, and ugly” of the woodland area that buffers the western boundary of the Park from its residential neighbors. Discussion centered on preserving the natural habitats within the area while also entertaining the possibilities for trails that lend themselves to exploration of the area with the careful balance of access and ecological sensitivity. The Historical Society provided insight into the value of the current Veterans' Memorial location and expressed a preference for maintaining that location.

Steering Committee Meetings

Four (4) Committee meetings were held between May of 2022 and January of 2023. The consultants worked with the Committee throughout this master planning process, presenting progress updates and receiving guidance and critical feedback. Full meeting minutes can be found in the appendix of this report.

Public Opinion Survey

A 30-question online public opinion survey was open to the public from June 27th, 2022, until November 14th, 2022. The survey received a total of 269 responses. Responses were kept confidential, and responses were compiled together, analyzed, and used to inform the draft concept plans discussed with the Steering Committee. The complete survey can be found in the appendix of this report. A generalized summary of respondent demographics, park usage, and primary recreational preferences is below.

Important to note is that the survey contained a full section of questions related to the Dauphin Pool. As noted below under “Local Recreational Planning”, the DRA commissioned a study on the pool to inform capital expenditures for modernization. This report was published in August 2022. This DMP Community Park Master Plan includes the recommendations of this report in the overall recommendations for the Park. The opinion survey questions related to the pool help inform the importance residents place on including the pool as part of the overall Park.

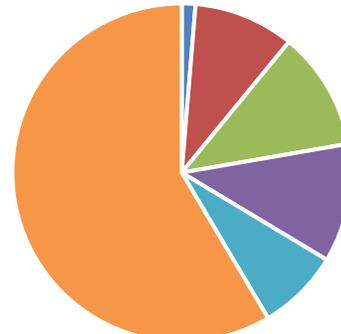
Residency of Respondents

- Middle Paxton Township: 72%
- Dauphin Borough: 17%
- 60% of respondents have lived in their homes for >15 years.

Age of Respondents & Household Size

- Respondents age 0-24 years: 4%
- Respondents age 25-64: 83%
- Respondents age 65+: 13%

Where do you live in relation to DMP Community Park?



- Do not know
- 1/8 mile / 2 minute walk
- 1/4 mile / 4 minute walk
- 1/2 mile / 8 minute walk
- 1 mile / 16 minute walk
- More than 1 mile

Area Park Usage

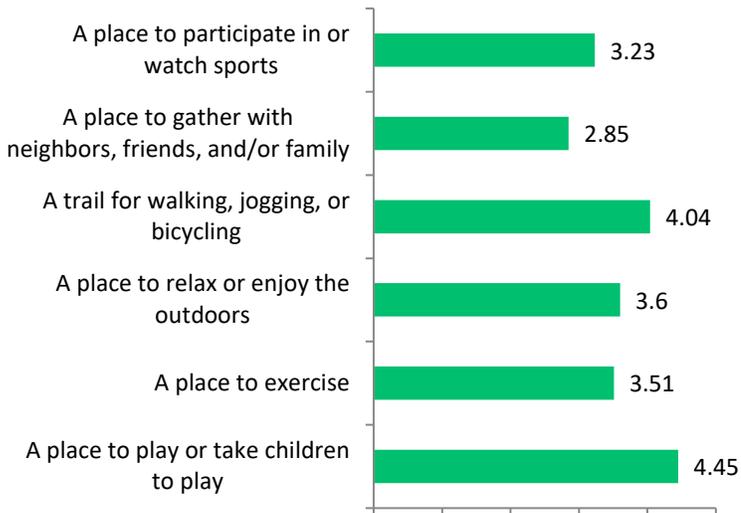
While respondents indicated healthy usage of all the regional parks noted in the ‘Regional Parks System’ section of the report below, the DMP Community Park was overwhelmingly the most noted park when asked about frequency of use.

Primary Informal Recreational Activities

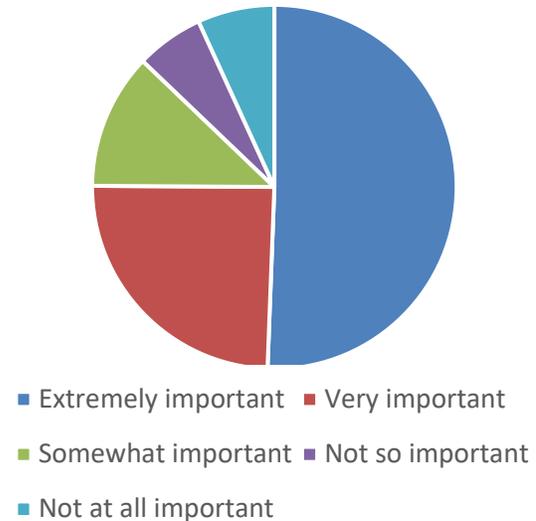
When asked about informal recreational activities currently enjoyed most *within area parks*, the top responses were as follows:

- Walking/hiking: 82%
- Pool swimming: 61%
- Outdoor family events/recreation: 54%
- Playgrounds: 45%
- Nature viewing/ birdwatching: 44%

Rank the recreational opportunities you want from DMP Community Park in order of preference (1 being most preferred)



How important is retaining the community pool located in DMP Community Park?



Pool Questions

Of the respondents who answered, 42% indicated that they were current members of the pool; 58% were not members.

When asked “How important is retaining the community pool in DMP Community Park?”, over 78% responded that the pool was “very important” or “extremely important” to them.

Why Not?

While some respondents noted that the price of the pool membership, family situation, or family’s lack of enjoyment of swimming were reasons for their lack of membership, the majority of responses indicated the following ‘Other’ responses:

- Outdated facilities; needed maintenance
- Pool schedule
- Lack of shade
- Ownership of pool
- Concession availability

time Close home go Nature trails love walking dog s swim nice available area Trees
 space Convenient location park shade playground swim team
 community use Location play pool place
 kids ball fields walking lot sports trail great convenient
 family gather activities picnic good well maintained nature walking track fields
 don t Convenience

“Word Cloud” of responses: “What do you like most about DMP Community Park?”

What do you like MOST about DMP Community Park?

Category	# of Mentions
Convenience	44
Pool/Swim Team	41
Sports Teams/Facilities	23
General Park Characteristics	21
Playground	20
Trails/Paths	18
Meeting Space/Pavilion/Community	17
Nature	17
Variety of Activities	13
Maintenance/Quality of Facilities	9
Dog Related	5
Other	3

What do you like LEAST about DMP Community Park?

Category	# of Mentions
Lack of Maintenance/Quality of Facilities	38
Lacking Facilities/Activities	37
Parking Challenges	20
General Concerns	14
Bathrooms	13
Trash	8
Safety/Oversight	7
Focus on Baseball/Softball	6
Organizational Layout	4
Lack of Privacy	1

Many disc golf course tennis courts Dauphin Borough Dauphin help will love community
 participate dog park updating use add dog play need plenty park field
 pool available area think great much nice new years open really
 watch place take keep fenced area upgrades baseball softball fields Keep pool well

"Word Cloud" of responses: "Please share comments/thoughts on DMP Community Park."

Please share comments/thoughts on DMP Community Park.

Ninety five (95) respondents took the time to share specific feedback as noted below:

Category	# of Mentions
Desired Facilities/Infrastructure	40
Pool-Related	24
General Feedback	22
General Maintenance	7
Communication	2

Desired Facilities

The desired facilities included:

- Dog Park
- Renovation of tennis courts; pickleball
- Upgrades to concession areas
- Woodland Trail
- Better bathrooms and maintenance
- Activities for all ages and that reflect current popularity
- Community events: e.g., fall festivals, movies in the park, trivia nights
- Splash pad
- Disc golf
- Walking connections
- Large support for the pool





3 RECOMMENDATIONS

Community Needs, Uses and Priorities

Public Consensus

The public and steering committee meetings, focus group meetings, and online public opinion survey generated a community consensus that included the following themes:

- Upgrade Community Pool
- Provide universally accessible walkways and facilities.
- Upgrade to restrooms, pavilions, concessions, security
- Provide a dog park
- Maintain/improve multi-purpose fields
- Renovate the old tennis courts
- Include pickleball courts
- Plan for community events space: DJ nights, Fall festivals with music, hayrides, movies in the park, trivia nights
- Expand woodland trails
- Upgrade Community Pool
- Designate areas of park for dining/picnicking
- Create nature observation & community garden areas
- Create additional parking
- Plan for year-round use
- Plan for activities for all ages

Anticipated Levels of Use

Depending on the season and weather, Dauphin-Middle Paxton Community Park is anticipated to receive moderate to heavy use. Primary users of the park facilities will likely be nearby residents. Residents who live nearby will be able to walk to the park; as shown in the *Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan*, the site sits along a proposed pedestrian route which runs through the Park to connect to the Middle Paxton Elementary School to the north and to the Susquehanna River to the south. As pedestrian improvements are implemented in the area, it is the hope that some residents will opt to walk to the Park, although it is anticipated that most visitors to DMP Community Park will continue to drive.

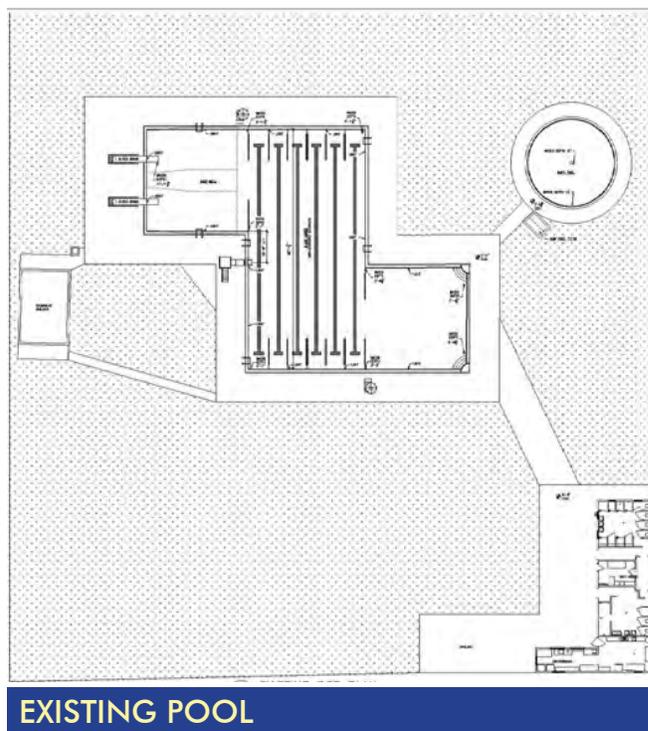
Additionally, the park will continue to serve the greater community with its recreation facilities. These would include the improvements to the Dauphin Swimming Pool, the ballfields, and the concessions facilities. The fields will serve for both practices and games for youth leagues and will generate moderate use associated with teams and spectators coming to the park. The Dauphin Pool will serve for both family visits and organized swim meets and events. These community uses will require associated dedicated parking to discourage visitors from parking in the surrounding neighborhood streets, especially at busy times of the year when multiple programmed events occur simultaneously.

