



Master Site Development Plans

# Koons Park / Wolfersberger Park

Lower Paxton Township, Dauphin County, PA





PREPARED FOR:  
LOWER PAXTON, DAUPHIN, PENNSYLVANIA



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# TABLE OF CONTENTS

**Executive Summary..... iii**

**Chapter 1: Project Introduction ..... 1**

    Master Plan Goals & Objectives..... 2

    Regional Context ..... 2

    Demographics ..... 3

**Chapter 2: Existing Conditions & Site Analysis ..... 5**

    Municipal Parks and Recreation System..... 5

    Context of Koons and Wolfersberger Parks within the Township Park System ..... 6

    Township Recreation Overview ..... 7

    Relevant Planning Documents..... 9

    Master Planning Process..... 12

    Public Participation Process..... 12

    Master Plan Committee / Public Meetings..... 12

    Public Internet Survey..... 13

    Data Collection and Methodology ..... 14

    Land Use ..... 14

    Zoning ..... 15

    Historic Features..... 15

    Site Topography..... 16

    Soil Types..... 18

    Hydrology ..... 19

    Vegetation..... 21

    Regional Vehicular Circulation ..... 22

    Site Access ..... 23

    Interior Pedestrian Circulation..... 25

    Wildlife (PNDI search) ..... 25

    Easements..... 25

    Deed Restrictions ..... 26

    Water / Sewer Service ..... 26

    Activity and Facility Analysis ..... 26

    Site Opportunities and Constraints..... 26

    Anticipated Level of Uses ..... 27

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<b>Chapter 3: Master Site Plan .....</b>	<b>29</b>
Public Consensus.....	29
Alternative Concept Plans .....	30
Koons Park Concepts .....	30
Koons Park Preferred Plan .....	34
Wolfersberger Park Concepts .....	34
Wolfersberger Park Preferred Plan .....	35
Master Plan .....	39
 <b>Chapter 4: Implementation &amp; Funding .....</b>	 <b>41</b>
Project Phasing .....	41
Estimate of Probable Development Costs.....	41
Phased Capital Program.....	41
Regulatory Requirements.....	46
Potential Funding Sources .....	46
Design Considerations.....	49
 <b>Appendix .....</b>	 <b>51</b>
Koons Park Probable Cost of Development .....	53
Wolfersberger Park Probable Cost of Development.....	59
Enlarged 11x17 Plans .....	64
 Located on CD on Back Cover	
Koons Memorial Park Pool Feasibility Study .....	70
Traffic Engineer: Memorandum.....	93
Traffic Calming Measures & Design Guidelines .....	95
Koons Park Pennsylvania Natural Diversity Inventory Report.....	136
Wolfersberger Park Pennsylvania Natural Diversity Inventory Report.....	139
Civil Engineer: Preliminary Stormwater Volume Mitigation Analysis.....	142
Civil Engineer: Koons Park—Anticipated Permitting Requirements .....	146
Civil Engineer: Notes from Dauphin County Conservation District Phone Call .....	147
Meeting Minutes .....	148
Key Person Interviews.....	174
Public Survey .....	182

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# EXECUTIVE SUMMARY

The 2013 Master Plan for Koons and Wolfersberger Parks was conceived by Lower Paxton Township as a strategy to coordinate the rehabilitation and development of the two municipal properties, respectively, as “sister” parks over a multi-year period.

Both parks are located in an area of the Township commonly referred to as Linglestown. The planning of both properties continues the tradition of commitment by generations of elected Township officials and citizens over the past 50 years to acquire, build, and maintain an exemplary municipal park system as essential civic infrastructure.

Staying true to these principles, Lower Paxton supervisors have achieved notable successes, including operating Koons Park since 1958; building the Friendship Center municipal recreation facility in 2000; and acquiring clear title to the 93-acre Wolfersberger Tract in 2013 over a 12-year financing period.

In 2012, Lower Paxton entered into a grant partnership with the Pennsylvania Department of Conservation and Natural Resources (DCNR) to develop a master plan for both parks collectively that would determine the highest and best uses for both assets with a strategy to “phase” improvements to these municipal recreation resources within the Township’s historically sound fiscal management policies. The master plan was initiated with the common understanding that the funding to conduct the entire redevelopment process was not currently available, but that it was essential to articulate a common vision as a blueprint for park development over time.

The master planning of Koons and Wolfersberger Parks featured an extensive public participation process including: six Master Plan Committee meetings, four public meetings, “key person” interviews, a public survey, and three meetings with an actively engaged Board of Supervisors.

Following the public consensus-building process, a strategy was recommended to improve both parks over a period of approximately 15 years – at a cost of approximately \$10M (in 2013 dollars) for the preferred improvements.

The strategy to rehabilitate Koons Park is linked to development of Wolfersberger through a series of discrete projects within each park that enables the Township to develop new facilities at Wolfersberger to help relieve the intense demands on Koons Park – especially when existing facilities need to go “off-line” for rehabilitation, replacement or relocation.

The community vision for Koons Park includes:

- Improve / increase parking and park access – including pedestrian access
- Upgrade / reorient / replace substandard fields and deteriorated park facilities
- Remediate on-site storm water issues by designing facilities as natural amenities in each phase
- Retain the focus of Koons as a youth, active sports-oriented park, but add other amenities
- Relocate the salt dome and maintenance building from Koons to Wolfersberger

- Add play grounds, pavilions, spray pool, volleyball, concession, and other amenities
- Support efforts by civic organization(s) to maintain and eventually replace the existing pools

The community vision for Wolfersberger Park includes:

- A mix of new multi-use fields with protection of existing wetlands, woodlands
- A series of walking trails to provide passive uses for multiple ages
- Two softball fields (relocated from Koons Park)
- Four tennis courts (relocated from Koons Park)
- A dog park with a second possible location
- Immediate retention of private paintball concession in described areas of the northern half.
- Two vehicular entrances to the new park with perimeter interior road and dispersed parking
- A relocated salt dome and new township maintenance building
- Stormwater management system, and wetland boardwalk / overlooks
- A picnic grove, sled hill, playground and tot lot

Funding to design and construct these improvements over time will need to be secured from multiple sources by engaging in creative partnerships. DCNR is envisioned as an active, state-level partner in future construction phases. Township leaders will need to confirm the recommendations in the master plan and apply those priorities to the monies available in any given year.

Especially important are funds or in-kind “values” that Lower Paxton Township can contribute to “leverage” other funding sources. It may be that other municipal budget categories or projects can contribute to the Koons/Wolfersberger improvements – such as importing fill material from a municipal sewer upgrade project, or budgeting municipal road funds to street/parking/access improvements to create the new perimeter parking systems. Developer fees may be dedicated toward improvements at Wolfersberger or Koons at the discretion of the Township supervisors.

Private organizations such as dog clubs and sports clubs have the capacity to assist the Township with capital projects and maintenance. The swim team may become the champion to eventually build a modern facility to replace the beloved Koons Park pool. Private organizations that enter into cooperative partnerships with the Township have a much stronger position to solicit private foundation funding.

Over the next 15 years, new opportunities will present themselves that were not anticipated by the community during the master planning process. The master plan should be considered as a guidance document, that will need to be revisited by the community to confirm the original assumptions each time a new project is undertaken. Guided by a dedicated project committee, Lower Paxton Township has accomplished the challenging task of crafting a consensus vision for moving forward. Lower Paxton is now prepared to face future challenges like other communities across the nation that are successfully improving their civic and recreation resources.

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# CHAPTER 1: PROJECT INTRODUCTION

## KOONS PARK

Koons Park is a 27.95-acre park located in the Linglestown area of Lower Paxton. As the oldest park in the Lower Paxton Park System, it has gone through many generations of changes. Due to its age and heavy use, the Township determined that Koons Park was ready for a master plan update. This Master Plan will help ensure that this beloved park continues to serve future generations.

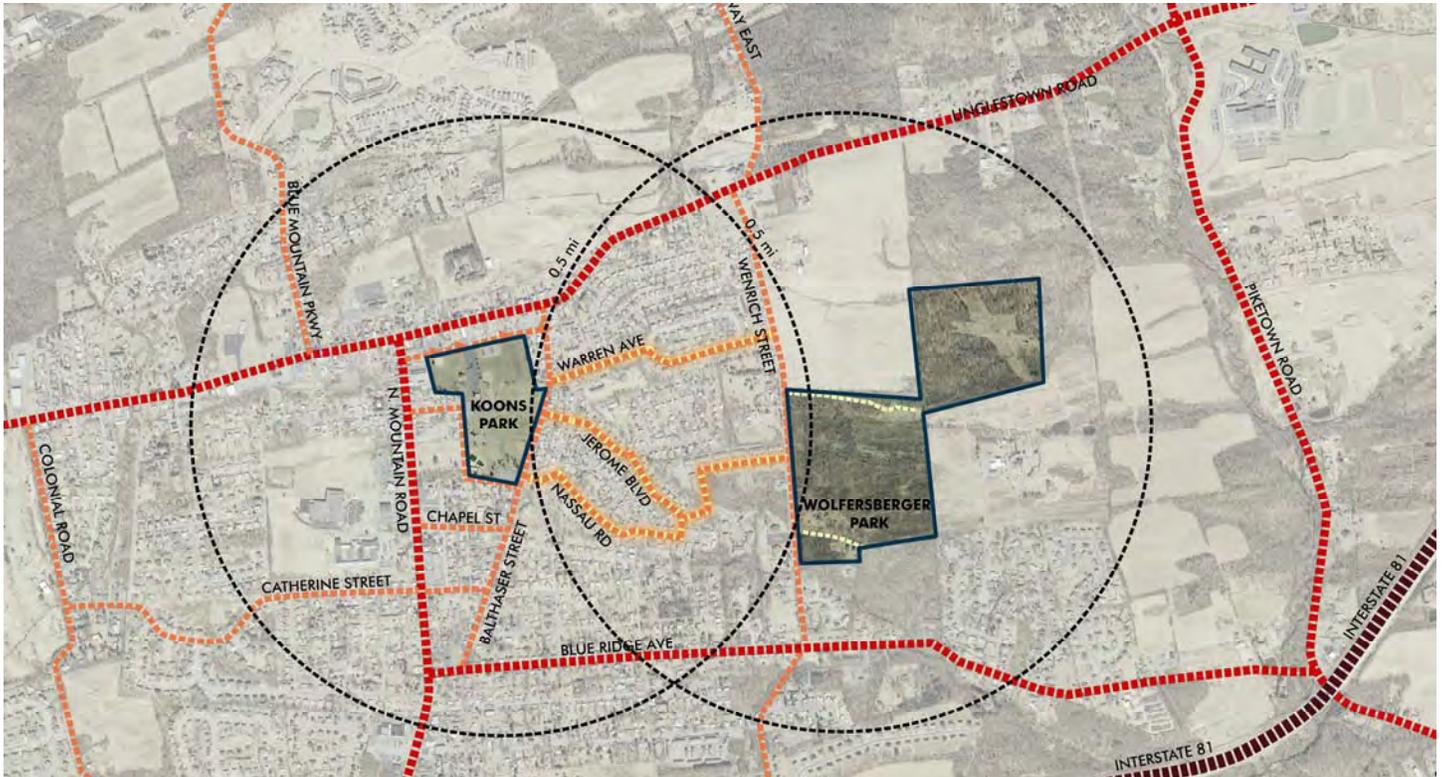
## WOLFERSBERGER PARK

Twelve years ago, Lower Paxton was presented with the opportunity to purchase the 91.5-acre Wolfersberger Tract as a new township park. The Township acted with foresight to acquire the land knowing that additional acreage would be critical to meeting future recreation

needs. Today, Wolfersberger Park is undeveloped open space characterized by emerging forest and former agricultural fields. The final transfer of ownership to the Township occurred in January 2013, and the Township in partnership with the Department of Conservation and Natural Resources (DCNR) decided to combine master planning for Koons and Wolfersberger Parks.