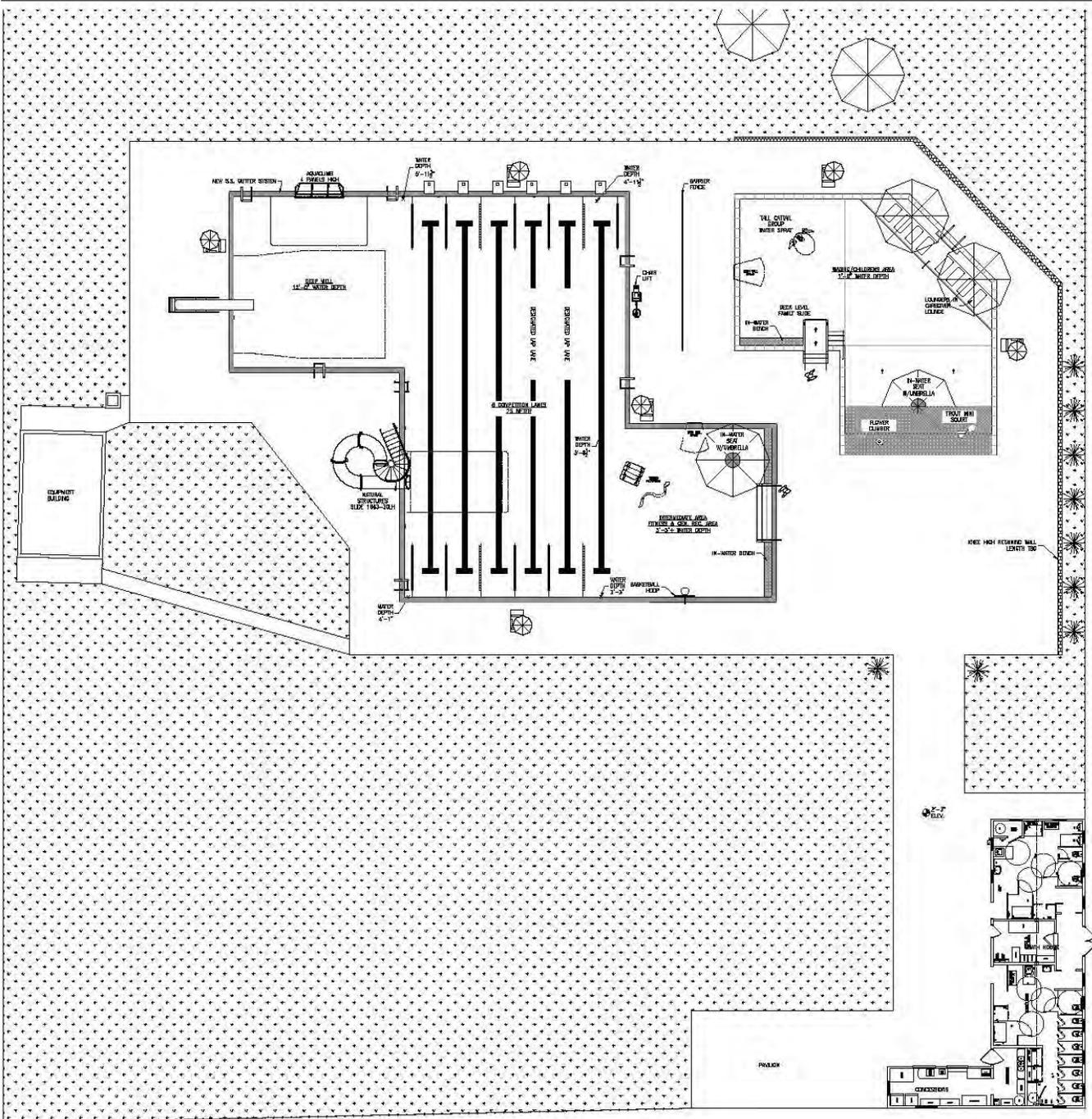
The Dauphin Community Pool: 2022 Assessment & Recommendations

The current master plan study public opinion survey shows very strong support for improvements to the current pool, which is approximately 56-years old. Respondents provided detailed information on issues of membership, needed renovations, and suggested improvements. Over 75% of respondents to the question indicated that retaining a community pool was ‘extremely or very’ important to them. Improved access, additional recreational amenities, shade, age-adjusted programming and improved concession area offerings were some of the repeated input.

A completed facility evaluation and recommendations report was commissioned in 2020 and received by the Dauphin Recreation Association (DRA) in August 2022. Along with the assessment of the pool, the Aquatic Facilities Design, Inc. consultants conducted ten (10) key person interviews and had two (2) public meetings to solicit input. Approximately 26 persons attended. The full report is contained in the Appendix of this report.

The conclusion of the report was that the pool represented a valued amenity in the community, yet lacked the amenities and offerings of what the public expects of a ‘modern’ swimming facility – including access, equal recreational opportunities for all age groups, and social event space. Though well maintained, the age of the mechanical systems, pool shell, and surrounds necessitate upgrades or replacement. The report emphasizes a “multi-use facility concept approach” – ensuring activities for all age groups and activity levels. A “re-imagining” of the main pool and the replacement of the existing wading pool are required to overcome use issues currently challenging the complex. A summary of the report recommendations follows:





NEW POOL SITE PLAN, Aquatic Facility Design, Inc.

Reconstruction of the Main Pool

- Recommended Phase: First
- Estimated Cost: \$995,000
 - Pool shell and floor joints restoration
 - New gutter system
 - ADA access (lifts and stairs)
 - Six (6) 25-meter competition lanes
 - Shade and benches
 - Deep well area for diving and other play items

Construction of a new Wading Pool

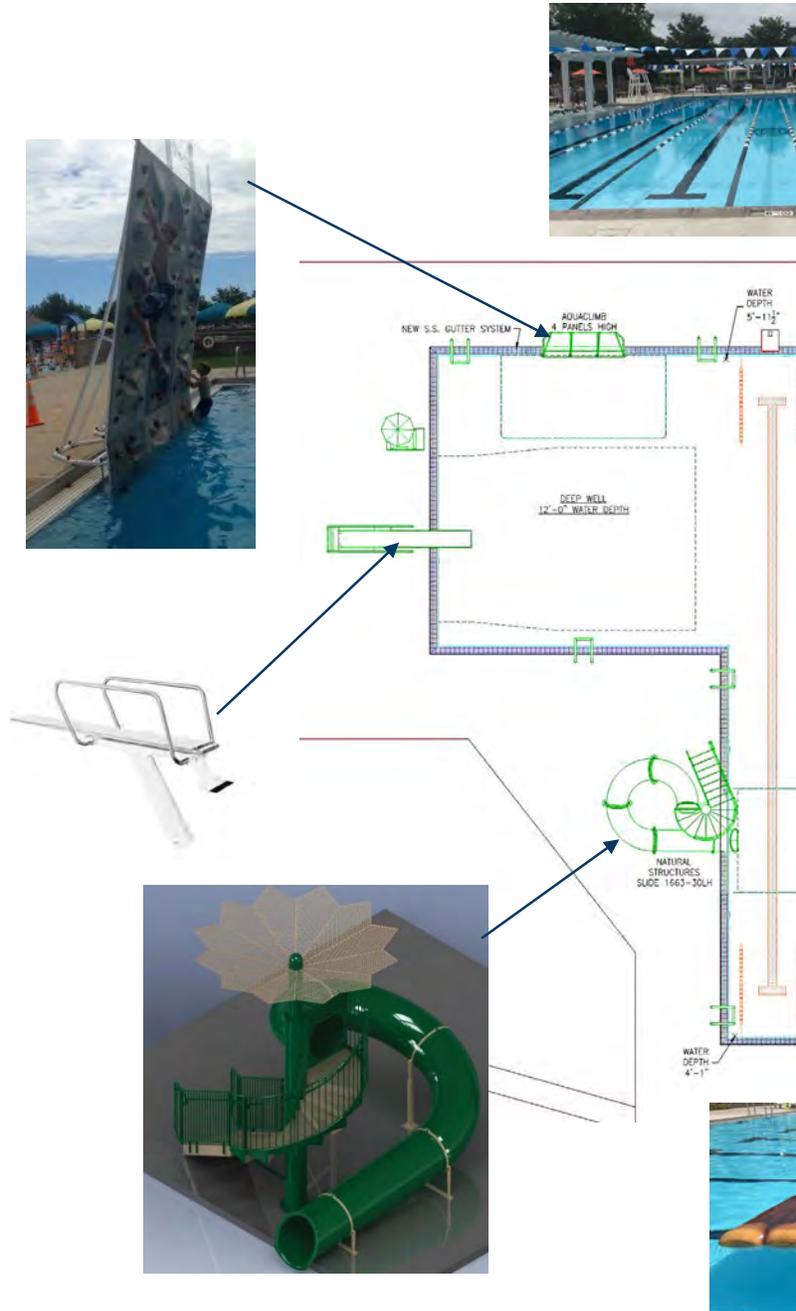
- Recommended Phase: First or Second
- Estimated Cost: \$550,000
 - Zero-depth entry to a depth of 1.5'
 - Multiple children's activities; caregiver areas; shade
 - Splash and spray features

Refurbishment of the bathhouse

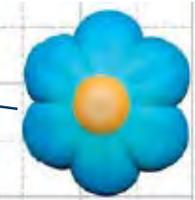
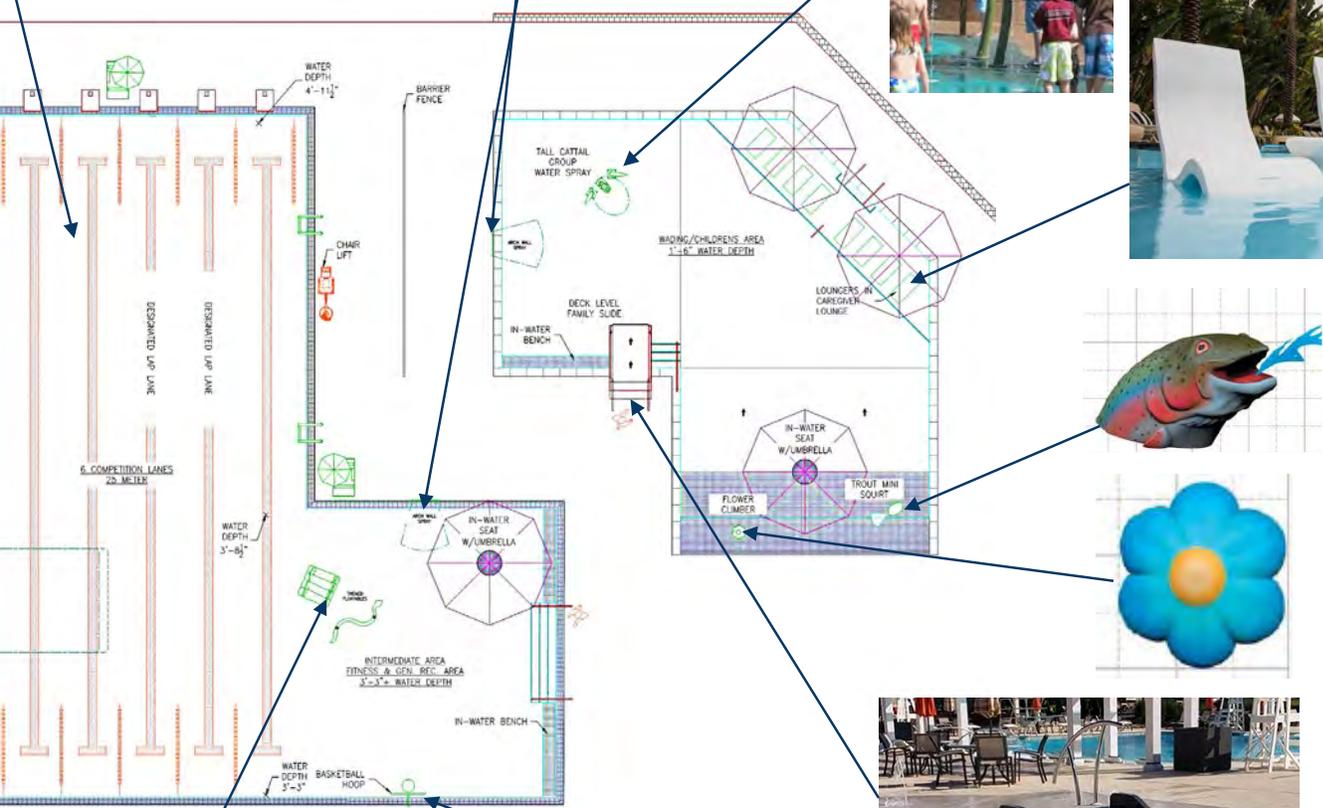
- Recommended Phase: First or Second
- Estimated Cost: \$95,000
 - Fixture additions to accommodate additional user load
 - New roof; cosmetic upgrades

Concession Area Upgrades

- Recommended Phase: First or Second
- Estimated Cost: \$30,000
 - New floor, sink area, stainless steel countertops
 - Cold bar area
 - New exterior café seating



Concept Features, Aquatic Facility Design, Inc.



Initial Concept Plans

Based upon preliminary site analysis, field reconnaissance, and preferences outlined during the first steering committee and public meetings, the consultant team created three (3) initial concept plans. These concepts were developed to explore potential site facilities and their relationships to one another. Concept elements were selected based on public, committee, volunteer, and staff input as well as consideration for current recreational trends. All Park concepts assumed incorporation of the pool rehabilitation plan as proposed by the DRA.