The parks are located within one-half mile of each other, and will serve the same communities. The Township goal for the master plans was for the two parks to be developed as sister parks to create one plan that addresses both together.

Lower Paxton Township applied for and received a DCNR grant to prepare the master plans according to DCNR guidelines, with the understanding that the phasing of the plans will have to meet the current economic climate of the Township. This plan is the collaborative result of the public, project committee, township staff, consultants, and the Township Board of Supervisors. This document outlines the planning



**Figure 1.1** Koons Park and Wolfersberger Park are located within one-half mile of one another.

## GOALS & OBJECTIVES

- Provide master plans for Koons and Wolfersberger Parks that fit within the context of the Township's overall park system;
- Meet criteria for a DNCR master planning process;
- Develop a master plan that respects the natural features of the land and lands adjoining the park areas; and,
- Use sustainable design principles and materials where deemed appropriate.

process and provides a master vision for the future of both parks.

### Master Plan Goals & Objectives

The purpose and goals of this project is to develop a master site plan for Koons Park and Wolfersberger Park that will help meet the recreation needs of the Township's diverse population. The master plan will position the two parks as "sister parks". Preferred and feasible facilities for Wolfersberger Park are identified while preserving the quality of habitat inherent to the site. Facilities within Koons Park are identified for removal to relieve demand on the park and to allow for the creation of unstructured play. A common goal is that both parks will be a place that is not just a home to 'little leagues' but a true community destination and "re-creation" facility.

### Regional Context

Lower Paxton Township is a second class township located in south central Dauphin County, Pennsylvania. The Township has a total land area of approximately 28.1 square miles, and is considered an inner ring suburb to the capital city of Harrisburg. The southern portion of the Township is served by State Route 22 and Interstate 81

which connects to Harrisburg (about 5 miles to the west). The Township development pattern along the I-81/Route 22 corridor is distinctly denser than the more rural northern portion of the Township that is defined by the Blue Mountain ridge. This strategic location, coupled with ample highway access, has allowed the Township to



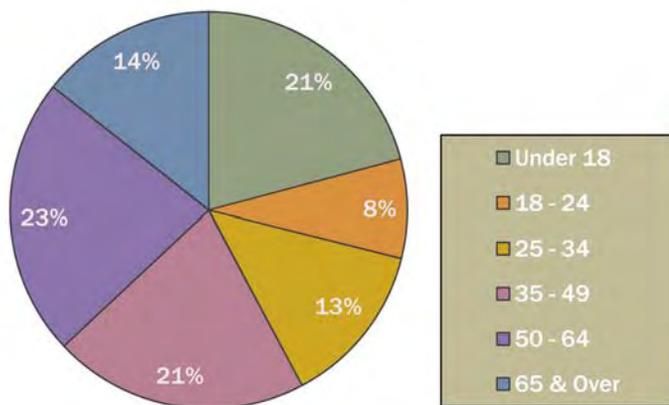
Figure 1.2 Project Location

become a fairly developed community with continuing development pressures.

## Demographics

According to the 2010 US Census, Lower Paxton Township has a population of 47,360 residents. As depicted on the pie chart (below), Lower Paxton has a diverse population of young and old, creating a need for a full range of recreational facilities and uses.

The Township is a diverse and growing community that is expected to have the largest population of Dauphin County's 40 municipalities within the next decade. This population growth is expected to slow as the Township reaches its "build-out" over the next twenty years. According to Comprehensive Plan projections, the



**Figure 1.3** Lower Paxton Age Demographics

Township will grow to approximately 54,000 persons by the year 2020, requiring 2,826 more housing units (2.35 persons per unit), as well as associated facilities, including parks and recreation.

Lower Paxton Township had a 6% increase from the 2000 population of 44,424 which is in line with the growth of the county and state. Based on the 2004 Comprehensive Plan, 68.1% of the 19,806 housing units are single family and 31.9% are multi-family, providing a more diverse housing stock when compared to surrounding townships in Dauphin County.

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## CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

### Municipal Parks and Recreation System

*“The mission of Lower Paxton Township is to improve the quality of life within the community by providing activities, facilities, and opportunities for enhanced physical, mental, and social health.”*

-Lower Paxton Parks and Recreation.

#### TOWNSHIP RECREATIONAL OVERVIEW

Lower Paxton Township has 14 public park facilities comprising 378 acres. The Township system offers recreation facilities, including: (14) baseball fields; (10) softball fields; (6) soccer fields; (2) football fields; (14) tennis courts; (6) volleyball courts; (11) basketball courts; a bocce court; a racquetball court; (10) multi-purpose fields; Koons Memorial Park Pool - a privately-operated outdoor swim club; (11) picnic pavilions; 1-mile of nature trail; (10) playgrounds; the Friendship Community Center; and ancillary facilities. The Township Parks and Recreation Department is responsible for operation and maintenance of park land and offers over 300 recreation programs, trips, and special events. The Township Parks and Recreation Department is currently in the process of evaluating its system of facilities and services to assess the growing park system and recreational needs of Township residents.

The Township “partners” with local sports organizations to fulfill needs for sports fields. There are currently 32 youth and adult sports organizations that utilize the Township’s park facilities. It is estimated that these groups represent over 5,000 individuals participating in various active sports programs. The Township has experienced significant pressure to meet the needs of these organizations while attempting to keep their facilities in acceptable condition. With the addition of new sports organizations such as lacrosse, ultimate



**Fig 2.1** Aerial photograph of existing Koons Park. (2008)



**Fig 2.2** Aerial photograph of Wolfersberger Park. (2008)

## SPORTS ORGANIZATIONS

- Adult Kickball
- Adult Latin Soccer League
- Bishop McDevitt Soccer/Field Hockey
- CASA
- Central Dauphin Junior Lacrosse
- Central PA Ultimate Frisbee
- CPMSL-Softball
- -Cricket
- Grace Bible Fellowship Church
- Hope in Handball
- Harrisburg Christian School
- Holy Name Jesus Soccer
- Linglestown Baseball
- Linglestown Football Association
- Linglestown Softball Association
- Lower Paxton Senior Softball
- Paxton Athletic Association
- Paxtonia Athletic Association
- Penn Gardens Lions
- PHR Baseball
- St. Catherine Labourne Soccer
- State Employees Softball-West
- State Employees/Suburban Men's
- Suburban Summer Coed/Fall Coed
- MONY Senior Softball
- Central Pennsylvania Fast Pitch League
- Susquehanna Valley Baptist Church
- Future Stars Baseball
- American Softball Association of Pennsylvania
- AFS Youth Inline Hockey
- Catholic Charities
- Keystone Technical Institute

frisbee, and cricket, as well as the growth of existing groups, the Township has been forced to occasionally deny facility access due to over-subscription of applications. Additional future demands may also be expected by groups such as skateboarders, BMX bikers, sand volleyball players, dog owners, walkers/joggers, handballers, and bicyclists among others.

The Township would like to accommodate the needs of these organizations in addition to the needs of Township residents who are interested in other pursuits.

## Context of Koons and Wolfersberger Parks within the Township Park System

Koons Park and Wolfersberger Park are both located in the Linglestown neighborhood of Lower Paxton. Due to their size both parks will serve as regional parks. The Township has four other regional parks, each of which were visited by the design team to gain a better understanding of the Township recreational opportunities.

### ACTIVE VS. PASSIVE RECREATION

**Active recreation** parks are classified as parks with athletic fields for organized sports or other organized recreation activities.

**Passive recreation** parks contain minimal active facilities and are geared predominantly toward informal activities such as hiking trails, open field areas, and picnic areas.

In most parks there are a combination of active and passive recreation uses, with either active or passive recreation as a predominant use.

An analysis of the Township recreational facilities (without the Wolfersberger Tract) finds that approximately 201 acres (70%) of the Township's recreational properties are developed with active recreation uses such as ball fields and courts. The addition of the 91.5-acre Wolfersberger Tract provides the potential for increasing passive recreation uses.

## Township Recreation System Overview

### THOMAS B. GEORGE, JR. PARK

This park is a combination of existing park facilities and newly developed parkland making it the largest park in the Township at over 60 acres. The park is located in the southeastern portion of the Township bounded by Nyles Road to the east; Lamplight Park and residential development to the south, a residential development and business campus to the west; and Ranger Fields, Paxtonia Elementary School, and a church to the north. The park includes (7) soccer fields, a picnic pavilion, an in-line hockey rink, a playground, a nature area, and (6) baseball/softball fields.

### BRIGHTBILL PARK

This park is located in the central area of the Township (off Route 22) and is 41 acres. The park includes a pavilion, nature trail, (3) basketball courts, (4) tennis courts, (4) baseball/softball fields, as well as (1) all purpose field.

### KOHL MEMORIAL PARK

This park is 16 acres and is located in the southwestern portion of the Township on Dowhower Road, just off of Union Deposit Road. The park includes a pavilion, playground, nature trail, two softball fields, two handball/racquetball courts, two tennis courts, one basketball court, and one all purpose field.

### LINGLE PARK

This 20-acre park is located next to Kohl Park at the end of Pleasant Drive. The park includes a pavilion, playground, nature trail, (2) sand volleyball courts, (2) softball courts, and (1) all purpose field.

Additionally, the Township has many neighborhood parks (each less than 10 acres) including:

### CENTENNIAL ACRES PARK

This 4-acre park includes a pavilion, playground, (2) tennis courts, (1) basketball court and (1) all purpose field.



*Possibility Place playground in George Park*



*Parking at Brightbill Park located under overhead power lines.*



*Racquetball Courts at Kohl Park.*

### FOREST HILLS PARK

This park is located along Forest Hills Drive and includes (3) picnic tables, (1) tennis court, (1) basketball court, and (1) all purpose field.

### HOCKER PARK

This park is located on Blue Mountain Parkway and includes an informal picnic area, hiking along the Darlington Trail, a nature study, and look out points.



Nature trail at Lingle park.

NAME	ACRES	TYPE	LOCATION	FACILITIES
BRIGHTBILL PARK	41	COMMUNITY	COMMONS DRIVE (OFF OF ROUTE 22)	PAVILION, NATURE TRAIL, SOFTBALL/BASEBALL FIELDS, ALL PURPOSE FIELD, BASKETBALL & TENNIS COURTS
GEORGE/RANGER PARK	46	COMMUNITY	NYES ROAD (OFF OF JONESTOWN ROAD)	PAVILION, SOCCER FIELDS, HOCKEY RINK, NATURE TRAIL, POSSIBILITY PLACE PLAYGROUND, SOFTBALL/BASEBALL FIELDS
KOHL MEMORIAL PARK	17	COMMUNITY	DOWHOWER ROAD (OFF OF UNION DEPOSIT ROAD)	PAVILION, NATURE TRAIL, SOFTBALL FIELDS, ALL PURPOSE FIELD, RACQUETBALL, BASKETBALL & TENNIS COURTS
KOONS PARK	33	COMMUNITY	LARUE STREET (OFF N. MOUNTAIN ROAD)	PAVILIONS, PLAYGROUND, SOFTBALL/BASEBALL, ALL PURPOSE FIELD, VOLLEYBALL, BASKETBALL, TENNIS, BOCCIE/HORSESHOE PITS, SHUFFLEBOARD, SWIMMING
LINGLE PARK	20	COMMUNITY	PLEASANT DRIVE (OFF OF UNION DEPOSIT ROAD)	PAVILION, NATURE TRAIL, SOFTBALL FIELDS, ALL PURPOSE FIELD, SAND VOLLEYBALL COURTS
CENTENNIAL ACRES PARK	4	NEIGHBORHOOD	CONTINENTAL DRIVE (OFF OF COLONIAL ROAD)	PAVILION, PLAYGROUND, ALL PURPOSE FIELD, BASKETBALL COURT, TENNIS COURTS
FOREST HILLS PARK	5	NEIGHBORHOOD	FOREST HILLS DRIVE AND WIMBLEDON DRIVE	PICNIC TABLES, ALL PURPOSE FIELD, BASKETBALL COURT, TENNIS COURT
HOCKER PARK	2	NEIGHBORHOOD	OFF OF BLUE MOUNTAIN PARKWAY	PICNIC AREA, UNPAVED TRAILS, NATURE STUDY, VISTAS
KINGS CROSSING PARK	5	NEIGHBORHOOD	NYES ROAD AND UNION DEPOSIT ROAD	PLAYGROUND, BASEBALL FIELDS, SOFTBALL FIELDS, SOCCER FIELDS, SAND VOLLEYBALL COURTS
LAMPLIGHT PARK	5	NEIGHBORHOOD	MAYFAIR DRIVE (OFF OF NYES ROAD)	PAVILION, ALL PURPOSE FIELD, BASKETBALL COURT
HODGES HEIGHTS	2	NEIGHBORHOOD	CONWAY ROAD (OFF OF LYSTERS LANE)	PLAYGROUND, TENNIS COURT, BASKETBALL COURT, ALL PURPOSE FIELD
WOLFERSBERGER PARK	91.5	COMMUNITY	WENRICH AVENUE (OFF OF BLUE RIDGE AVE)	UNPAVED TRAILS, OPEN SPACE, PAINTBALL COURSE
HURLEY FIELDS	5	NEIGHBORHOOD	PORCHE DRIVE (OFF OF LOCUST LANE)	BASEBALL/SOFTBALL FIELDS
MEADOWBROOK	2	NEIGHBORHOOD	OAK AVENUE (OFF OF MEADOWBROOK DRIVE)	PLAYGROUND, BASKETBALL COURT, ALL PURPOSE FIELD
PAXTONIA FIELDS	10	LEASED	NYES ROAD (OFF OF JONESTOWN ROAD)	BASEBALL/SOFTBALL FIELDS
Friendship Center				

Fig 2.3: Township Recreation Facilities

**KINGS CROSSING PARK**

This 5-acre park is located in the Kings Crossing residential development near the intersection of Union Deposit and Nyes Roads. The park includes (1) pavilion, a playground, (1) soccer field, and (1) baseball/softball field.

**LAMPLIGHT PARK**

This 5-acre park includes (1) pavilion, a playground, (1) basketball court and (1) all purpose field.

**FRIENDSHIP CENTER**

The 62,000 square-foot facility Friendship Center includes a natatorium, weight / fitness area, gymnasium, aerobics studio, locker rooms, walking track, babysitting room, classrooms and offices. In addition, the facility has a new East Annex housing the Friendship Senior Center. The center provides inter-generational programs and activities for preschool, youth, adults, families, and seniors.

**Relevant Planning Documents**

The improvements proposed for Koons Park and Wolfersberger Park are consistent with regional, county, and local plans. Proposed park improvements relate directly to local planning initiatives that, in summary, recommend trail connections to provide regional and local connections to a network of parks and open space and additional park facilities to serve the needs of the community. Related planning initiatives include:

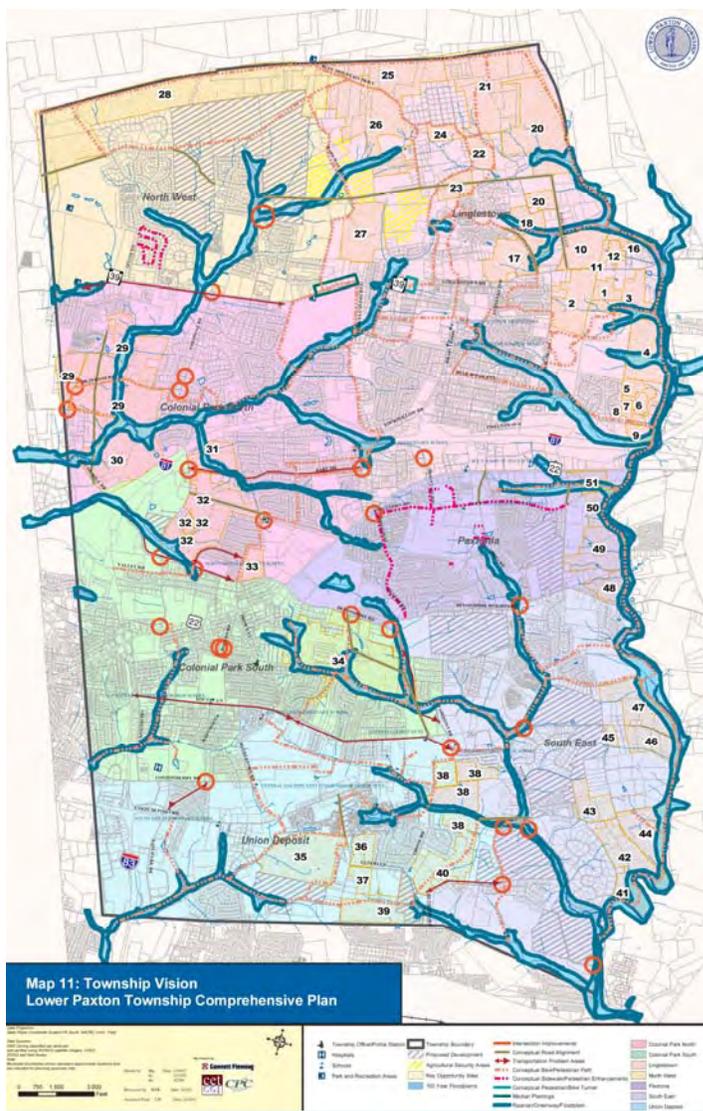
**2012—LOWER PAXTON TOWNSHIP RECREATION AND PARK PLAN**

Lower Paxton Township Parks and Recreation Department is responsible for the development, operation, and use of 376 acres of parkland (active and passive), the Friendship Center, and a wide variety of recreation programs and special events offered year-round. This plan provides guidelines and direction for recreation programming and park facility development for the next 10 years (2012–2022). Several objectives of the plan include:

- Analyzing current park facilities and recreation programming opportunities to determine whether they meet the needs and demands of all residents;

- Identifying appropriate locations for new park facilities;
- Incorporating recommendations from the LPT Comprehensive Plan and Greenway Plan; and
- Integrating natural, cultural, and historical resources within the plan.

One Lower Paxton Township goal is to provide 10 acres of active parkland per 1,000 residents. To achieve this goal, the plan mentions several methods that include municipal acquisition and development of active parkland, donation and right-of-way dedication for active parkland, developer dedication of land for parks and recreation, and developer dedication of useable facilities.



**Figure 2.4 Township Vision Plan, Lower Paxton Comprehensive Plan (prepared by Gannett Fleming, Inc.)**

## 2004—LOWER PAXTON TOWNSHIP COMPREHENSIVE PLAN FOR COMMUNITY RESOURCES

The Comprehensive Plan provides a guide for the development of Lower Paxton Township over the next 10 to 20 years, with a vision and a general direction for municipal policy and community improvements. The plan provides a framework for decision-making in the areas of land use, transportation, housing, municipal services, utilities, and natural resources. Several of the plan goals and objectives include:

### *Community Facilities and Services:*

- Enhance existing recreational areas and develop new recreational areas.
- Encourage public/private partnerships for the provision of community services.
- Establish a preferred method of public input for proposed development.

### *Natural and Cultural Resources:*

- Protect natural resources from direct and indirect impacts of development.
- Interconnect the Township community with greenway connections.
- Support and encourage the exploration and promotion of local heritage and cultural resources.

### *Land Use:*

- Strategically manage development growth using management tools and a clear understanding of desirable local growth.
- Conserve land resources and discourage commercial sprawl.
- Promote and enhance community character.

## 2007—LOWER PAXTON TOWNSHIP GREENWAY PLAN

This report was financed in part by a grant from the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund, under administration of the Pennsylvania Department of Conservation and Natural Resources (DCNR), Bureau of Recreation and Conservation. The purposes of the plan was to:

- Conduct a study of the community and identify and delineate existing natural areas, “green corridors” and other greenway enhancement opportunities;
- Develop a set of planning policies for how natural areas, roadways, and easements may be utilized, and appropriately integrate these policies within the Comprehensive Plan and Recreational Planning Program;
- Articulate acquisition policies for obtaining greenway areas for a wide variety of public benefits; and,
- Examine municipal ordinance provisions to ensure compatibility with Dauphin County planning and ensure that greenway areas are appropriately protected as important natural features for the benefit of the public.

Products of the plan include:

- Inventory of man-made or “Gray Infrastructure”;
- Inventory natural resources or “Green Infrastructure”;



**Fig 2.5 Lower Paxton Township Greenway Plan**  
(prepared by Simone Collins Landscape Architecture.)

- Identify township destinations, existing trails, and potential connections to regional facilities located in adjacent municipalities;
- Identify potential greenway/trail types;
- Identify preferred trail route(s) and trail support facilities such as township destinations, and other facilities; and
- Identify project partners for greenway implementation.

**2006—LOWER PAXTON TOWNSHIP ZONING ORDINANCE**

Both Koons Park and Wolfersberger Park are located within the IN-Institutional District. This district is intended primarily for institutional, public, and semi-public uses. Examples of permitted uses within the IN-Institutional District include cemeteries, places of worship, colleges or universities, community recreation centers, day care facilities, nursing homes, schools, government facilities, and publicly owned or operated recreation parks. The two parks are bordered by the AR-Agricultural Residential, R-1-Residential Low Density, R-2-Residential Medium Density, and V-Village districts.

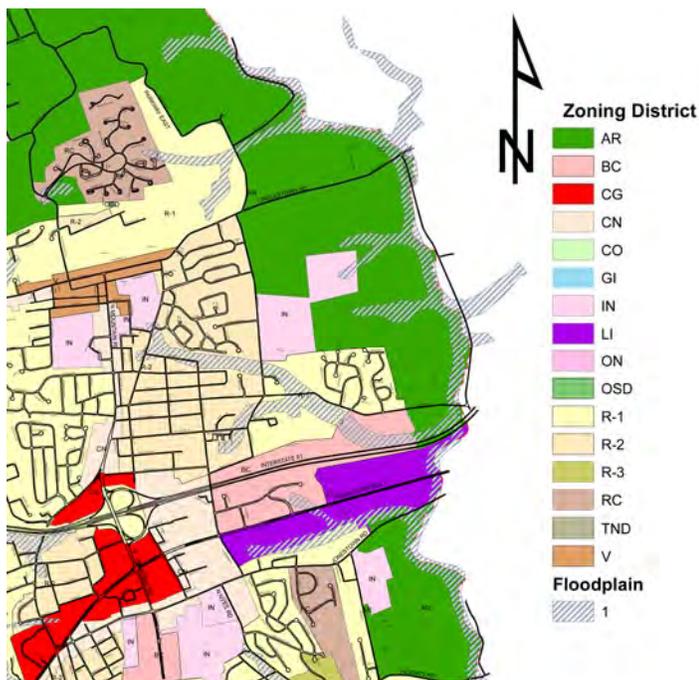
Other relevant ordinance requirements include:

- Section 308.C. Wetland Setbacks. A minimum setback of 20 feet shall be required between any new principal building and any “wetland”.
- Section 312.A Conservation Along Creeks. No new building larger than 150 SF, new or expanded vehicle parking, or business outdoor storage shall be located within 50 feet from the top of the bank of a perennial creek. This minimum setback shall be increased to 75 feet from the top of the bank of a perennial creek within the AR and CO zoning districts.
- Section 504A. Floodplain District. The floodplain district includes areas that have been identified by the Federal Government as being subject to periodic inundation by floodwaters. The floodplain district is intended to manage development and alteration of floodplain areas to avoid incompatible or dangerous development.