Common elements across concepts include:

- Accessible walkways and nature trails
- Formalized vehicular access/parking
- Pedestrian access from surrounding neighborhoods
- Restrooms (existing and new)
- Seating
- Gathering spaces (pavilions, plazas)
- Open lawn/events area
- Community Garden
- Dog Park
- Woodland Use Area (w/ amenities like disc golf and nature-viewing stations)
- Nature-Based Playground area
- Veterans Memorial Relocation Improvements
- Ballfields Improvements
- Play Courts: basketball, tennis, pickleball, and/or skatepark
- River overlook with space for food trucks/seasonal restaurant and a plaza/gathering space

Concept 1

Concept 1 proposes:

- Three (3) on-site parking lots: at the northern end of the Park (120 spaces); western side of the Park (80 spaces); behind the Pool (80 spaces); and along a central access drive next to Pony Field (10 spaces);
- A drop-off loop and five (5) ADA parking spaces at the entrance to the Pool;
- Play Courts directly to the north and east of the Pool;
- A nature-based playground adjacent to the existing playground;
- A woodland use area in the northernmost portion of woodlands onsite;
- A dog park in the area of the existing t-ball field and adjacent woodlands along the western edge of the site;
- The t-ball field relocated to the southwestern portion of the site and reoriented per DCNR solar-orientation standards;
- The Veterans Memorial relocated to a new plaza that surrounds the existing concessions and restroom buildings along Cluster Boulevard.
- A river overlook at the southern edge of the site, adjacent to Kennedy Field;
- Other plazas/gathering spaces at the playgrounds and in the vicinity of the Pool and play courts.
- An events space with pavilion at the end of the existing tree allée next to the planned batting cages.
- A community garden at the northeastern corner of the site, adjacent to the parking area.

Concept 2

Concept 2 proposes:

- Three (3) on-site parking lots: at northern end of the Park (58 spaces); western side of the Park (80 spaces); and between the Pool and Cluster Boulevard (176 spaces), with a drop-off area near the Pool entrance;
- Play Courts behind the Pool in the footprint of the existing courts.
- The t-ball field reoriented per DCNR solar-orientation standards.
- A nature-based playground adjacent to the existing playground;
- A woodland use area in the northernmost portion of woodlands onsite;

- A dog park at the southwestern corner of the site at the current location of the Veterans' Memorial and into the adjacent woodlands along the western edge of the site;
- The Veterans Memorial relocated to a new plaza at the end of the existing tree allée.
- A river overlook at the southern edge of the site, adjacent to Kennedy Field;
- Other plazas/gathering spaces around the existing concessions and restroom buildings and next to the drop-off loop and Pool.
- An events space with pavilion directly north of the Pool;
- A community garden between the events space and the adjacent parking lot.

Concept 3

Concept 3 proposes:

- Three (3) on-site parking lots: northern end of the Park (80 spaces); behind the Pool (80 spaces); and between the Pool and Cluster Boulevard (80 spaces), with a drop-off area near the Pool entrance;
- Play Courts to the north of the Pool and adjacent parking lot;
- A nature-based playground in the location of the existing woodland playground near the t-ball field;
- A woodland use area in the northernmost portion of woodlands onsite;
- The t-ball field reoriented per DCNR solar-orientation standards.

- A dog park at the western edge of the site in the open area and woodland edge which sit behind Major/Teener Field;
- A river overlook at the southwestern edge of the site;
- The Veterans Memorial relocated to a new plaza that is situated between the Pool parking lot/drop-off area and the play courts;
- Other plazas/gathering spaces around the existing concessions and restroom building, at either end of the existing tree allée, and next to the playground, Sheetz Field, Junior Field, and Major/Teener Field;
- A community garden between the river overlook area and Kennedy Field.



Fig 3.1 INITIAL CONCEPT PLANS



Fig 3.2 DRAFT MASTER PLAN

(Draft) Master Plan

Based on public, committee, and staff feedback, the following program elements were identified for inclusion in the draft plan:

- Accessible walkways
- Formalized vehicular access and parking areas
- Pedestrian access from the surrounding neighborhoods
- Crosswalks
- Restrooms (existing and new)
- Seating
- Pavilions
- Community Garden
- Dog Park
- Woodland Use area
- Nature trails
- Nature-Based Playground area
- Veterans Memorial Plaza (in existing location)
- Ballfields Improvements
- Basketball Court renovation
- Tennis/Pickleball courts renovation
- Open lawn/events area
- Susquehanna River overlook area with seasonal restaurant/food trucks

Master Plan

Public, committee, and staff feedback, informed revisions to the Final Master Plan.

Proposed Recreational Facilities

Note that numbers in this text are keyed to the improvements on the master plan drawing.

Parking Areas (#1)

Five (5) on-site parking areas are proposed to provide ample, safe, and convenient parking for both daily use and for occasions when programmed events create demand for a higher capacity. All parking areas will feature required ADA spaces to enhance accessibility of the various areas of the Park.

Lot 1a

This northernmost parking lot is located at the Claster Boulevard frontage, roughly in the footprint of the existing lot and driveway, and is proposed to consist of two parking areas, with 55 and 56 spaces each. The drive aisles are proposed to be one-way, with each having its own entrance from Claster Boulevard and sharing one central exit. This lot will provide site access within proximity of the basketball court, playground, woodland pavilions, woodland trail entrance, T-ball field, Sheetz Field, batting cage, and Junior Field. This lot situated in close proximity of the existing concessions restroom buildings in the tree allée, providing vehicular access for loading and unloading of equipment and supplies.

Lot 1b

This lot near the western edge (back) of the site and is proposed to provide 67 spaces. The drive aisle is proposed to be two-way, and access from Claster Boulevard is to be via a central access drive, which runs between

the three-field complex and the Community Events Lawn and is shared by four (4) parking lots, total. This lot will provide site access within the proximity of the three-field complex (Teener/Major Field, Pony Field, and Junior Field), T-ball field, and batting cage. This lot will also be situated in close proximity of the proposed baseball storage, providing vehicular access for loading and unloading of equipment and supplies.

Lot 1c

This lot is located along the central access drive and is proposed to provide 18 head-in, 90-degree parking spaces. This lot will provide site access within the proximity of the three-field complex, the Community Events Lawn, and the Pool.

Lot 1d

This lot is located at the rear of the site, roughly in the footprint of the existing basketball courts, and is proposed to provide 31 spaces. The drive aisle is proposed to be two-way, with access from Claster Boulevard via a drive from the central access drive. This lot will provide site access within the proximity of the Tennis and Pickleball Courts, the Community Garden, the Veterans Memorial Plaza, and the Dog Park.

Lot 1e

This parking lot is located at the Claster Boulevard frontage, expanding the footprint of the existing lot at the intersection of Claster Boulevard and Mountainview Lane, and is proposed to provide 117 spaces. The drive aisle is proposed to be two-way, with access from Claster Boulevard via the central access drive. This lot will provide site access within the proximity of the Pool, Community Events Lawn, three-field complex, Kennedy Field, Susquehanna Overlook and also to the Veterans Memorial Plaza and Dog Park.



Fig. 3.3 MASTER PLAN (To be revised for Final Report per public feedback)

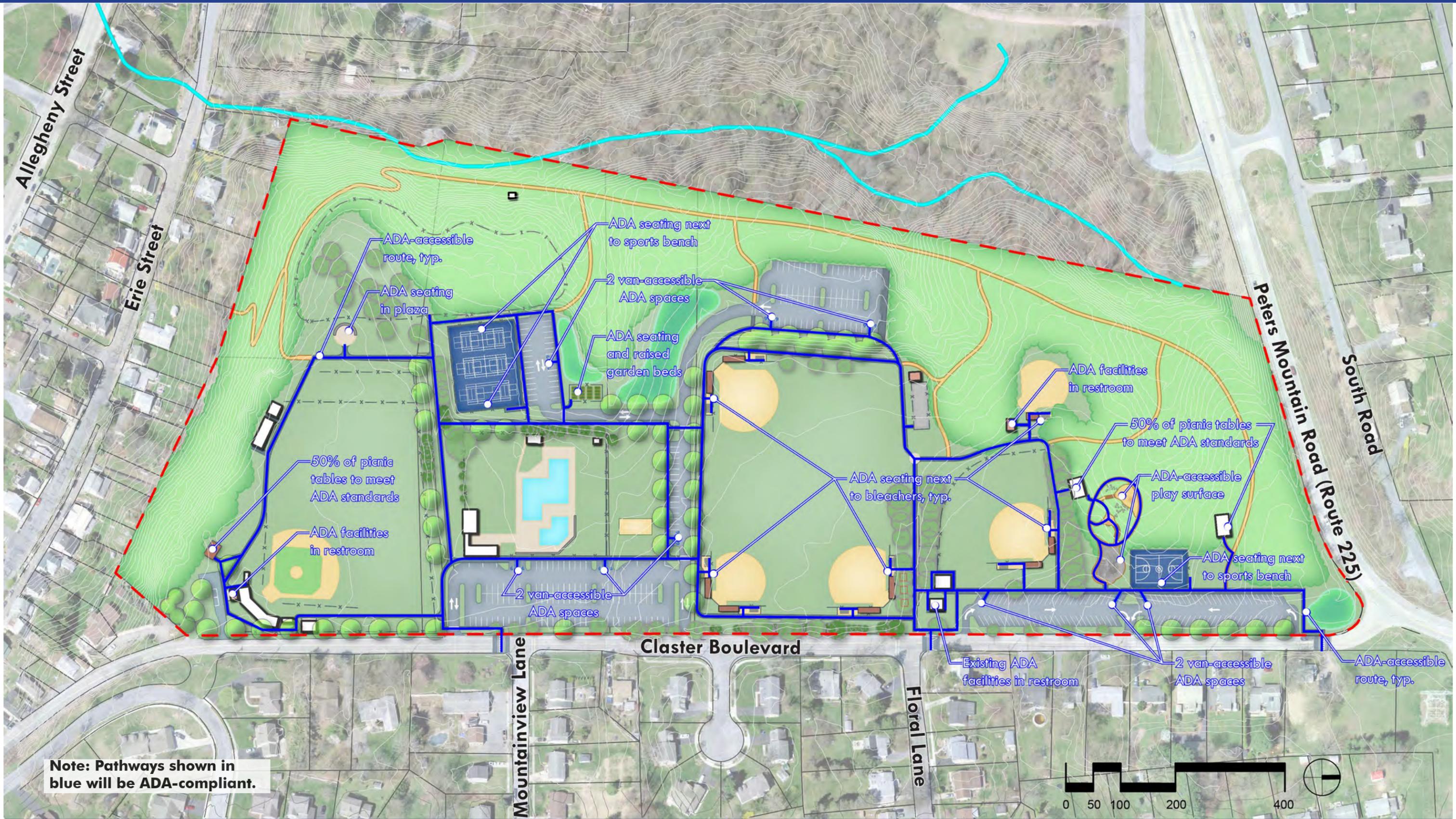


Fig 3.4 ADA PLAN

Walkways & Trails

A primary goal of the plan is to create meaningful user experiences for people of all abilities. To accomplish this, the plan recommends a series of trail and walkway options.

ADA-Compliant Asphalt Trails (#2)

8-foot-wide, ADA-compliant asphalt trails will serve as the primary paths through the Park. The material provides a level and stable walkway while minimizing maintenance in areas where slopes exceed 3 percent. Trail shoulders should be 2-feet in width, level, and maintained as mown lawn. In higher traffic areas, such as parking areas and along multi-purpose trails, trails should be 8-feet wide. Secondary trails can vary in width from 5 to 8 feet in width. For minor trails connecting main trails to facilities, 5-foot widths are recommended to conform with required minimum ADA passing widths. Along main trails, benches are recommended at regular intervals to allow users to stop and rest.

Some trails within the park will exceed 5%. Trails may have slopes of 8% or less for a distance not to exceed 200 feet.

Native Surface Hiking Trails (#3)

Hiking trails will be improved and/or developed within the woodlands on site. The existing trail network was evaluated to determine which trail alignments are to remain and which will be removed or realigned to simplify navigation throughout the woodlands and reduce ecological impacts. The master plan reflects these changes.

Compacted earthen surfaces are primarily used for hiking and are often used to navigate a site in environmentally sensitive areas. Hiking trails do not often meet ADA requirements; however, ADA trail guidelines for hiking trails should be referenced when determining final trail improvements.