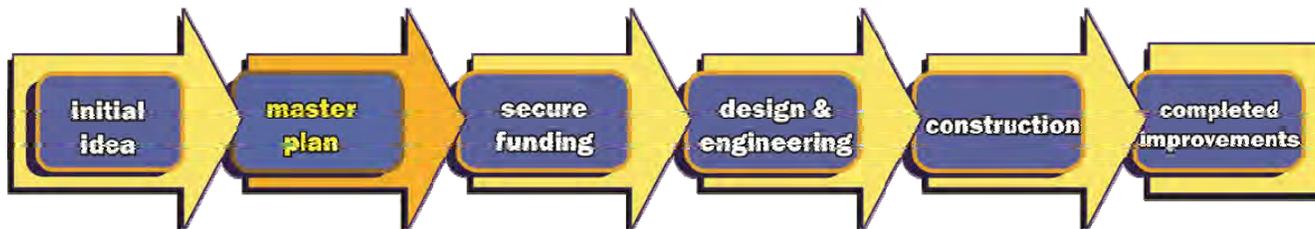
**2010—LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

Section 180-522. Dedication of Recreation Land & Fee Requirements. All residential subdivision and/or land development applications submitted to the Township shall provide for suitable and adequate recreation space. For all residential subdivision and land development plans, the amount of land required to be dedicated to the Township for public recreational purposes shall be as follows:

Minimum area of one thousand eight hundred and forty-one (1,841) square feet per dwelling unit shall be provided as contiguous, usable area.



**FIG 2.6** PORTION OF LOWER PAXTON TOWNSHIP ZONING MAP, APPROVED 2006.



## The Master Planning Process

### PURPOSE OF A MASTER PLAN

The graphic (above) shows Master Planning as an early stage in the process of constructing new park improvements.

This 2013 Master Plan Study developed a general consensus for improvements and facilities that should be upgraded, and it establishes an estimate of probable costs that are the basis for developing an implementation and funding strategy.

The Master Plan identifies possible design and engineering phases where detailed design decisions are later documented through the completion of construction drawings. Prior to commencing the design and engineering phase, it will be necessary to complete a topographic survey of Koons Park. A survey of Wolfersberger Park has previously been completed. Based upon the surveys, design development drawings and construction documents will be completed and the project can then be bid and constructed in phases over a period of years. Phased improvements at one park will influence the other.

### MASTER PLAN TEAM

In July of 2012, Lower Paxton Township selected Simone Collins Landscape Architecture (SC) to lead the master planning for two parks. The SC project team includes:

- **GTS Technologies, Inc.** to assess civil engineering/permitting needs;
- **Grove Miller Engineering, Inc.** to identify roadway improvements for Wolfersberger Park site access;
- **Wallover Architects Inc.** to assess Koons Memorial Pool.

## Public Participation Process

Community input is the basis for all public master planning, to hear citizens' observations, needs and visions for a park. During the meetings the public provided feedback on design concepts. The public participation process for Koons Park and Wolfersberger Park was included four public meetings, and two focus group meetings; an online public survey; key person interview; and a month-long draft review period.

### Master Plan Committee / Public Meetings

The project steering committee was comprised of interested stakeholders, township representatives, and representatives from local sports clubs. Steering Committee and public meetings were held jointly to allow for open dialogue between the Steering Committee and the public. Names of committee members are listed on the report title page.

Six committee and four public meetings were held during the course of the Master Plan process. At the first committee and public meetings, base mapping data, site photographs and site analysis plans were presented for both parks. Following the presentation participants were asked for their ideas on goals, facts, concepts, and potential partners for each park. These meetings were followed by a second committee meeting to review site analysis and initial concepts. Two focus group meetings were held to ensure that the design team had the deepest possible understanding of the Township program needs. The third committee meeting and second public meeting provided citizens with three alternative concept plans developed from the ideas produced at the first meeting. A fourth committee meeting reviewed the Koons Pool Assessment Report (see appendix), gathered public feedback and displayed refined park concepts. At the fifth committee meeting

and third public meeting a draft master plan was presented for public review and comment. The draft plan review period allowed public to comment on the pre-final plan.

Three Board of Supervisors (BOS) meetings were also attended during the master plan process to advise the board on the project progress.

### Public Internet Survey

Residents of Lower Paxton Township were encouraged to participate in a 23-question preference survey. by logging onto <http://www.surveymonkey.com/s/Koons-Wolfersberger>. Internet survey responses were collected throughout the entire project term and complete survey data is included in the Appendix of this report. The Internet survey was designed to provide guidance for this study, as well as for future open space and recreation decisions within Lower Paxton Township. The results are not statistically accurate, but provide valuable insights about the behavior, interests, and priorities of Township residents regarding parks, open space and recreation. A review of the results follows:

#### KOONS PARK

70% of respondents say that someone in their household has visited Koons Park within the last year. To reach the park, a majority drive over 2+ miles by car. Currently the most used facilities are the playground, picnic pavilions, tennis courts, swimming pool and basketball courts. When asked the question; “what changes would cause you to visit Koons Park more often ?,” respondents overwhelmingly replied that they wanted more things to do in the park and improved facilities.

#### WOLFERSBERGER PARK

Over half of respondents to the survey were familiar with Wolfersberger Park. The most requested future recreation opportunities were a dog park, walking and jogging trails, restrooms, picnic pavilions, and bike trails. To reduce heavy usage at Koons Park respondents indicated that tennis courts would be the most appropriate recreation activity to relocate to Wolfersberger Park.

MEETING SCHEDULE	
COMMITTEE 1	Sep. 20, 2012 PROGRAMMING
PUBLIC 1	Oct. 24, 2012 PROGRAMMING
FOCUS GROUP 1	Nov. 20, 2012 PROGRAMMING
COMMITTEE 2	Dec. 13, 2012 INITIAL CONCEPTS
FOCUS GROUP 2	Dec. 13, 2012 PROGRAMMING
BOS 1	Jan. 15, 2013 PROJECT STATUS
COMMITTEE 3	Jan. 24, 2013 CONCEPTS
PUBLIC 2	Jan. 24, 2013 CONCEPTS
COMMITTEE 4	Feb. 28, 2013 REFINED CONCEPTS
COMMITTEE 5	April 04, 2013 DRAFT PLAN
PUBLIC 3	April 04, 2013 DRAFT PLAN
PUBLIC DRAFT PLAN REVIEW PERIOD	
BOS 2	May 14, 2013 DRAFT REVIEW
BOS 3 / COMM 6	Jun 18 2013 DRAFT PLAN
PUBLIC 4	July 16, 2013 DRAFT FINAL PLAN

## Data Collection and Methodology

Base map information was compiled using the best available information. This information included Geographic Information System (GIS) mapping data, tax maps, aerial photography, topographic surveys, and information gathered in previous and ongoing planning efforts. This information was supplemented by information gathered by the consultants from several site visits over the course of the master planning process and through public feedback.

## Land Use

### KOONS PARK:

Koons Park is primarily an active recreation park and is comprised of four parcels totaling 28 acres.

This park contains both recreation and municipal service uses. A majority of the site is dedicated to active recreation uses such as football, baseball, softball,

basketball, volleyball, tennis, and swimming. Municipal uses on the property include road salt storage and regional maintenance facilities.

The park is located at the heart of Linglestown, and bordered by Raspberry Lane to the north, Balthaser Street to the west, Koons Park Road to the south, and Laporte Street to the east. The lands surrounding Koons Park are primarily single family residences. The park is also bordered by several small commercial uses to the north and west, as well as a cemetery to the southwest.

### WOLFERSBERGER PARK:

Wolfersberger Park is an undeveloped 91.5-acre open space property comprised of two parcels. The northern parcel is 36.4-acres and the southern parcel is 55.1-acres. This site is a primarily wooded and old shrub meadow, and includes an overhead power line that runs through the northeastern part of the site. Currently the northern parcel is leased and used as a paintball facility.



Fig 2.7 Koons Park Composite Site Analysis

The majority of uses surrounding the park are agricultural and residential. The southern parcel is bordered by Wenrich Street to the west. Single family and multi-family residential uses are found to the west of the site. An undeveloped agricultural field and wooded lands abut the park to the north. Abutting the south and east edges are agricultural and single family residential uses. It is assumed that a majority of the surrounding open space will be developed as housing similar to previous Township development patterns at some future time.

## Zoning

### KOONS PARK:

Koons Park is zoned IN—Institutional District. This district is intended primarily for institutional, public, and semi-public uses. Koons Park is surrounded by several zoning districts including V—Village District to the north and west, IN—Institutional District to the southwest, and R-2—Residential District to the south and east.

### WOLFERSBERGER PARK:

Wolfersberger Park is also in the IN—Institutional District. The park is surrounded by the AR—Agricultural Residential District to the north and east, R-1—Residential to the south, and R-2—Residential to the west.

## Historic Features

According to the National Register of Historic Places and the National Historic Landmarks Program, there is nothing of national historical significance at either park site. Indications of previous agricultural activity have been found on both sites and verified by the community.

### KOONS PARK:

Koons Park was constructed in the 1960's on a former lowland grazing site, and is the oldest park in the Lower Paxton Park system. Today, none of the prior site history is visible since recreation facilities have evolved over the entire site to meet citizen demands.

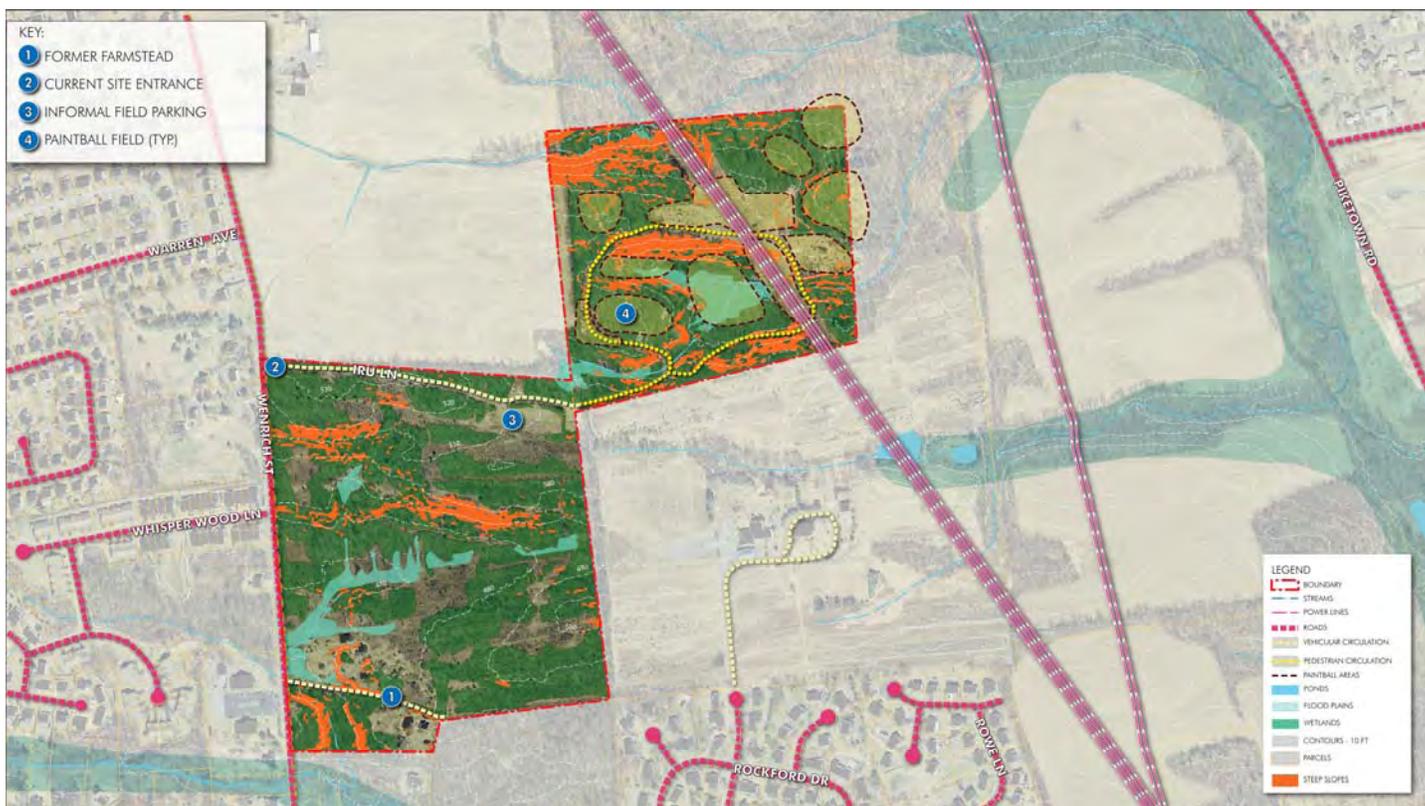


Fig 2.8 Wolfersberger Park Composite Site Analysis

### Wolfersberger Park

Wolfersberger Park was the beloved farmstead of the Wolfersberger Family, and was purchased by the Township for use as a park and named Wolfersberger in honor of the family. The ruins of farmstead buildings and remnants of the agricultural history are visible on the site.

### Site Topography

#### KOONS PARK:

The topography of Koons Park has been shaped over the years to serve the immediate needs of the local sports organizations as they grew. The high point of the park is approximately elevation 516 feet located at the northeastern corner of the site along Raspberry Lane. The site drains to a southeast corner low point at elevation 494 feet, and then drains under Balthaser Street to a unnamed tributary of Beaver Creek.

Most of Koons Park is southern facing slopes that range from 0-3%. These gentle slopes accommodate the athletic fields and facilities. Steeper slopes exist in the southwest corner where the land has been terraced to accommodate

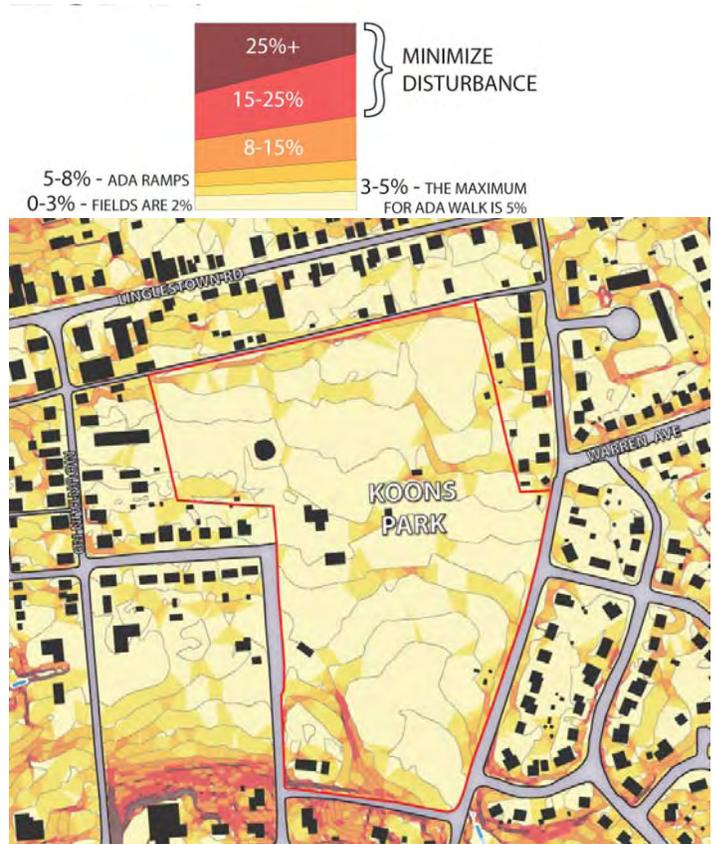


Fig 2.9 Koons Park Slope Analysis Map



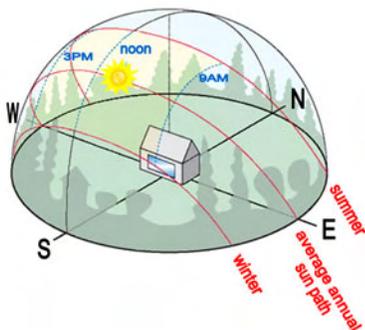
Fig 2.10 Koons Park Elevation Map



Fig 2.11 Koons Park Slope Aspect Map

## SOLAR ORIENTATION

Slope Aspect Maps ( Fig 2.11 + 2.14) displays the direction that a hillside is facing. This information is important for properly locating buildings and site program elements for optimal sun exposure. For example, a southern building exposure is the key physical orientation feature for passive solar energy in the northern hemisphere.



As displayed in the graphic to the right, the summer sun rises in the northeast and sets in the northwest; at noon it is high in the sky overhead. The winter sun rises in the southeast and sets in the southwest; at noon the sun is low in the southern sky.

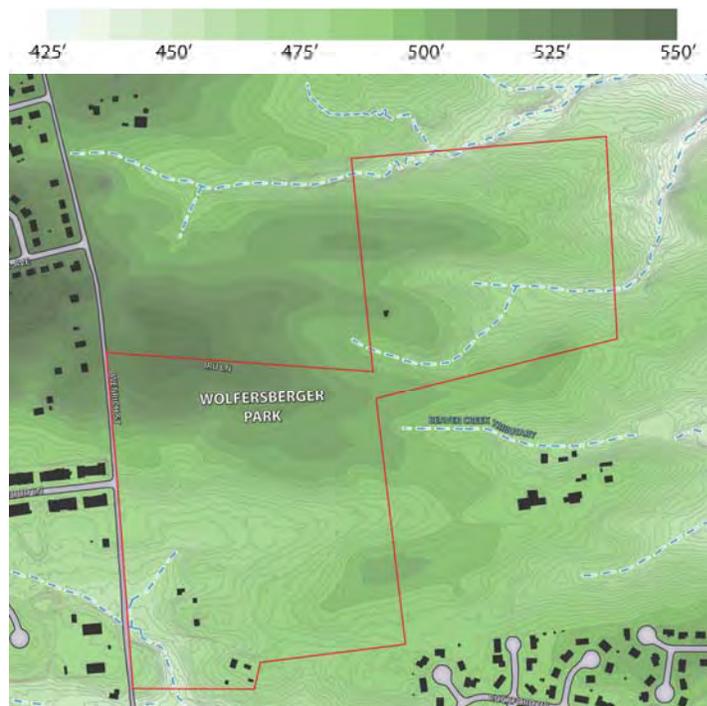


Fig 2.12 Wolfersberger Park Elevation Map

site improvements. The gradients surrounding the swim club are in excess of 25%.

### WOLFERSBERGER PARK

This site is presently undeveloped and contains more extreme topography than Koons Park. The highest point of the site is located near Wenrich Street at elevation 534 feet. The lowest point of the site is in the southwest corner at elevation 452 feet.

The slopes determine the streams and wetlands on the site. Many of the more gentle slopes (0-3%) are associated with site wetlands. The majority of the site is dominated by slopes ranging from 3-15% with the gentle slopes being more common in the southern area of the property. Steep slopes of 8-25% exist around stream tributaries on the northeastern portion and southwestern corner of the site. In addition, a fairly steep ridge (15-25%) exists in the western and central portion of the site.

The site slope “aspects,” solar orientations – are dictated by two ridgelines and valleys that run east to west. The

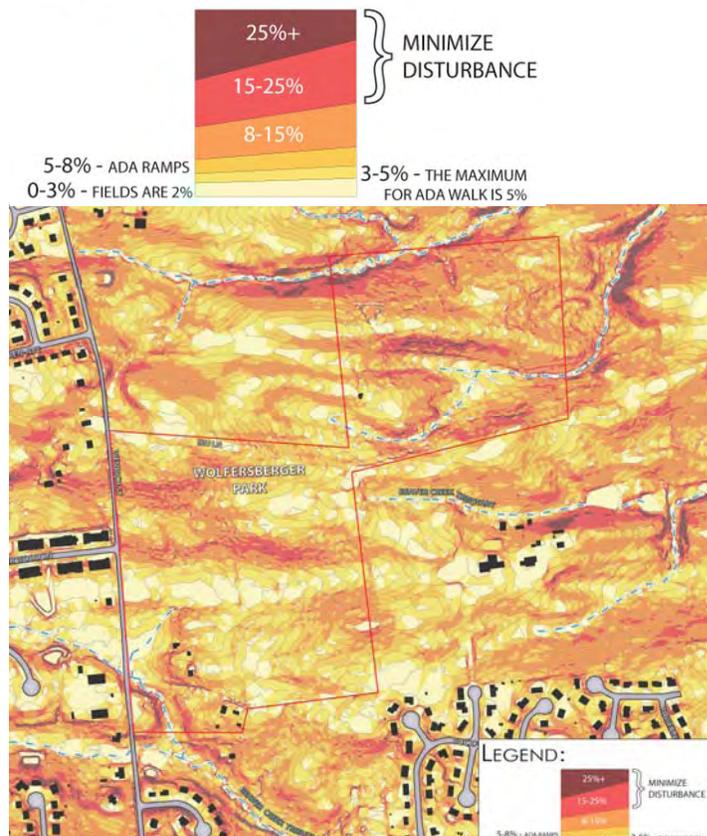


Fig 2.13 Wolfersberger Slope Analysis Map

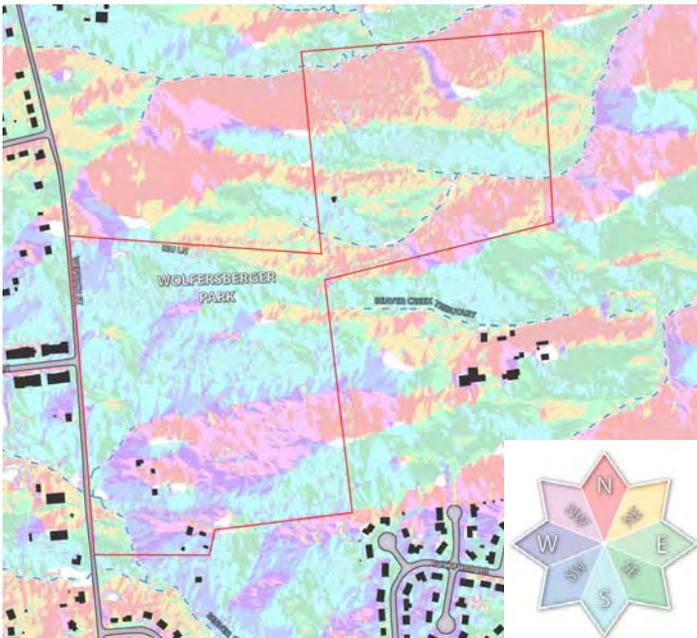


Fig 2.14 Wolfersberger Slope Aspect Map

northern parcel is dominated by one centrally located ridge line, with the second ridge running along the southern most property line. The slopes north of the ridge line tend to face north-northeast and the slopes south of the ridge line tend to face south-southeast into the central valley. The southern parcel is dominated by a central valley where the northern slopes generally face south-southeast and the southern slopes generally facing northwest-west.

### Soil Types

Soils each contain their own distinctive characteristics, such as physical and chemical properties, slope, composition, depth to bedrock, permeability, erodibility, and drainage. These characteristics help determine building suitability, agricultural productivity, and other factors that effect land uses.

Soils surveys were referenced and the soil boundaries and types are shown for Koons and Wolfersberger Parks.

Both parks contain very similar soil types—mostly silt loams with fairly similar characteristics. The silt loams at both sites are defined as being relatively flat (0-8 % slopes) or moderately sloped (8-15% slopes).

The majority of the soil at Koons Park is Brinkerton and Armagh silt loam, (0-3% slopes) which is classified as a hydric, poorly drained soil which can limit trail development. The majority of the soils at Wolfersberger Park is Berks shaly silt loam, (3-8% slopes) which is considered a non-hydric, well drained soil and is usually suitable for trails, parking lots and other associated recreational facilities. These soils however can be limited for uses as athletic and play fields due to a high water table, shallow depth to bedrock, or high gravel content.