Final trail alignment should minimize impacts to slopes and limit erosion. Trail design should follow best management practices.

Ballfields (#4)

New dugouts, bleachers, and shade structures are proposed for all ballfields in the park to provide comfortable, shaded seating for players and spectators.



Existing dugout at Sheetz Field.

Dugouts: The dugouts should be built upon a concrete pad and made of durable and easy-to-maintain materials which provide players adequate air flow and shelter during hot, sunny weather. The recommended dugout style is 8-feet in depth, 8-feet in height, and 30-feet in length, and features a structural steel tubing frame, metal roof, and sides made of fencing. Players' benches should have a backrest.

Bleachers: The bleachers should be mounted on a concrete pad with enough room next to the bleachers to accommodate ADA-accessible wheelchair seating. The recommended bleachers size has four (4) risers and is 15-feet in length, seating about 40 people. A shade structure 20-feet in length, 10-feet in width, and 8-feet in height is recommended to provide adequate sun protection.



Proposed upgrades to dugouts include ADA accessible paving and shade. Source: Dugouts USA

Synthetic Turf Infield: Final design should consider a synthetic turf infield for Kennedy Field. This will reduce field maintenance requirements and will extend the usability of the field, particularly in regard to weather-related field “down time”. The use of synthetic turf also presents an opportunity for stormwater management, as this material can be designed to provide a subsurface storage area for stormwater detention and infiltration.

T-Ball Field

One (1) dugout and one (1) set of bleachers

Sheetz Field

Two (2) dugouts and two (2) sets of bleachers

Junior Field

Two (2) dugouts and two (2) sets of bleachers

Pony Field

Two (2) dugouts and two (2) sets of bleachers

Teener/Major Field

Two (2) dugouts and two (2) sets of bleachers

Kennedy Field

Concrete pad area (10' X 20') with single shade structure for ADA access (no bleachers)

Basketball Court (#5)

The existing basketball court is proposed to be redeveloped to meet the dimensions of a full high school court. The court should utilize the footprint of the existing court and be laid out in a north-northwest to south-southeast orientation to prevent the sun from glaring in players' eyes when facing the opposite end of the court.

Court dimensions – 84 feet in length by 50 feet in width, with a total playing area of 104 feet by 70 feet. The court has a 10-foot clearance of unobstructed space outside of the sidelines and endlines (10 feet is recommended, a minimum of 3 feet is required).

10-foot-tall fencing should be placed between the perimeter of the court and the adjacent walkway to prevent potential conflict and safety hazards between players and pedestrians or vehicles. Two (2) players' benches provide seating for players and/or spectators.

Tennis & Pickleball Courts (#6)

Pickleball is a paddleball sport with elements of tennis, table tennis, and badminton, and is played with two or four players. This game has increased in popularity in recent years, especially with seniors, who are often underserved when it comes to public recreational facilities.

The existing tennis courts should be redeveloped to include two pickleball courts overlapping each tennis court on either side of the net, for a total of six (6) pickleball courts. Removable pickleball nets can allow players flexibility in choice of game play. The courts should be laid out in a north-northwest to south-southeast orientation to prevent the sun from glaring in players' eyes when facing the opposite end of the court.

Court dimensions – 36 feet in width by 78 feet in length, with a total playing area of 60 feet by 120 feet. The courts have the required 21-foot baseline overrun and 12-foot sideline overrun clear of obstacles.

Pickleball courts should be a rectangle 20 feet wide by 44 feet long, inclusive of 2-inch-wide lines. A total playing area 30 feet wide and 60 feet long is the minimum size that is recommended. A preferred 10-foot surrounding margin measures 40 feet by 64 feet. The net length should be at least 21 feet 9 inches extending from one post to the other. (USA Pickleball Association) When over laid on the tennis courts, an 8-foot safety area should be maintained in the back of courts to conform to the 60' minimum court playing area length.

10-foot-tall fencing should be placed between the around the perimeter of the court area to prevent potential conflict and safety hazards between players and pedestrians or vehicles. Two (2) players' benches provide seating for players and spectators.

Volleyball Court (#7)

A new sand volleyball court is proposed near the Community Events Lawn and Pool to replace the existing volleyball court at the northern end of the site.

Court dimensions – playing area of 59 feet in length by 29.5 feet in width. The court has the required free zone of at least 9 feet 10 inches around the entirety of the court, clear of obstacles.

Direct access to the volleyball court from the Pool should be explored to provide an additional recreational amenity for Pool visitors.

Nature-Based Playground (#8)

Playgrounds nurture knowledge, discovery, and curiosity through play. A successful playground helps children to build fitness, confidence, imagination, and social bonds. Because of the site's natural setting, it is proposed that the playground incorporates nature-based and inclusive elements to provide a unique play experience.

Nature-based playgrounds use natural features such as boulders, landforms, tree trunks, and other natural elements in combination with manufactured equipment to create unique play environments that challenge children to use their imaginations and athletic skills in play.

The existing playground is proposed to be expanded with the addition of a nature-based play area that extends into the edge of the

woodland. The play area will feature boulders for climbing and sitting, as well as a hill slide that makes use of the grade change in this area. 5-foot-wide asphalt paths run from the adjacent walkway and parking area, along the edge of the existing playground, around the perimeter of the proposed addition, and to the nearest woodland pavilion to provide an accessible route around and through the playground.

The proposed nature-based play area surfacing is engineered wood fiber (a manufactured wood product). Wear mats should be incorporated in high-impact areas and along accessible routes. Engineered wood fiber is a handicapped accessible play surface and, when properly installed and maintained, meets Consumer Product Safety Commission standards for fall cushioning safety.

Tree Allée (#9)

An allée is row of trees or large shrubs that border a path or walkway. An allée can direct movement through a space and define the views from within it; they often lead to or terminate in a focal point or destination. The trees that currently exist along the walkway between the concessions and restroom buildings and Junior Field create an informal allée and present an opportunity to further define this space, which sits in a prominent location within the Park.

One proposed improvement for this area is the development of a plaza along the north side of the walkway. Being situated under the existing trees, this plaza will serve as a gathering space for Park visitors, and its proximity to the concessions building,

restrooms, and ballfields will make it the ideal location for amenities such as picnic tables and benches for eating, meeting, and people-watching.

To meet ADA guidelines, it is proposed that the area have a slope of 5% or less. To accomplish this, some fill will be required to bring the grade up where the ground currently slopes down from the concessions building to the walkway. Currently, stormwater runoff in this area creates issues of erosion and sedimentation which affect Junior Field; the grading in this area should be designed with consideration to responsible and sustainable stormwater management practices. A retaining wall is proposed along the northern edge of the walkway to hold the grade in place and direct the flow of water. The height of this wall relative to the walkway will vary as the walkway traverses downslope away from Cluster Boulevard and, in some places, it can serve as seating. To prevent damage to the existing trees, it is recommended that disturbance within the trees' drip lines be minimized, and that any surface treatment accommodate the trees' needs for water and air in the root zone. A permeable surface, such as stone dust or stabilized decomposed granite, is recommended for the plaza.

Proposed improvements to the walkway include reorientation to a more central alignment within the two rows of trees. It is recommended that the portion of walkway adjacent to the stone dust plaza and retaining seat wall be paved with permeable unit pavers to further define this space. As the walkway continues past this area, the paving can transition to asphalt. This portion of walkway will terminate in a small plaza past the end of the allée, which will serve as a focal point from within the allée and a node where it meets with connecting paths.

Community Events Lawn (#10)

The Community Events Lawn is proposed immediately to the north of the Pool. This area is to be approximately 14,000 square feet in size and can offer space for community events of 350-550 people. The lawn should be graded to a slope of approximately 3% to provide a level area for informal play, gatherings, and programmed activities such as yoga classes, movie nights, and performances. If a stage or performance area is set up, it should be placed at the west end of the lawn, so that performers are oriented eastward and not looking into the sun; this is also the low point of the lawn, providing a good position for viewing performances from the rest of the lawn.

Community Garden (#11)

Gardening is a relaxing and potentially therapeutic activity that can be enjoyed by people of all ages and abilities, and when shared, this experience can provide many benefits to the health of a community. Community gardens give neighbors a place to connect, share knowledge, and work together toward a common goal; they increase access to fresh, locally grown food; and they provide an opportunity to contribute to the larger community through sharing or donating fresh produce to local food pantries.

The proposed Community Garden is 1,800 square feet in size, which will accommodate approximately (16) 4-foot by 8-foot garden plots, and the paths needed to access them. It is recommended that 5-foot-wide paths within the garden be paved with an ADA-accessible, permeable surface such as stone dust to allow for movement through the space and room between beds from within which to work with the plants. Post and rail fencing with a wire mesh garden fence is recommended to protect the garden from damage by wildlife. Benches in this area will provide a place to rest, and a hose bib will be required to allow for watering and/or irrigation.

Raised garden beds can provide access to people with a wide range of abilities, removing obstacles and allowing most to participate with relative ease. One commonly recommended approach is to build raised garden beds between 28 and 34 inches tall, and with no more than two (2) feet of width from the center of the bed to the edge. There are many resources available which provide guidelines and recommendations for various accessible raised garden bed designs. It is recommended this be taken into consideration as the Community Garden is designed and built to help to ensure that most gardeners – especially people with mobility challenges, such as wheelchair users or who those have difficulty bending over and kneeling – can enjoy use of the garden.

Dauphin Swimming Pool (#12)

The Dauphin Recreation Association study recommended a complete renovation of the pool facility. See pages 56-59 for a summary of these important pool renovation recommendations.

Veterans Memorial Plaza (#13)

A plaza of approximately 700 square feet, or 30 feet in diameter, is proposed to be developed around the existing Veterans Memorial monument and flagpole. This plaza will feature decorative paving and seating to provide a beautiful, peaceful, and accessible space for Park visitors to rest and remember the service of members of the military in the community, appreciate the history of the site, and enjoy the scenic views into the park and over the Susquehanna River.

Dog Park (#14)

A dog park approximately 1.8 acres in size is proposed for the southwest corner of the site.

The dog park will consist of two (2) fenced in areas, one for small dogs and one for larger dogs. The entry to the park will be shared.

The setting for the dog park will include areas that have existing trees as well as open lawn areas. If use becomes so heavy that bare areas or erosion start to appear, the surface area can be supplemented with a 4- to 6-inch-thick wood chip mulch.

Susquehanna Overlook (#15)

The Susquehanna Overlook is proposed as a space for visitors to gather and enjoy views over the River. The deck is to be approximately 1,000 square feet in size and will include picnic tables and umbrellas. Interpretive signage in this area can educate visitors on topics such as the history of the site, interesting facts about the view of the river beyond, and the benefits of stormwater management BMPs for the Susquehanna River watershed.

A driveway and small parking area off Cluster Boulevard will provide maintenance access, as well as a space for food trucks to set up during warmer months and for community events.

Kennedy Field Restroom Building (#16)

A 12-foot by 20-foot restroom building with two, unisex restrooms is proposed behind the grandstand at Kennedy Field.

Baseball Storage (#17)

A new storage structure is proposed for the area immediately behind the planned batting cages. Shipping containers provide an affordable and durable way to house equipment.

Composting Restroom (#18)

A composting restroom is proposed at the T-ball Field. Composting toilets provide a low-cost, low maintenance way to provide this amenity in areas where running the necessary utilities would significantly increase cost.

Conversion of South Restroom Building to Storage (#19)

The existing, defunct restroom building at the southern edge of the site is proposed to be converted into a storage building.

Conversion of Full Building to Concessions (#20)

A portion of the existing concessions building currently houses ball field maintenance equipment. This plan proposes that the entire building be converted to be used entirely for concessions operations and storage.

Renovation of Woodland Pavilions (#21)

Pavilions can provide a place for people to gather while simultaneously functioning as a small event space, as well as a source of revenue through pavilion rentals. The existing woodland pavilions are in fair, working condition; this plan proposes their renovation to extend remaining serviceable lifespan and usability. Upgrades to these pavilions should include: electrical service, sealants/stains of timber elements, tree trimming around structures, and picnic tables that are easily cleaned and accommodate wheelchair seating.

Lighting

The addition of lighting to three areas of the park was discussed as a way to extend usage of fields and courts and to increase field rental revenue from outside athletic organizations. Three areas were proposed for possible lighting:

1. **Kennedy Field:** As the “premier” field location with an existing grandstand, Kennedy Field has the potential to be used for both evening baseball/softball events, as well as community events.
2. **Three-Field Complex:** The lighting of Major, Pony, and Junior fields and the intermediate area between the fields also represents opportunities for extended use for baseball, as well as a multi-purpose field area.
3. **Tennis/ Pickleball:** Evening use of tennis and pickleball courts provides the opportunity for post-workday recreation for adults in the fair weather months. Current trends showing the popularity of pickleball also indicate that there is a large demand for court time.

Lighting controls and management will require set procedures by the Authority.

Site Furnishings

Site furnishings provide additional amenities and create a sense of uniformity in the park landscape. These improvements include benches, trash receptacles, signage, and bike racks. They should be chosen to be durable, blend seamlessly into the natural landscape of the park, and meet ADA standards.

Park & Wayfinding Signage

New Park identification signs are proposed at the three (3) driveway entrances to the park. Park Rules Signage should note park rules, hours of operations, emergency contact numbers, and other relevant information. A regional Wayfinding map should include connecting trail names and “you are here” notations. Within the park, wayfinding signage should direct park users to regional trail connections and include park trail names/blaze colors. Signage should be professionally planned and designed.

Habitat Boxes

In the wooded areas of the park, man-made faunal habitats in the form of wildlife boxes are proposed to encourage habitats for bats, native birds, and native bees. Wildlife boxes can be potential projects for local Boy Scouts, Girl Scouts, and volunteer groups.

Ecological Recommendations

To be added to Final Master Plan.

Stormwater Management Recommendations

Stormwater requirements for the proposed construction activities associated with the Dauphin-Middle Paxton Community Park Master Plan were evaluated. The evaluation included a review of the site's topography, soils, and natural resources, and general layout of the proposed site improvements in context with local land development ordinances, and the Pennsylvania Department of Environmental Protection's Post Construction Stormwater Management (PCSM) requirements for volume reduction, water quality, and discharge rate reduction.

The proposed master plan identifies three possible stormwater management areas within the project area. Due to the proposed site improvements and the increase in impervious areas, an increase in runoff volume is expected. Based on NCRS soil descriptions, the soils are considered moderate to well drained with a soil drainage transmissivity of greater than 0.20 in/hr. Proposed footprint size and overall depth of proposed management features will be dependent upon soil infiltration testing results. The increase in runoff volume, water quality improvement, and final discharge rates are required to comply with Dauphin Borough stormwater management regulations.

Based upon a preliminary analysis of the existing conditions at DMP Community Park, an increase of impervious area is proposed, assuming total build-out of master plan improvements. The master plan shows areas reserved for stormwater management; however, final determination will be made

during detailed design and engineering of the park, and factors affecting total area needed include soil infiltration rates as well as the type of stormwater BMP (Best Management Practice) employed. The phasing of the implementation of the improvements will affect how and when the proposed BMPs are installed.

A meeting with the Dauphin County Conservation District should be conducted prior to the implementation of the first agreed-upon phase of improvements. An overall Phasing Plan for the total park improvements build-out will be required for permitting.

Based on an adequate infiltration rate, the stormwater management areas can be developed as:

- vegetated infiltration basins
- swales
- subsurface infiltration beds and trenches

If the soils are not conducive to infiltration, other types of PCSM BMPs can be implemented, but these would need to be more substantial in area and volume to address the increased in stormwater runoff volume. These types BMPs may include rain gardens, constructed filters, vegetated swales, and bio-retention basins and swales, which may need to be stacked or combined with other PCSM BMPs to address the Borough's three main stormwater management criteria and their associated improved water quality components for volume reduction, water quality, and discharge reduction rate.

Design Guidelines

Summary of Relevant Township Zoning and SALDO Ordinances

The following is a review of existing Dauphin Borough zoning ordinances as they relate to DMP Park. These ordinances (sections noted) are in place to assure uniform standards for public improvements and development. DMP Park is entirely zoned Conservation.

Conservation District (CON) §27-901.

§27-904. Lot Requirements.

- Building setback line – 30 feet minimum.
- Side yards – two, each having a minimum width of 10 feet.
- Rear yard – 30 feet minimum.
- Maximum lot coverage – 30 percent.

ADA Accessibility

Public recreation improvements must be designed in accordance with the most recent edition of the Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities. The most recent version of the ADA Accessibility Guidelines for Buildings and Facilities can be found at: <http://www.ada.gov>

Additional guidelines have been developed to provide guidance for outdoor recreation facilities including trails. These guidelines can be found at: <http://www.access-board.gov/guidelines-and-standards/recreation-facilities>

The master plan report includes a map illustrating accessible areas proposed in the park master plan.

Universal Design

Universal Design (UD) exceeds ADA standards and is defined as “the design of products and environments to be usable by all people, to the greatest extent possible without the need for adaptation or specialized design” (Center for Universal Design, North Carolina State University). Universal design is meant to be adaptable to various building types, learning environments, and communities. UD is driven by seven core principles:

Equitable Use. The design is useful and marketable to people with diverse abilities. For example, a website that is designed to be accessible to everyone, including people who are blind and use screen reader technology, employs this principle.

Flexibility in Use. The design accommodates a wide range of individual preferences and abilities. An example is a museum that allows visitors to choose to read or listen to the description of the contents of a display case.

Simple and Intuitive. Use of the design is easy to understand, regardless of the user’s experience, knowledge, language skills, or current concentration level. Science lab equipment with clear and intuitive control buttons is an application of this principle.

Perceptible Information. The design communicates necessary information effectively to the user, regardless of ambient conditions or the user’s sensory abilities. An example of this principle is captioned television programming projected in a noisy sports bar.

Tolerance for Error. The design minimizes hazards and the adverse consequences of accidental or unintended actions. An example of a product applying this principle is software applications that provide guidance

when the user makes an inappropriate selection.

Low Physical Effort. The design can be used efficiently, comfortably and with minimum fatigue. Doors that open automatically for people with a wide variety of physical characteristics demonstrate the application of this principle.

Size and Space for Approach and Use.

Appropriate size and space are provided for approach, reach, manipulation and use regardless of the user's body size, posture, or mobility. A flexible work area designed for use by employees who are left- or right-handed and have a variety of other physical characteristics and abilities is an example of applying this principle.

Trail Facilities

Dauphin-Middle Paxton Community Park trails will primarily accommodate walking. The trail system is not expected to attract young adult or adult biking activity, although the trails may be attractive to younger children for mountain or gravel trail biking. In core activities areas, walkways should conform to the ADA Accessibility Guidelines for Buildings and Facilities. As walkways transition to shared use trails, they should conform to recommendations contained in Pennsylvania Trail Design & Development Principles Guidelines for Sustainable, Non-motorized Trails. Federal Highway Administration (FHWA) standards for trails also apply. AASHTO (American Association of State Highway and Transportation Officials) guidelines are also applicable.

Sustainable Materials & Green Practices

Choices in site materials have the potential to affect the health of a site's ecosystem,

as well as the larger environment. Every material has a life cycle. Close consideration of the sustainability of a material's life cycle can have far-reaching benefits. Sustainable material practices include:

- Re-use of existing site materials
- Purchase of local and sustainably produced plants and materials
- Consideration of the full life cycle of materials. Consider the end life of a product. Can it be deconstructed and re-used?
- Work toward zero net waste in demolition, construction, and management

Native Plant Material & Invasive Plant Removal

The use of native plants supports the vision of enhancing the natural ecosystems at the Park. The plan for the park should include shade tree planting; evergreen buffers; shrub and herbaceous plant display plantings; and meadow establishment. Habitat restoration in some areas of the site should include native plant buffers and screen plantings. Native plant materials can create an attractive landscape that will help minimize long-term maintenance costs. Native plants are generally resistant to most pests and diseases. Once established, they require little or no irrigation or fertilizers. In addition to the above benefits, native plants provide food and habitat for indigenous fauna.

Forest edge communities often are vectors for the establishment of invasive plant materials. A program for controlling invasive plant species within the park's forest edge should be undertaken in conjunction with restoration plantings.

Construction Permits

Erosion & Sedimentation Control

As noted in Dauphin Borough Zoning Code, Erosion and Sedimentation Controls Plans are required by Pennsylvania Department of Environmental Protection (DEP) for projects that create more than 5,000 square feet of earth disturbance. The Dauphin County Conservation District is delegated by the DEP to conduct certain activities for the Erosion and Sediment Pollution Control (ESPC) program and the National Pollutant Discharge Elimination System (NPDES) program for stormwater discharges from construction activities. Also, DEP Rules and Regulations state that a municipality or county which issues building or other permits shall notify the DEP or the Conservation District within 5 days of receipt of an application for a permit involving an earth disturbance activity consisting of 1 acre or more. With the exception of local stormwater approvals and authorizations, a municipality or county may not issue a building or other permit or approval until an NPDES or E&S permit, if necessary, has been obtained from the Conservation District.

The National Pollutant Discharge Elimination System (NPDES) Permit

A federal permit that is administered at the state level, the overall goal of the NPDES permit is to improve water quality. Projects that disturb over one (1) acre of land require an NPDES permit for Stormwater Discharges Associated with Construction Activities.

The permit plans are divided into two (2) parts. The Erosion & Sedimentation Pollution Control plans (ESPC) are to be implemented by the contractor throughout construction activities until the site is stabilized by permanent plant growth. The Post Construction Stormwater Control Plans (PCSC) are to be constructed during the project and maintained by the site owner for the life of the project.

Programming

The public participation process highlighted a desire within the community for more programming for all ages and additional communication efforts so that residents are aware of happenings and offerings at the Park. Middle Paxton Township, Dauphin Borough, and the Joint Park Authority may want to consider the hire of a part-time staff member to coordinate programming and communication duties for the Park. This position could also act as a vital “link” between the DAA and the DRA to allow for coordination of schedules – especially during the peak usage months of the summer.

Risk Management and Safety Issues

Safety and Security Program

A safety and security program for the Park should include a safety policy, a process for routine inspections and hazard abatement, a program to assist employees and residents in reporting hazards, emergency procedures, accident reporting system, and an information management system for site safety and security.

Park crime deterrence is a combination of good park rules, regular policing, and proactive community participation in park stewardship. Active observation by neighbors should be encouraged. Users are the “eyes and ears” of the Park. People who engage in negative activities do not wish to be seen and will typically go elsewhere if they are subject to observation.

The Authority should maintain active dialogue with neighbors to help prevent unwanted activities such as littering, and vandalism. Additionally, the rapid repair of damage or vandalized park facilities helps set a standard of stewardship that helps deter and mitigate additional bad behavior.

The community should be encouraged to help the Authority maintain and operate the park by notifying them about issues they perceive. It is important that municipal office phone numbers and email addresses be posted at the parking areas and park trail access points as a part of park signage.

Surveillance

The Authority may choose to install security cameras in the park. Modern technology has provided us with better tools for monitoring our parks. Cameras can be hardwired or set to upload to cloud storage. Current security camera technology includes solar-powered and cloud-based systems, eliminating the need for wiring and onsite storage systems.

AED Cabinet

The inclusion of Automated External Defibrillator (AED) cabinet in the park can play a critical role in emergency response to cardiac arrest. The inclusion of AED in public meeting spots is becoming more common due to the lifesaving opportunity they provide. EMTs respond to more than 300,000 cardiac emergencies every year and approximately 92 percent of cases do not make it. However, chances of survival increase significantly with immediate CPR and the use of an AED.

AED cabinets are self-contained units with their own power supply. Pictorial instructions are provided for proper use and a tone or voice command alerts users when to deliver the electrical shock. AEDs are designed with failsafe protection to prevent people from shocking people who are not in cardiac arrest. AED Cabinet should be located in a prominent location so that they can be easily identified and retrieved in an emergency situation.

Susquehanna River and Clark Creek Watersheds - Emergency Spill Response

As the DMP Community Park exists within a defined water resource management area for the Lower Susquehanna River, both volunteers and paid staff of Dauphin Borough and Middle Paxton Township should be educated on the effects of inadvertent fertilizer and petrochemical spills in the maintenance of the Park and fields on water quality. Proper responses to spills should be posted in storage facilities of park equipment and made part of Park volunteer education.