### LEGEND

- SITE BOUNDARY
- BkB2 - Berks shaly silt loam, 3 to 8 percent slopes, moderately eroded
- BkC2 - Berks shaly silt loam, 8 to 15 percent slopes, moderately eroded
- BkA - Brinkerton and Armagh silt loams, 0 to 3% slopes
- BtB2 - Brinkerton and Armagh silt loams, 3 to 8% slopes, moderately eroded
- CoB2 - Comly silt loam, 2 to 8% slopes, moderately eroded
- KaC2 - Klinsville shaly silt loam, 8 to 15% slopes, moderately eroded
- WeC2 - Weikert shaly silt loam, 5 to 15% slopes, moderately eroded

Fig 2.15 Koons Park Soil Map

The remainder of the soil groups at both sites are rated “Hydric” or “Partially Hydric.” Partially hydric means that some parts of the soil group – but not all - contain hydric soils. Hydric soils are characterized by slow water infiltration rates, a permanent high water table and are often associated with wetlands. The hydric portions of the partially hydric soil groups will most likely be located in floodplains along streams and tributaries. Before construction documentation plans can be prepared, soil

infiltration tests will need to be conducted to determine infiltration rates for stormwater management purposes.

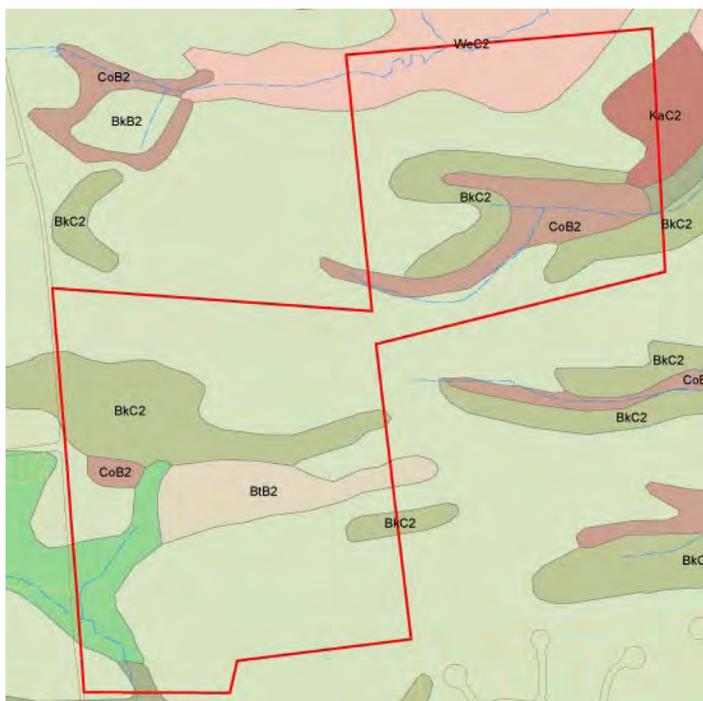
## Hydrology

### KOONS PARK:

The entire site is in a single drainage area, and drains to the lowest point at the southeast corner and beyond to an unnamed tributary of the Beaver Creek sub-watershed. On-site drainage is primarily collected through overland swales and inlets and a system of underground piping that is not documented in location or existing condition. Inlets are found on-site within landscaped and parking areas as well as outside the site boundary at various locations along surrounding roadways. Locations of major drainage flow / swales can be found on the Composite Site Analysis Plan. The entire property is located within the greater Susquehanna River watershed.

### WOLFERSBERGER PARK:

The site is located within four drainage areas each draining to a separate unnamed tributary of the Beaver Creek sub-watershed. The largest drainage area on site drains to the southwest corner of the site to a tributary near Wenrich Street. The smallest drainage area drains into a tributary to the east of the site. Two medium sized drainage areas are located in the northeastern area of the site. Both drain to tributaries to the north



### LEGEND

- SITE BOUNDARY
- BkC2 - Berks shaly silt loam, 3 to 8 percent slopes, moderately eroded
- BkC2 - Berks shaly silt loam, 8 to 15 percent slopes, moderately eroded
- BtA - Brinkerton and Armagh silt loams, 0 to 3% slopes
- BtB2 - Brinkerton and Armagh silt loams, 3 to 8% slopes, moderately eroded
- CoB2 - Comly silt loam, 2 to 8% slopes, moderately eroded
- KaC2 - Klinesville shaly silt loam, 8 to 15% slopes, moderately eroded
- WeC2 - Weikert shaly silt loam, 5 to 15% slopes, moderately eroded

Fig 2.16 Wolfersberger Park Soil Map



Culvert directing Koons Park drainage into unnamed tributary of Beaver Creek.



**Fig 2.17 Koons Park & Wolfersberger Park Hydrology Map**

and east. The site is primarily undeveloped and no inlets or storm piping exist. One piped stream crossing exists on the southern portion of the site along the historic farmstead driveway. The tributary on the northern portion of the site is piped in two locations, the first along an access drive and the second in the overhead electric line right-of-way. The entire property is located within the greater Susquehanna River watershed.

**WETLANDS**

**KOONS PARK:**

No official wetlands are documented on site but a wetland survey should be performed prior to any park development. A small wetland exists nearby as part of a Best Management Practice facility (BMP) that was constructed to handle runoff from the salt dome.

**WOLFERSBERGER PARK:**

Existing wetlands at the park were surveyed and documented at the southwest corner of the site around

the low lying areas of an existing unnamed tributary of Beaver Creek. Additionally, wetlands were found in the central and northeastern areas of the site also in proximity to an unnamed tributary to Beaver Creek.



**Southern wetlands near Weinrich Road in Wolfersberger Park.**

## FLOODPLAINS

### KOONS PARK:

A portion of the 100-year floodplain associated with the unnamed tributary of Beaver Creek exists in the southeast corner of Koons Park. It is known that the lower portion of the park surrounding the parking lot also experiences periods of high water table and poor drainage.

### WOLFERSBERGER PARK:

Mapped floodplains do not exist for the property, however 100 year floodplains have been mapped just to the south of the park. It is known that the southwest corner of the site occasionally floods onto Wenrich Street.

The extent of floodplain areas will need to be confirmed with a floodplain delineation survey for both sites prior to any on-site construction. General locations of floodplains and wetlands are shown on *Koons Park & Wolfersberger Park Hydrology Map*.

## Vegetation

### KOONS PARK:

The vegetation at Koons Park is almost entirely mature shade trees and grass fields. The changes envisioned for the park as it is upgraded over time, will require the loss of some existing trees, but will also enable environmental improvements that will help reduce the monoculture of trees, by improving the on-site drainage systems and creating rain gardens on site to provide greater bio-diversity and natural habitat integrated with the sports-intensive site. Future plant selections should be a diverse palette of native species – canopy and understory, especially in the rain gardens.

### WOLFERSBERGER PARK:

No species of concern were found at Wolfersberger Park – according to the Pennsylvania Natural Diversity Index search. Wetlands on site have been surveyed and delineated, and remain the most environmentally sensitive areas on site. Preferred development plans

identify these boundaries to be undisturbed. The character of the north and south parcels of Wolfersberger differ slightly in terms of vegetation. The south parcel is divided by a stream/wetland corridor, but most of this parcel is a former farm field with typical meadow and successional tree canopy – of no special environmental significance. The previously disturbed nature of the south parcel makes it the most suitable for clearing and re-grading for new active sports facilities. Existing contours, swaths of successional growth and existing hedgerow vegetation along the interior gravel road can be retained where practical in the final design to continue serving as planted buffers and habitat that are considered farmland vernacular landscapes. These areas, combined with the wetland plant associations will help a future developed Wolfersberger Park retain some of its original natural landscape character. New trees and understory should be a diverse mix of native species with plant massings that resemble natural association of species.

The north parcel of Wolfersberger is also divided by stream/wetland corridors that will remain undisturbed from recreation development. The northern site woodland is also more mature than the successional canopy on the south half of the park. There are no exceptional species of concern in the north half, but the preferred plan calls for less intensive re-grading and more passive forms of recreation that can fit within the existing groves of trees. The exceptions to the tree canopy are the areas that are currently cleared for utility corridors through the northern parcel. The preferred plan considers these areas eligible for re-grading as appropriate. The northern half of Wolfersberger is currently used for private paintball recreation and the effects can be seen in the canopy areas and the open field areas. Loss of understory in the canopied areas should be considered a combined result of deer browse and intensive paintball skirmishes. Care should be taken to prevent erosion to the open meadow area with mitigation measures most likely being accomplished by ongoing conservation efforts of the paintball partner. Erosion in the steeper areas of the canopied sections should be monitored, and problem areas alternated to “rest” from paintball as determined to be

needed. Clearly marked limits should be established to prevent paintball users from encroaching in the wetland/stream corridors. Replanting in the canopied areas should occur in selected areas, to re-establish the next generation of forest canopy, but this will be difficult in areas that remain active for intensive paintball uses. Tree replanting will need to be deer-proofed.

## Regional Vehicular Circulation

Both the parks are centrally located and are easily accessible from Interstate 81 and SR 22 north and south to the park respectively. SR 322 runs west of the park neighborhood providing regional access to Harrisburg and the PA Turnpike.

The area of Koons Park and Wolfersberger Park is primarily bounded by four major collector roads. To the west is North Mountain Road; running north/south it links

Interstate 81 to the south and Linglestown Road to the north. To the north is Linglestown Road; running east/west it connects SR 322 to the west and Interstate 81 to the east. To the east is Piketown Road; running north/south it connects Linglestown Road to the north and Jonestown Road (SR 22) to the south. To the south, Blue Ridge Avenue; running east/west links North Mountain Road to the west and Piketown Road to the east.

Within this area several surrounding minor roadways and neighborhood roads create linkages to the parks. Balthaser Street runs north to south past Koons Park and connects Linglestown Road and Blue Ridge Avenue while Wenrich Street runs north to south past Wolfersberger Park linking the same two roads. Warren Avenue, Jerome Boulevard, and Nassau Road are primarily residential streets that connect Balthaser Street to Wenrich Street. These roads are the primarily vehicular routes between the two parks.

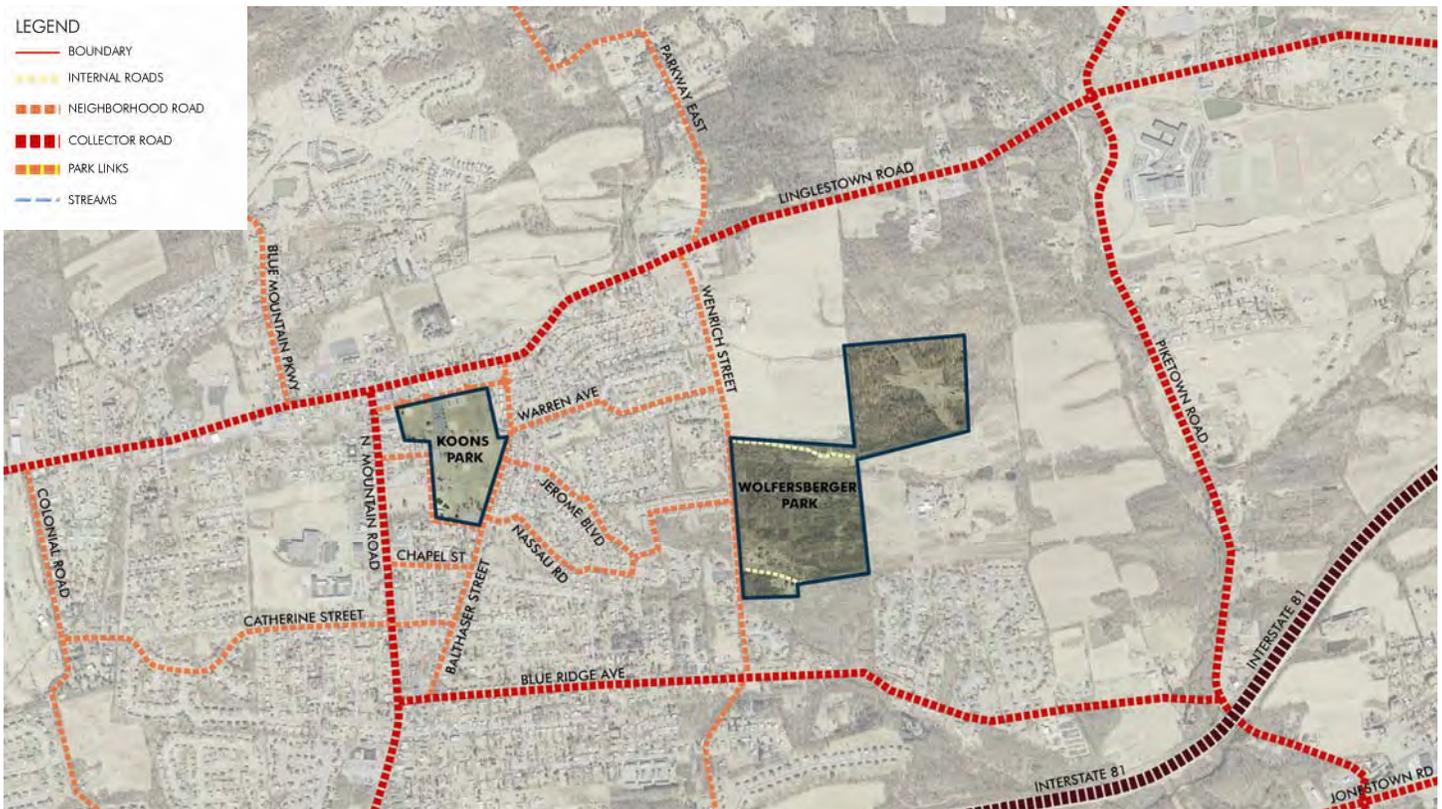


Fig 2.18 Koons Park & Wolfersberger Park Regional Circulation Map

## Site Access

### KOONS PARK:

Koons Park has four existing vehicular access points with parking areas. The largest parking area is located off of Raspberry Lane within the northern portion of the site. Accommodating 166 spaces, the parking area also serves as an access drive and staging area for both the park maintenance building and salt dome. The salt dome dominates the area adding to the sense of separation between two portions of the park.

The second access point, to the west, is an asphalt driveway at the intersection of Laporte and Larue Streets. This access connects to the same parking lot mentioned above.

The third access point also located at the intersection of Laporte and Larue Streets, is a 30-space asphalt parking lot. Lack of separation between Laporte Street, and the parking area, along with undefined pedestrian routes create confusing and unsafe conditions at this entrance point. Additionally, Laporte Street has an extremely large cart width, which correlates with typically higher traffic speeds.

A service drive to the Koons Memorial Pool is located in the southwest corner of the site off Laporte Street. This area also serves as an unofficial bus drop-off for summer pool group programs. The lack of sidewalks and signage at this unofficial drop off poses unsafe conditions.

The final vehicular access is an asphalt parking lot at the southeast corner of the site off of Koons Park Road. The parking area holds 45 spaces and is adjacent to the Koons Memorial Pool, two T-ball fields, and a mid-sized baseball field.

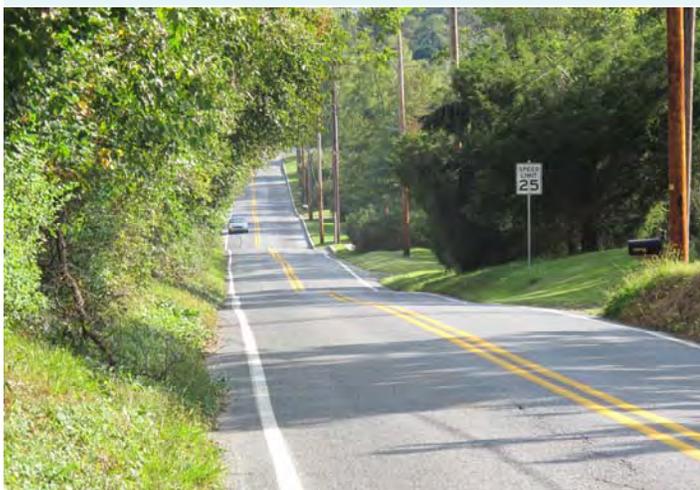
There are three areas of street parking along the perimeter of the park. An area of 38 angled spaces exists along Raspberry Lane at the northwest corner of the site. The second area holds 15 angled spaces along Laporte Street adjacent to the Michael Jones Memorial Field. The third area holds 50 parallel spaces along Balthaser Street.



*Pool group bus unloading along Laporte Street.*



*Parallel parking along Balthaser Street.*



*Wenrich Road looking south from Iru Lane entrance.*

Ten pedestrian-only access points are present on the property. One is located within the 30-space parking area off the Larue Street and Laporte Street intersection. This access is closest to the main pavilion, playground, basketball courts, and volleyball courts. A second access point is located at the 166-space parking area closest to the tennis courts and softball field. The 45-space parking area to the southwest also provides a pedestrian access to the activities at the southern portion of the site. There are two access points along Laporte Street. One is adjacent to the 15-space angled parking area to the west, and the other is adjacent to the Koons Memorial Pool. There are five access points off Balthaser Road to the east. Two are adjacent to the teenager baseball field, one is adjacent to the football field, one is adjacent to the pony baseball field, and the last is adjacent to bocce and shuffleboard courts.

There are no existing crosswalks tying the park to the surrounding neighborhoods, nor are there sidewalks along the adjacent roads of Balthaser Street, Laporte Street, Raspberry Lane, or Koons Park Road. These conditions severely limit the ability of surrounding families to safely access the park by walking or biking.

The final access point is a bus stop located opposite the park at Koons Park Road and Balthaser Street. It is served by Capital Area Transit (CAT) Bus Route 12 (Colonial Park - Colonial Commons - Gateway - Linglestown) providing regional public transportation access to Koons Park.

### **WOLFERSBERGER PARK:**

Currently there are two vehicular access points to Wolfersberger Park from Wenrich Street. While Wenrich Street is still a major collector road, it maintains a rural feel. The road is defined by vertical curves that severely limit sight lines. It is understood by all parties that Wenrich road requires improvements for safety as traffic counts increase on this road.

The first site access is a barricaded, unpaved internal driveway on the southwest portion of the site located at a low point along Wenrich Street. The driveway provides access to the former farmstead site, but sight lines are limited.



*Typical park pathway in Koons Park.*



*Existing access drive (Iru Lane) into Wolfersberger Park.*



*Woodland pathway in Wolfersberger Park.*

The second is Iru Lane located along the northern property line of the southern parcel, at the crest of a hill along Wenrich Street. This gravel and dirt road is an internal drive off Wenrich Street that provides access to the Linglestown Paintball field on site. Sight lines are poor.

Due to the poor site access and traffic concerns along Wenrich Street, a traffic assessment was conducted as part of this master plan to determine the best possible entrances into Wolfersberger park. (A copy of the traffic engineers findings is in the appendix of this report.)

No sidewalks or crosswalks exist on Wenrich Street and no formal pedestrian access points exist into the site.

Access is to Wolfersberger Park is currently informal via Iru Lane.

## Interior Pedestrian Circulation

### KOONS PARK:

Paved asphalt pedestrian paths of varying widths exist throughout the park, and primarily link the three parking lots on site to Laporte Street to Balthaser Road. The paths provide pedestrian access to many of the recreational uses within the park, with a majority being less than 5' wide - limiting ADA access and large group uses.

### WOLFERSBERGER PARK:

Informal pedestrian circulation exists at the end of Iru Lane, where unpaved paths link Iru Lane to the paintball courses in the northeastern portion of the site near the existing overhead electric lines. The paths are composed of primarily dirt and gravel and are not clearly defined.

## Wildlife (PNDI search)

Pennsylvania Natural Diversity Inventory (PNDI) search was conducted for both park sites. PNDI Records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project areas. (A copy of the PNDI receipt can be found in the appendix.)

## Easements

### KOONS PARK:

There are no known easements within Koons Park. A property title search and legal survey should be performed prior to construction documents to confirm that there are no easements or other encroachments.

### WOLFERSBERGER PARK:

A topographic site survey was performed for the park and has located a 120' wide PP&L utility easement on



*Football practice at Koons Park.*



*PP&L right-of-way through northern parcel of Wolfersberger Park*

site. The right-of-way exists for the overhead electric lines that run through the northeastern portion of the site.

## Deed Restrictions

### KOONS PARK:

There are no known deed restrictions within Koons Park. A property title search in conjunction with a legal survey should be performed prior to construction documents to confirm that there are any deed restrictions.

### WOLFERSBERGER PARK:

There are no known deed restrictions within Wolfersberger Park.

## Water / Sewer Service

### KOONS PARK:

Koons Park is served by both municipal water and sewer. The park maintenance building and pool bathhouses provide restroom facilities. There is currently no water service on-site capable of filling the swimming pools.

### WOLFERSBERGER PARK:

Wolfersberger Park is currently not served by municipal water or sewer. Water and sewer exist within the Wenrich Street right of way and along Whisper Wood Lane right-of-way. Water and sewer services should be included in future park improvements.

## Activity and Facility Analysis

### COMMUNITY NEEDS

The Master Plan scope of work outlines some of the desired programmatic elements or facilities to be considered for the parks. Many of these programmatic elements were confirmed during Steering Committee and Public Meetings. In the absence of a Township-wide active recreation plan, active recreation needs were solicited from the local sports clubs, committee meetings, and the public. Through the public participation process it was found that active recreation facilities for little league programs such as baseball, soccer, softball, and football were generally in high demand.

The little league programs stressed the need for game fields to be located in close proximity to each other to help conserve maintenance and storage resources. There was a strong emphasis on the need for practice fields.

There was a strong voice for non-traditional team sports such as cricket and ultimate frisbee. These user groups are generally adults, who experience difficulty acquiring field space due to the Township policy of accommodating youth activities first.

Lastly, a strong case was made for a need for the parks to serve the general public with amenities targeted towards un-programmed play and passive recreation.

Through the public involvement process, the park programs were refined to find a balance between better serving the active recreational needs in the Township while encouraging greater access to the parks by the local community. The final plans are intended to reflect this community consensus.

## Site Opportunities and Constraints

### KOONS PARK:

Opportunities at Koons Park can also create constraints, with a long history of recreational uses, on this former lowland site that is centrally located within dense residential development. It can sometimes be difficult to re-envision a park and justify funding the redevelopment of an existing park, especially when amenities are removed or existing programs are taken off-line for reconstruction. The unique opportunity of redeveloping Koons Park in conjunction with Wolfersberger park is that desired programs that are removed from Koons Park can be included in the new Wolfersberger Park plan.

The greatest constraints at Koons Park are poor vehicular and pedestrian access and circulation; over-programmed spaces; and poor site drainage. All of these constraints can be remediated through proper programming and design in subsequent phases.

**WOLFERSBERGER PARK:**

Wolfersberger Park is constrained by existing streams, wetlands, steep slopes and vehicular access. The park development should avoid sensitive natural areas.

Outside the natural constraints, a significant portion of the site will accommodate a variety of both passive and active recreational facilities. Private paintball activities, in particular, will need to formally delineate its boundary by installing fencing and/or safety netting. In addition, the park should address potential issues and safety concerns park visitors might have with paintball participants and paintball areas. The natural constraints of topography and water courses provide opportunities to create dramatic vistas and a variety of habitats; allowing the potential for the site to act as both a recreational facility and a wildlife home/corridor.

Opportunity also exists for Wolfersberger Park development to inform surrounding future private development. The potential exists for the park to grow in size as developers may dedicate recreational land that is contiguous to the park. Though it is too early for these lands to be programmed, this plan does recommend that the Township be proactive in this process by starting the conversation now with surrounding landowners to plan for future access and potential expansion of the park.