Access Management

As the DMP Community Park begins to expand the number of storage and concession amenities and users, the issue of access management will become an important consideration for the Authority. Multiple organized sports organizations as well as a large, committed volunteer base require a systematic approach to Park access.

The following recommendations are made for access management:

- Drafting of a 'DMP Community Park – Maintenance & Access' handbook. Handbook will clearly outline :
 - Maintenance responsibilities of existing fields and park amenities as they currently exist.
 - Contact information with secondary contacts and responsibilities noted.
 - Template/ Matrix of preparation and cleanup required items
 - Responsibilities of 'Visiting' Organizations
 - Copies of all blank forms
 - Organizational 'key' of persons with allowed access to DMP Community Park facilities
 - Procedure for requesting access to fields, storage or restrooms facilities
 - Procedure for key access
 - Maintenance Tracking sheet for Middle Paxton Township, Dauphin Borough, DRA, DAA and the Authority – Updated quarterly and distributed to all five (5) parties.
- Map of key access facilities (include in handbook)
- Decision on location of key access box
 - Interior locations: Middle Paxton Township Building, Dauphin Borough Hall
 - Exterior Location: Exterior key access box located in the Park

Operations & Park Maintenance

Existing Maintenance Capacity

The park is currently well maintained by the Authority, DRA, and DAA. Current routine maintenance includes all of the work that would be anticipated at a high-quality active recreational facility.

As additional facilities come on-line, additional volunteers should be sought for specific areas, such as the dog park, natural areas, and woodland trails. These areas lend themselves to groups with similar interests, and stewardship responsibilities act as natural community builders.

Maintenance activities should be logged on a regular basis with an updated tracking sheet circulated to DRA, DAA, Middle Paxton Township, Dauphin Borough, and the Authority on a quarterly basis. (See 'Access Management' section above.)

Maintenance Responsibilities

The Park design seeks to minimize landscape maintenance costs while providing a beautiful and functional park. While many of the site maintenance tasks will be the same, the new improvements will require regular inspections and periodic repairs. The addition of restrooms, synthetic turf, nature-based playground, Susquehanna Overlook, dog park, plantings, and other improvements will add to the current park maintenance regime.

Walkways should be regularly inspected and maintained. Regular inspections and periodic repairs of park structures and playgrounds will be necessary to maintain the quality of facilities. Regular maintenance of the restroom facilities and trash removal will be required at a frequency based on the season of use. Restrooms should be locked at night to deter vandalism. It is recommended that the Authority include automatic locking systems on restrooms to ensure they are open and closed at the correct days and times.

Mowing of lawn areas should be done on a regular basis with frequencies increasing during the growing season.

Currently, the Township does remove snow from parks once primary roads and township facilities are addressed. Removal of snow from walkways in the park should be considered.

The following is an outline of basic monthly maintenance tasks that should be completed. The frequency (by month) of these maintenance tasks is indicated in parentheses.

January

- Inspect walkways / make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Clean restroom once weekly (4)
- Trash Removal weekly (4)
- Snow removal from primary walkways (as required).

February

- Inspect walkways, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Signage inspection and repairs (1)
- Inspect and mechanically remove invasive plants (1)
- Clean restroom once weekly (4)
- Trash Removal weekly (4)
- Snow removal from primary walkways (as required).

March

- Inspect structures / make repairs (1)
- Inspect trees for winter damage / perform work (1)
- Inspect BMP's, remove debris (1)
- Inspect walkways, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Clean restroom once weekly (4)
- Inspect and mechanically remove invasive plants (1)
- Mow and rake Meadows (1)

- Trash Removal weekly (4)
- Snow removal from primary walkways (as required).
- Surface aerate, top dress, rake and brush synthetic turf (1)

April

- Inspect walkways, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Clean restroom once weekly (4)
- Trash Removal weekly (4)
- Mow lawns biweekly (2)
- Fertilize, aerate and over seed fields (1)
- Top dress, rake and brush synthetic turf (1)

May

- Clean restrooms twice weekly (8)
- Inspect walkways, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns weekly (4)

June

- Clean restroom twice weekly (8)
- Inspect walkways, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns weekly (4)
- Top dress, rake and brush synthetic turf (1)

July

- Clean restroom twice weekly (8)
- Inspect walkways, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns weekly (4)
- Surface aerate, top dress, rake and brush synthetic turf (1)

August

- Clean restroom twice weekly (8)
- Inspect walkways, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns weekly (4)
- Top dress, rake and brush synthetic turf (1)

September

- Clean restroom twice weekly (8)
- Inspect walkway, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns weekly (4)
- Top dress, rake and brush synthetic turf (1)
- Top dress, rake and brush synthetic turf (1)

October

- Clean restroom once weekly (4)
- Inspect structures / make repairs (1)
- Inspect walkways, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns biweekly (2)

November

- Clean restroom once weekly (4)
- Inspect trees / prune as required (1)
- Inspect walkways, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Fall planting bed/ leaf clean-up (1)
- Snow removal from primary walkways (as required).

December

- Clean restroom once weekly (4)
- Inspect walkway, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Snow removal from primary walkways (as required).





4 IMPLEMENTATION

Implementation of park projects such as Dauphin Middle Paxton Community Park is typically completed over several years and many phases. Depending upon the availability of funding and the success of grant applications, construction phases will vary over time. Cost estimates for proposed improvements are included in this master plan report and contained in the Appendix.

Cost Estimates of Capital Improvements

Probable costs for development of Dauphin Middle Paxton Community Park were established based on unit costs from construction projects of similar scope and scale; they reflect prevailing wage rates that are required for publicly bid construction projects.

The probable cost of development for the capital improvements proposed at Dauphin Middle Paxton Community Park is estimated at \$6.17M. Pool renovation is estimated at \$1.67M and is included in this total. Included

in the total estimated costs are design and engineering fees estimated at 12% of the total site improvements and a construction contingency of 10% of the total costs of site improvements. Allowances based on percentage of total site improvements for contractor mobilization (3%), erosion and sedimentation control (2%), and Stormwater Improvements (3%) have been included in the total estimated cost.

To simplify the assessment of costs for the proposed walkway improvements (woodland trails and park walkways), the Park was divided into four (4) areas. These areas are described by the map exhibit below. As the Steering Committee proceeds into discussions about the phasing of the Park improvements, these “areas” may assist in developing a logical plan for their implementation.

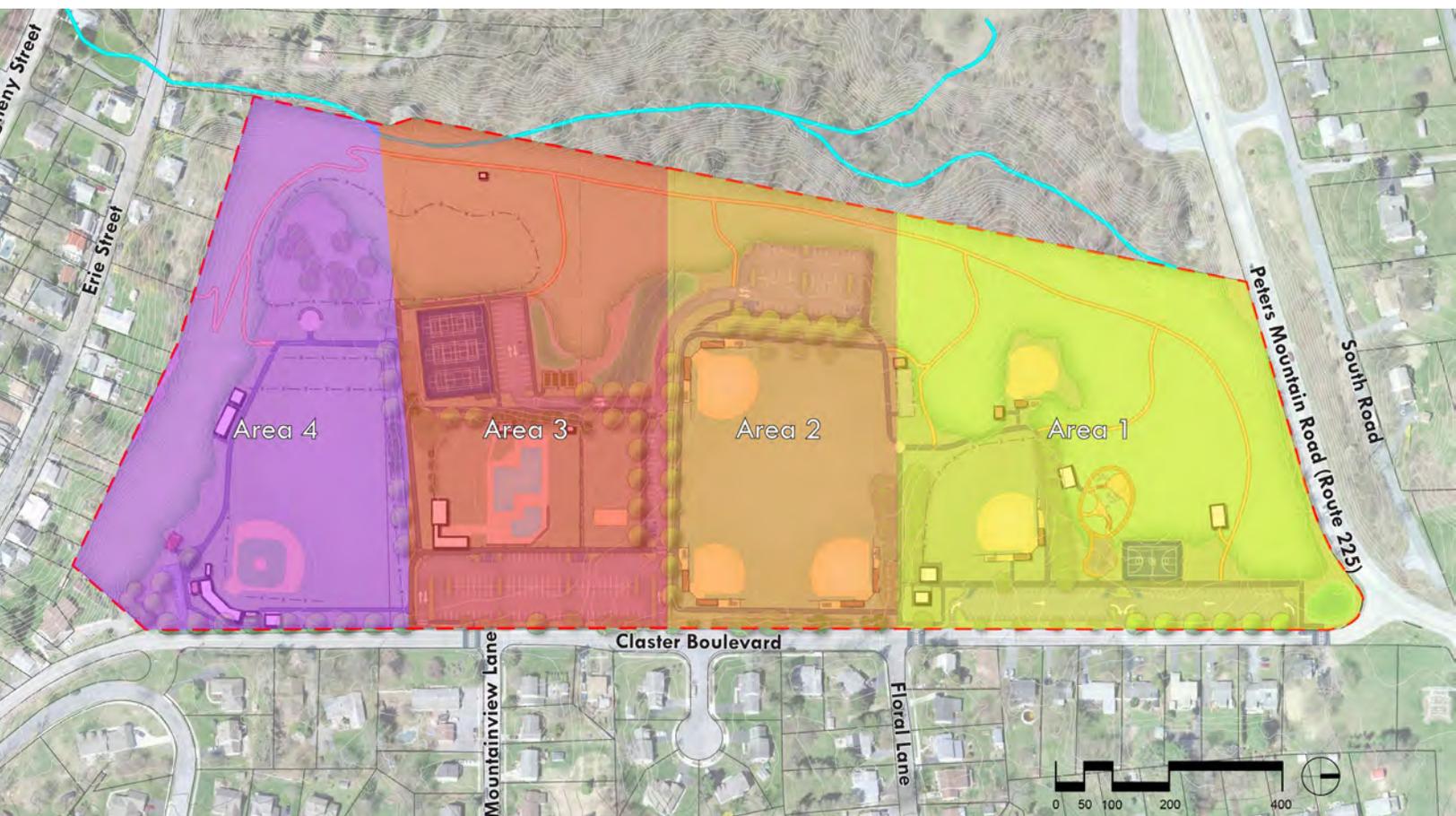


Figure 4.1 Walkway Improvements Areas for Cost Estimate

Dauphin-Middle Paxton Community Park - Probable Costs of Development				
			Total Proposed Site Improvements	\$ 4,680,810
			Mobilization (3%)	\$ 140,430
			Erosion and Sedimentation Control (2%)	\$ 93,620
			Stormwater BMPs (2%)	\$ 93,620
			Construction Contingency (10%)	\$ 468,090
			Design & Engineering (15%)	\$ 702,130
			Total Estimated Project Costs	\$ 6,178,700
Item Description	Estimated Quantity	Unit Price	Total Item Amount	
1 Parking Areas			\$ 763,000	
1a Lot A and Vehicular Drive	34,506 SF		\$ 162,370	
Site Preparation	3,834 SY	\$ 2.00	\$ 7,668	
Pavement Removal, Soil, and Lawn Restoration	3,018 SF	\$ 2.30	\$ 6,941	
Remove Wearing Course - Existing Asphalt Base to Remain	2,128 SY	\$ 5.00	\$ 10,638	
New Asphalt Pavement - Excavation, Subbase, Base Course	1,706 SY	\$ 40.75	\$ 69,537	
Asphalt Wearing Course	3,834 SY	\$ 10.07	\$ 38,608	
Standard Parking Stall with Striping	2,100 LF	\$ 2.00	\$ 4,200	
Concrete Wheel Stop	105 EA	\$ 100.00	\$ 10,500	
ADA Parking Stall with Striping, Symbol, Concrete Wheel Stop, and Sign	6 EA	\$ 790.00	\$ 4,740	
Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120	
Bike Rack	1 EA	\$ 4,130.00	\$ 4,130	
Benches	1 EA	\$ 2,280.00	\$ 2,280	
1b Lot B and Vehicular Drive	30,950 SF		\$ 216,150	
Site Preparation	3,439 SY	\$ 2.00	\$ 6,878	
Vehicular Asphalt	3,439 SY	\$ 55.80	\$ 191,890	
Standard Parking Stall with Striping	1,260 LF	\$ 2.00	\$ 2,520	
Concrete Wheel Stop	63 EA	\$ 100.00	\$ 6,300	
ADA Parking Stall with Striping, Symbol, Concrete Wheel Stop, and Sign	4 EA	\$ 790.00	\$ 3,160	
Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120	
Benches	1 EA	\$ 2,280.00	\$ 2,280	
1c Lot C and Vehicular Drive	8,223 SF		\$ 62,030	
Site Preparation	914 SY	\$ 2.00	\$ 1,827	
Vehicular Asphalt	914 SY	\$ 55.80	\$ 50,983	
Standard Parking Stall with Striping	320 LF	\$ 2.00	\$ 640	
Concrete Wheel Stop	16 EA	\$ 100.00	\$ 1,600	
ADA Parking Stall with Striping, Symbol, Concrete Wheel Stop, and Sign	2 EA	\$ 790.00	\$ 1,580	
Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120	
Benches	1 EA	\$ 2,280.00	\$ 2,280	
1d Lot D and Vehicular Drive	16,175 SF		\$ 99,020	
Site Preparation	1,797 SY	\$ 2.00	\$ 3,594	
Pavement Removal, Soil, and Lawn Restoration	1,743 SF	\$ 2.30	\$ 4,009	
Remove Wearing Course - Existing Asphalt Base to Remain	307 SY	\$ 5.00	\$ 1,534	
New Asphalt Pavement - Excavation, Subbase, Base Course	1,490 SY	\$ 40.75	\$ 60,734	
Asphalt Wearing Course	1,797 SY	\$ 10.07	\$ 18,098	
Standard Parking Stall with Striping	580 LF	\$ 2.00	\$ 1,160	
Concrete Wheel Stop	29 EA	\$ 100.00	\$ 2,900	
ADA Parking Stall with Striping, Symbol, Concrete Wheel Stop, and Sign	2 EA	\$ 790.00	\$ 1,580	
Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120	
Benches	1 EA	\$ 2,280.00	\$ 2,280	
1e Lot E and Vehicular Drive	50,198 SF		\$ 223,390	
Site Preparation	5,578 SY	\$ 2.00	\$ 11,155	
Pavement Removal, Soil, and Lawn Restoration	1,175 SF	\$ 2.30	\$ 2,703	
Remove Wearing Course - Existing Asphalt Base to Remain	2,865 SY	\$ 5.00	\$ 14,327	
New Asphalt Pavement - Excavation, Subbase, Base Course	2,712 SY	\$ 40.75	\$ 110,529	
Asphalt Wearing Course	5,578 SY	\$ 10.07	\$ 56,166	
Standard Parking Stall with Striping	2,260 LF	\$ 2.00	\$ 4,520	
Concrete Wheel Stop	113 EA	\$ 100.00	\$ 11,300	
ADA Parking Stall with Striping, Symbol, Concrete Wheel Stop, and Sign	4 EA	\$ 790.00	\$ 3,160	
Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120	
Bike Rack	1 EA	\$ 4,130.00	\$ 4,130	
Benches	1 EA	\$ 2,280.00	\$ 2,280	

Item Description		Estimated Quantity	Unit Price	Total Item Amount
2	Walkways			\$ 355,800
	Area 1			\$ 99,640
	Asphalt Walkway - 8' Wide	1,706 LF	\$ 41.40	\$ 70,628
	Asphalt Walkway - 6' Wide	655 LF	\$ 31.10	\$ 20,371
	Asphalt Walkway - 5' Wide	37 LF	\$ 25.90	\$ 958
	Benches	2 EA	\$ 2,280.00	\$ 4,560
	Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120
	Area 2			\$ 85,850
	Asphalt Walkway - 8' Wide	1,846 LF	\$ 41.40	\$ 76,424
	Asphalt Walkway - 6' Wide	31 LF	\$ 31.10	\$ 964
	Asphalt Walkway - 5' Wide	30 LF	\$ 25.90	\$ 777
	Benches	2 EA	\$ 2,280.00	\$ 4,560
	Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120
	Area 3			\$ 107,130
	Asphalt Walkway - 8' Wide	2,402 LF	\$ 41.40	\$ 99,443
	Asphalt Walkway - 6' Wide	0 LF	\$ 31.10	\$ -
	Asphalt Walkway - 5' Wide	0 LF	\$ 25.90	\$ -
	Benches	2 EA	\$ 2,280.00	\$ 4,560
	Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120
	Area 4			\$ 63,110
	Asphalt Walkway - 8' Wide	1,305 LF	\$ 41.40	\$ 54,027
	Asphalt Walkway - 6' Wide	45 LF	\$ 31.10	\$ 1,400
	Asphalt Walkway - 5' Wide	0 LF	\$ 25.90	\$ -
	Benches	2 EA	\$ 2,280.00	\$ 4,560
	Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120
3	Woodland Trails	4,089 LF		\$ 24,200
	Area 1 - Native Surface Hiking Trail - 5' Wide	1,874 LF	\$ 5.90	\$ 11,057
	Area 2 - Native Surface Hiking Trail - 5' Wide	593 LF	\$ 5.90	\$ 3,499
	Area 3 - Native Surface Hiking Trail - 5' Wide	752 LF	\$ 5.90	\$ 4,437
	Area 4 - Native Surface Hiking Trail - 5' Wide	870 LF	\$ 5.90	\$ 5,133
4	Ballfield Improvements			\$ 454,200
	T-Ball Field			\$ 23,070
	Dugout with Shade Structure	1 LS	\$ 17,200.00	\$ 17,200
	Spectator Seating	1 LS	\$ 5,865.00	\$ 5,865
	Sheetz Field			\$ 68,000
	Dugout with Shade Structure	2 LS	\$ 17,200.00	\$ 34,400
	Spectator Seating with Shade Sail Structure	2 LS	\$ 16,800.00	\$ 33,600
	Junior Field			\$ 68,000
	Dugout with Shade Structure	2 LS	\$ 17,200.00	\$ 34,400
	Spectator Seating with Shade Structure	2 LS	\$ 16,800.00	\$ 33,600
	Pony Field			\$ 68,000
	Dugout with Shade Structure	2 LS	\$ 17,200.00	\$ 34,400
	Spectator Seating with Shade Structure	2 LS	\$ 16,800.00	\$ 33,600
	Teener/Major Field			\$ 68,000
	Dugout with Shade Structure	2 LS	\$ 17,200.00	\$ 34,400
	Spectator Seating with Shade Structure	2 LS	\$ 16,800.00	\$ 33,600
	Kennedy Field			\$ 159,070
	ADA Spectator Seating Area with Shade Structure (10' x 20' Concrete Pad + Shade Structure)	1 LS	\$ 13,635.00	\$ 13,635
	Synthetic Turf Infield	6,866 SF	\$ 20.00	\$ 137,310
	Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120
	Drinking Fountain (at Restroom)	1 EA	\$ 5,000.00	\$ 5,000

	Item Description	Estimated Quantity	Unit Price	Total Item Amount
	Sport Courts			\$ 288,300
5	Basketball Court Renovation (HS Dimensions - 84' x 50')	7,281 SF		\$ 71,020
	Remove Wearing Course - Asphalt Base of Existing Court to Remain	307 SY	\$ 5.00	\$ 1,534
	New Court Area - Subbase, Base Course	775 SY	\$ 34.33	\$ 26,605
	Full Court Wearing Course and Surfacing	809 SY	\$ 33.90	\$ 27,425
	Basketball Goals	2 EA	\$ 2,148.00	\$ 4,296
	Fencing	115 LF	\$ 80.00	\$ 9,160
	Players' Benches	2 EA	\$ 1,000.00	\$ 2,000
6	Tennis/ Pickleball Courts Renovation	18,717 SF	\$ -	\$ 205,106
	Remove Existing Fencing	1 LS	\$ 4,000.00	\$ 4,000
	Remove Wearing Course - Asphalt Base of Existing Court to Remain	1,641 SY	\$ 5.00	\$ 8,204
	New Court Area - Subbase, Base Course	1,897 SY	\$ 34.33	\$ 65,143
	Full Court Wearing Course and Surfacing	2,080 SY	\$ 33.90	\$ 70,501
	Pickleball Nets - Portable with Wheels	6 EA	\$ 520.00	\$ 3,120
	Tennis Net - Removable with Pole Sleeves	3 EA	\$ 1,993.00	\$ 5,979
	Fencing	552 LF	\$ 80.00	\$ 44,160
	Players' Benches	4 EA	\$ 1,000.00	\$ 4,000
7	New Volleyball Court	1,800 SF	\$ -	\$ 7,077
	Excavation and Grading	67 CY	\$ 10.00	\$ 667
	Sand Court	80 CY	\$ 45.00	\$ 3,600
	Volleyball Net with Pole Sleeves	1 EA	\$ 1,810.00	\$ 1,810
	Players' Benches	1 EA	\$ 1,000.00	\$ 1,000
	Existing Volleyball Court Removal, Soil & Lawn Restoration	2,500 SF	\$ 2.00	\$ 5,000
8	Nature-Based Playground			\$ 122,780
	Engineered Wood Fiber Safety Surface	7,625 SF	\$ 10.00	\$ 76,250
	Asphalt Path with Color Treatment - 5' Wide	263 SY	\$ 64.55	\$ 16,961
	Equipment	1 LS	\$ 25,000.00	\$ 25,000
	Benches	2 EA	\$ 2,280.00	\$ 4,560
9	Tree Allee Improvements			\$ 78,300
	Retaining Seat Wall	1 LS	\$ 10,000.00	\$ 10,000
	Stonedust Paving	256 SY	\$ 27.90	\$ 7,130
	Unit Paving	1,200 SF	\$ 20.00	\$ 24,000
	Picnic Tables	10 EA	\$ 1,630.00	\$ 16,300
	Asphalt Plaza with Color / Surface Treatment	33 SY	\$ 64.55	\$ 2,152
	Benches	6 EA	\$ 2,280.00	\$ 13,680
	Drinking Fountain (at Restroom)	1 EA	\$ 5,000.00	\$ 5,000
10	Community Events Lawn			\$ 18,910
	Lawn	26,136.0 SF	\$ 0.20	\$ 5,227
	Benches	6 EA	\$ 2,280.00	\$ 13,680
11	Community Garden			\$ 45,740
	Stone Dust Paths - 5' Wide	420 LF	\$ 16.00	\$ 6,720
	Raised Garden Beds	12 EA	\$ 2,000.00	\$ 24,000
	Post and Rail Fence with Wire Mesh	180 LF	\$ 43.00	\$ 7,740
	Benches	1 EA	\$ 2,280.00	\$ 2,280
	Hose Bib	1 EA	\$ 5,000.00	\$ 5,000
12	Pool Improvements (See Appendix for Plan)			\$ 1,670,000
	Main Pool Renovations	1 LS	\$ 995,000.00	\$ 995,000
	New Wading Pool	1 LS	\$ 550,000.00	\$ 550,000
	Bathhouse Renovations	1 LS	\$ 95,000.00	\$ 95,000
	Concessions Building Upgrades	1 LS	\$ 30,000.00	\$ 30,000
13	Veterans Memorial Plaza			\$ 14,160
	Asphalt Plaza with Color / Surface Treatment	79 SY	\$ 64.55	\$ 5,069
	Concrete Seat Wall, 18" Height	50 LF	\$ 90.00	\$ 4,523
	Benches	2 EA	\$ 2,280.00	\$ 4,560
14	Dog Park			\$ 64,320
	Site Preparation, Grading, and Earthwork	1 LS	\$ 7,500.00	\$ 7,500
	Post and Rail Fence with Wire Mesh	1,200 LF	\$ 43.00	\$ 51,600
	Benches	2 EA	\$ 2,280.00	\$ 4,560
	Pet Waste Stations	1 EA	\$ 652.00	\$ 652

Item Description		Estimated Quantity	Unit Price	Total Item Amount
15	Susquehanna Overlook			\$ 61,400
	Overlook Deck	1,000 SF		\$ 42,540
	Deck	1,000 LS	\$ 25.00	\$ 25,000
	Picnic Tables	8 EA	\$ 1,630.00	\$ 13,040
	Interpretive Signage	1 LS	\$ 4,500.00	\$ 4,500
	Access Drive and Parking - Maintenance and Food Trucks	2,366 SF		\$ 18,787
	Site Preparation	1 LS	\$ 1,000.00	\$ 1,000
	Vehicular Asphalt	263 SY	\$ 55.80	\$ 14,667
	Trash and Recycling Receptacles	1 LS	\$ 3,120.00	\$ 3,120
	Natural Areas Restoration			\$ 163,880
	Invasive Species Removal	13 AC	\$ 5,000.00	\$ 62,500
	Supplemental Planting (Native Trees & Shrubs - Bare Root)	13 AC	\$ 4,360.00	\$ 54,500
	Supplemental Seeding (Native Woodland Forbs & Grasses w/supplements)	13 AC	\$ 2,150.00	\$ 26,875
	Plant Establishment, Maintenance, and Replacement	13 AC	\$ 1,600.00	\$ 20,000
	Buildings			\$ 338,700
16	Kennedy Field Restroom Building, Two Unisex - 12' x 20'	1 LS	\$ 150,000.00	\$ 150,000
17	Baseball Storage Building (New) - 20'L x 8'W x 8.5'H (Shipping Container?)	1 LS	\$ 20,000.00	\$ 20,000
18	Composting Restroom Building (New)	1 LS	\$ 50,000.00	\$ 50,000
19	Conversion of Kennedy Restroom Building to Storage (Renovated)	1 LS	\$ 7,500.00	\$ 7,500
20	Modification of Sheetz Concession Building for Full Concession Space	1 LS	\$ 30,000.00	\$ 30,000
21	Renovate Woodland Pavilions	2 LS	\$ 25,000.00	\$ 50,000
	Three-Field Restroom: Sanitary Sewer Lateral Replacement (Connection to Lower System Near Kennedy)	890 LF	\$ 35.00	\$ 31,150
	Cluster Boulevard Improvements			\$ 25,800
22	Tabled Crosswalk	3 LS	\$ 8,600.00	\$ 25,800
	Lighting			\$ 300,000
	Lighting (materials, retail) - Kennedy, Tennis/Pickleball, 3-Field Complex	1 LS	\$ 300,000.00	\$ 300,000
	Plantings			\$ 55,200
	Ornamental Trees	20 EA	\$ 480.00	\$ 9,600
	Shade Trees	50 EA	\$ 680.00	\$ 34,000
	Evergreen Trees	20 EA	\$ 580.00	\$ 11,600
	Site Amenities			\$ -
	Benches	EA	\$ 2,280.00	\$ -
	Trash and Recycling Receptacles	LS	\$ 3,120.00	\$ -
	Bike Rack	EA	\$ 4,130.00	\$ -
	Drinking Fountain	EA	\$ 5,000.00	\$ -

Phasing Strategy for Park Improvements

Priorities for the implementation of improvements at Dauphin-Middle Paxton Community Park have been divided into large projects, small projects, and on-going and incremental projects. This division is based both on relative costs and timing.

Large projects will require grant applications to agencies such as DCNR, DCED (various funds), and possibly to Dauphin County. Some of the proposed large projects may benefit from the Authority and the DRA recruiting partners from the larger community to assist with grant applications and administration. This is especially true for the high priority large projects, such as the pool rehabilitation, associated parking, tennis/pickleball courts rehabilitation and some other large cost projects that will be built over a period of years. The County, Township, and Borough should be interested in these projects because Dauphin-Middle Paxton Community Park is fulfilling a regional need for many of the recreational facilities and opportunities it provides to the larger community.

The community pool serves a regional need. For example, visitors to the County's Detweiler Park or Ft. Hunter Park may be very interested in stopping by the community pool after a visit to one of the County's large facilities. Certainly, the DRA (and the Authority) relieves these local governments of the burden of operating these facilities through the incredible dedication of many volunteers in these organizations.

Potential funding agencies will be much more likely to fund these large cost projects if there are matching funds from these local governments and if these local governments can lead in the administration of these grant funds. Prime target agencies for major funding include DCNR, DCED (Greenway, Trails and Recreation Program) and LSA (DCED Gaming Funds), as well as funding directly from Dauphin County. The Authority and the DRA should meet with these local governments to discuss how each can assist the other in helping to make these large recreational improvement projects a reality.

There are some "small" projects (dugouts, concession expansion, community garden, Susquehanna Overlook) that can be completed with local funding through the Authority and/or DAA through local fundraising and local donations. This is a continuation of how many smaller scale projects are currently completed at the park, with excellent results. Other "small" projects will be best completed through agency funding from some of the same agencies who will fund larger projects at the park.

Incremental and on-going improvement projects can be completed in some instances by volunteers (invasive plants removal and native plants installation, or woodland trails improvements). Other incremental projects will be completed in sections, as a part of either a large project or small project (as listed above) based on their proximity to the larger project.

Large Project Priorities

- A. Pool Rehabilitation Phase 1
- B. Pool Rehabilitation Phase 2
- C. Pool parking lot (1e)
- D. Parking lot 1c
- E. Parking lot 1d
- F. Tennis and Pickleball Courts Rehabilitation
- G. Parking lot 1a
- H. Parking lot 1b
- I. Kennedy Field restrooms
- J. T-ball composting toilet
- K. Field lighting

Small Project Priorities

- l. Batting Cage (planned for Spring 2023 installation)
- m. Ballfields dugouts and spectator/bleacher shade (5 projects)
- n. Baseball Storage Building
- o. Veterans Memorial Plaza
- p. Dog Park
- q. Events Lawn/Volleyball Court
- r. Nature-based Play Area
- s. Basketball Court renovation
- t. Concession Building (Sheetz Field) expansion
- u. Woodland Pavilions improvements
- v. Community Garden
- w. Susquehanna Overlook
- x. Conversion of Kennedy Field building to storage
- y. Tree Allée improvements

On-going & incremental projects

- Invasive plants removals/native plantings
- Woodland trails improvements
- Stormwater management improvements (per area)
- Park Identification/Wayfinding signage
- Park and woodland walkways
- Park new tree plantings
- Trail connections east and west

It should be noted that DCNR requires a project phase that it funds to have a definite recreational benefit at a park facility. For example, DCNR will not typically fund “only a parking lot” as a phase in park improvements. Parking improvements should be married with recreational improvements at the park when formulating grant applications and applying for funds.

Funding Sources

There are many funding sources that could be considered for improvements.

Pennsylvania Department of Conservation and Natural Resources (DCNR)

Community Conservation Partnership Program (C2P2)

The Community Recreation and Conservation Program through the DCNR Community Conservation Partnership Program (C2P2) provides funding to municipalities and authorized nonprofit organizations for recreation, park, trail, and conservation projects. These include planning for feasibility studies, trail studies, conservation plans, master site development plans, and comprehensive recreation park and open space and greenway plans. In addition to planning efforts, the program provides funding for land acquisition for active or passive parks, trails and conservation purposes, and construction and rehabilitation of parks, trails, and recreation facilities. Most of these projects require a 50% match, which can include a combination of cash and/or non-cash values. Grant applications for the C2P2 program are accepted annually—usually in April.

More information can be found at: <http://www.dcnr.state.pa.us/brc/grants/grantpolicies/index.htm>

TreeVitalize (part of C2P2-Community & Watershed Forestry Program)

The DCNR Community & Watershed Forestry Program provides financial assistance to identify locations in need of riparian forest buffers, lawn conversion, and tree-planting and to design, implement, and establish those practices.

This program supports projects that produce conventional buffers and multifunctional buffers. The DMP Community Park ecological restoration of the associated woodlands fulfills both the tree establishment buffer nature of grant requirements as well as the educational component.

The strong volunteer interest of the Park users and scouting community and the documented need based on this Master Plan would strengthen such an application.

More information can be found at: <https://apps.dcnr.pa.gov/grants/Default.aspx?rtn=CRM365/CRMHelp.aspx?Tag=Opportunities.CWF>

Land and Water Conservation Fund (LWCF)

The Land and Water Conservation Fund (LWCF) State Assistance Program, established in 1965, is a federal source of funding distributed to all states by the U.S. Department of the Interior's National Park Service.

The program provides matching grants for the acquisition and development of public outdoor recreation areas and facilities. DCNR administers the LWCF Program for Pennsylvania.

More info at: <https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx>

Department of Community and Economic Development (DCED)

Greenways, Trails and Recreation Program (GTRP)

The Greenways, Trails, and Recreation Program (GTRP) provides funding for: public park and recreation area projects, greenway and trail projects, and river or creek conservation projects. The program requires a 15% local cash match of the total project cost and projects must not exceed \$250,000. Applications to DCED are typically due in late May.

More information can be found at: <https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>

Watershed Restoration and Protection Program (WRPP)

DCED Watershed Restoration and Protection Program funds projects that restore, and maintain restored stream reaches that are impaired by the uncontrolled discharge of nonpoint source polluted runoff.

Funds may be used for construction, improvement, expansion, repair, maintenance or rehabilitation of new or existing watershed protection BMPs; stream bank bioengineering; and design services.

DCED WRPP grant applications cannot exceed \$300,000 and require a 15% matching funds. Applications are usually due in June for consideration in September.

More information can be found at: <https://dced.pa.gov/programs/watershed-restoration-protection-program-wrpp/>

Local Share Account (LSA)

The PA Race Horse Development and Gaming Act provides for the distribution of gaming revenues through the Commonwealth Financing Authority (CFA) to support projects in the public interest within the Commonwealth of Pennsylvania. LSA funds may be used for projects that improve the quality of life of citizens in the community. Eligible projects must be owned and maintained by an eligible applicant (Pennsylvania Counties, Municipalities, Municipal Authorities, Economic Development Agencies, Redevelopment Authorities) or a nonprofit organization. Grant amounts vary based on project specifics.

More information can be found at: <https://dced.pa.gov/programs/local-share-account-lsa-statewide/>

PennVEST (Pennsylvania Infrastructure Investment Authority)

PennVEST offers both grants and low interest loans for projects that help to manage stormwater and improve water quality. Grants are usually reserved for municipalities with lower annual operating budgets.

More information can be found at: <https://www.pennvest.pa.gov/Information/Funding-Programs/Pages/default.aspx>

Department of Environmental Protection (DEP)

Environmental Education

The Pennsylvania Environmental Education Grants Program awards funding to schools, nonprofit groups and county conservation districts to develop new or expanded current

environmental education programming. The funds are administered through the Pennsylvania Department of Environmental Protection for projects ranging from creative, hands-on lessons for students and teacher training programs to ecological education for community residents. Educational Resources, including exhibits, educational signage, and demonstration projects, also qualify for funding. Grant applications cannot exceed \$3,000 and require no match, although it is recommended. Applications are due in December and awarded in April.

More information can be found at: <https://www.dep.pa.gov/citizens/environmentaleducation/grants/pages/default.aspx>

Susquehanna River Basin Commission

Consumptive Use Mitigation Grants

The purpose of the Commission's CU Mitigation Grant Program is to implement projects that reduce water use or increase water availability during critical low flow periods to help protect public health and safety, avoid water use conflicts, prevent water quality impacts, sustain economic production, and support ecological flow needs throughout the Basin. Eligible applicants include local, state, and federal government entities and tax-exempt non-profit organizations. Eligible projects provide quantifiable water quantity benefits or water quality improvements in the Basin; examples of project types include wetland and stream restoration, retrofitting of stormwater best management practices, and other water conservation projects.

More information can be found at: <https://www.srbc.net/our-work/grants/consumptive-use-mitigation-grant.html>

Legislative Funding

State and federal elected officials can sometimes include items into legislation for worthy projects in their districts. A conversation between county and municipal officials and legislators is the way to begin this process. This type of funding should be targeted toward capital improvement projects.

Private Foundations

There may be regional corporations and foundations that support public works such as park development. Competition for these funds is usually brisk, but opportunities should be researched. Funding is often given to non-profit organizations.

Foundations and institutions represent another potential source of funding for education-related site improvements and programming. Grants are available to support student field trips, provide teacher training in science, and provide other educational opportunities. Education tied to research can increase the pool of potential funds. The science community and research institutions are the logical starting points for solicitation foundation funds.

Schools and Local Organizations

Local schools and sports organizations may also be of assistance in several ways. These groups might get involved with club events, fundraising events, and park cleanup days. The school faculty might incorporate the Park into various curricula with students helping to develop and possibly maintain the Park as part of a classroom assignment or after school club. While the amount of funds raised may be relatively small, this process builds constituents and support that is critical to the long-term success of the Park.





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APPENDIX