**Anticipated Level of Uses**

A majority of the uses proposed for both parks are active recreation uses, that tend to draw large numbers of users - often from outside the immediate neighborhood with the potential to create additional traffic, light glare, and noise impacts. These impacts may be minimized by providing multiple designated vehicle access points, ample parking areas, careful siting of athletic fields, judicious use of pedestrian lighting, and sufficient buffering and screening along the park boundaries. Uses that tend to generate above average noise levels such as dog parks, playgrounds and roller hockey rinks may be located away from residential parcels to reduce potential impacts.

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# CHAPTER 3: MASTER SITE PLAN

## Public Consensus

A community consensus was generated during a process of committee and public meetings, including the following concepts:

- **Keep Koons Park youth-oriented;** remove some sports facilities to relieve pressure from the park and create opportunities for unstructured play and community amenities within the park.
- **Keep Koons Park Memorial Pool as long as possible.** It serves a vital community service and future Koons

Park plans should accommodate for redevelopment of this facility.

- **Develop Wolfersberger Park as mixed recreation** with passive recreation for all age groups, and active recreation facilities that are thoughtfully incorporated so as not to dominate the site.
- **Consider future development around Wolfersberger.** Wolfersberger Park is part of a surrounding undeveloped “Super Block.” Planning by the Township should consider responsibilities by developers of the surrounding area and describe expectations including safe pedestrian connections to destinations.

It was also agreed that common amenities for each park should include:

- Jogging / walking trails;
- Sufficient parking areas;
- Picnic pavilions with storage areas dispersed

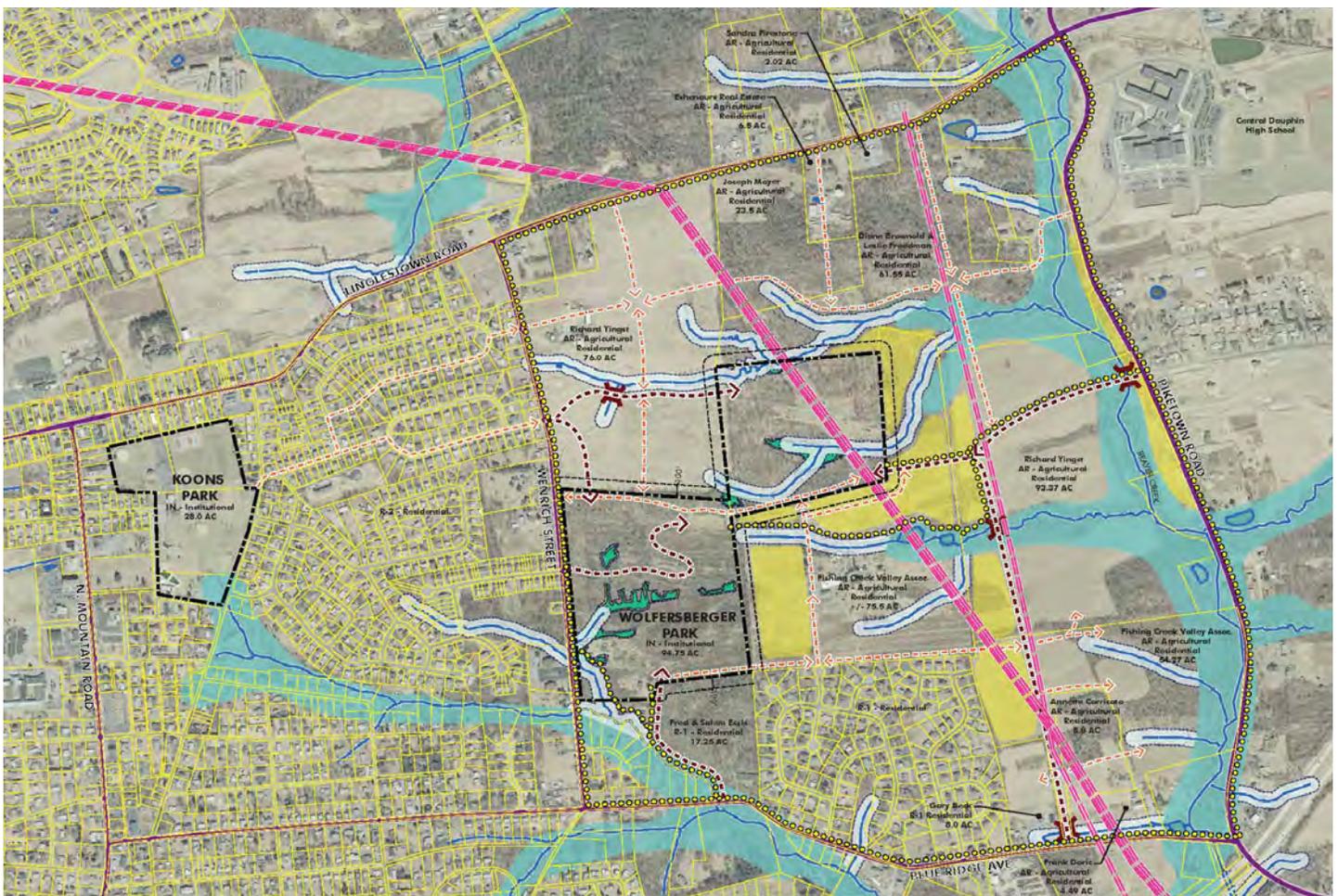


Fig 3.1 Regional Analysis—“super block: surrounding Wolfersberger Park (potential future access, and conservation partnerships.)

throughout the sites; and

- A playground located close to restrooms and children's athletic fields.

## Alternative Concept Plans

Three concept plans for each site were developed, presented to the Steering Committee and public, and discussed extensively prior to proposing each draft site plan. Each concept generated public feedback that led to a hybrid concept for each park that was reviewed by the committee and refined for presentation as a draft plan to the public.

## Koons Park Concepts

Three (3) concepts were generated for Koons Park.

### CONCEPT 1 - CLUSTER FIELDS BY TYPE

Concept 1 shows both reuse and improvements to the existing facilities. The plan re-organizes the fields so they are clustered according to type, including a mixture of baseball/little league, football, basketball, volleyball, and tennis facilities. Other conceptual features include: a new central playground; new pavilions; improved pavilion with restrooms in southern portion of the park; and an improved 50 meter pool. The plan also proposes an improved parking area and park entrances. Softball fields were removed in this concept plan. All fields are correctly oriented. Concept 1 is the least costly to construct because it involves the least of amount change to existing circulation.

### CONCEPT 2 – MAXIMIZE BASEBALL FIELDS

Concept 2 relocates parking areas from the middle of the park to the outer perimeter and improves the park entrances. By relocating the parking, the total space count is reduced from the existing condition. The plan also maximizes baseball/softball fields in the park by providing three (3) softball fields and four (4) baseball fields of various sizes. All fields are correctly oriented. Tennis courts have been removed in this concept to allow for the baseball fields. Other park proposed park elements include an improved 50 meter pool, new

playground, a football field, and a football practice field. Two (2) existing pavilions, two (2) existing volleyball courts, and three (3) basketball courts will also remain. This concept would cost more than Concept 1 due to the amount of proposed improvements.

### CONCEPT 3 – CLUSTER PARKING

Concept 3 proposes the demolition of all existing parking areas and construction of one parking area with improved park entrances along both Raspberry Lane



- KEY:
- |                                    |   |
|------------------------------------|---|
| 1 IMPROVED LAPORTE ENTRANCE        | 13 BASKETBALL COURTS (3)                          |
| 2 MAIN PARKING LOT                 | 14 MICHAEL JONES MEMORIAL FIELD (MIDGET BASEBALL) |
| 3 NEW FOOTBALL PRACTICE FIELD      | 15 NEW PAVILION                                   |
| 4 EX. SALT DOME                    | 16 NEW PLAYGROUND                                 |
| 5 NEW FOOTBALL PRACTICE FIELD      | 17 IMPROVED T-BALL FIELD                          |
| 6 FOOTBALL FIELD                   | 18 IMPROVED PONY FIELD                            |
| 7 IMPROVED CONCESSIONS PAVILION    | 19 IMPROVED PAVILION WITH RESTROOMS               |
| 8 MAINTENANCE BUILDING / RESTROOMS | 20 EX KOONS PARKING LOT                           |
| 9 VOLLEY BALL COURTS (2)           | 21 IMPROVED 50 METER POOL                         |
| 10 EX PAVILION                     |   |
| 11 IMPROVED TEENER FIELD           |   |
| 12 NEW PAVILION                    |   |

**Fig 3.2 Koons Park Concept #1—Cluster Fields by Type.**

and Larue Street. The plan also keeps all baseball and softball fields in the park with the exception of one unused T-ball field. All fields are correctly oriented. Other park features include: three (3) relocated basketball courts; a relocated pavilion and playground; a football field; an improved concessions pavilion, a new pavilion with restrooms; an improved 50-meter pool; an area for yard sports; and restored wetlands with boardwalk. This concept would be the most costly option of the three due to the extensive improvements.

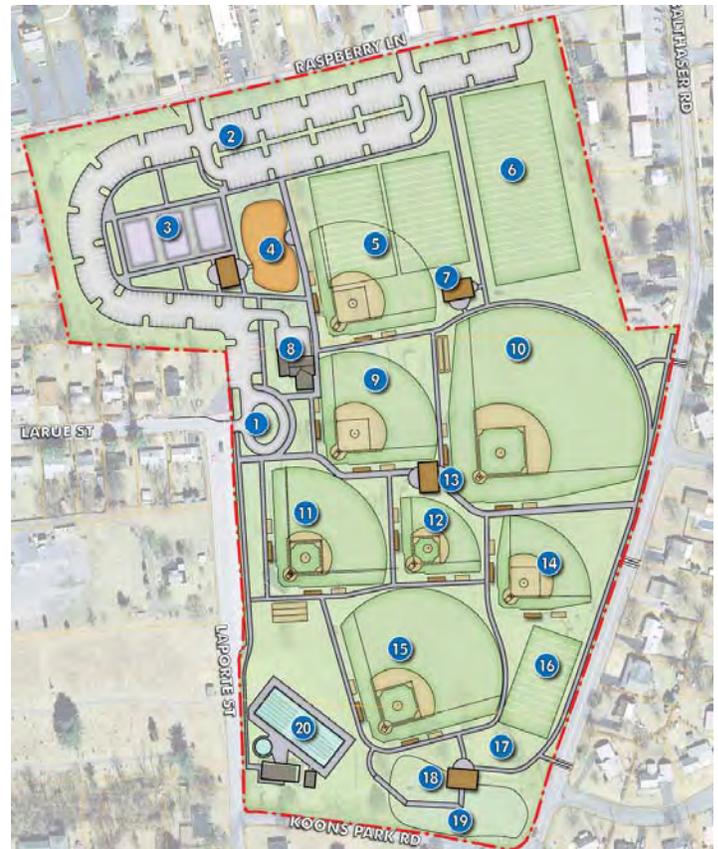
After reviewing the concepts with the public, it was felt that the park contained too many active recreation elements. It was desired that portion of the park be dedicated to community space. The plan was refined based on public comments to reflect the consensus in the plan. These refinements include:

- Addition of a band performance pavilion and open lawn space;
- Addition of a sidewalk promenade that links the



- KEY:
- |                                    |   |
|------------------------------------|---|
| 1 LAPORTE ENTRANCE PLAZA           | 12 MICHAEL JONES MEMORIAL FIELD (MIDGET BASEBALL) |
| 2 LAPORTE PARKING LOT              | 13 NEW PLAYGROUND                                 |
| 3 RELOCATED TEENER FIELD           | 14 NEW SOFTBALL FIELD                             |
| 4 RASPBERRY LANE PARKING LOT       | 15 NEW CONCESSIONS PAVILION WITH RESTROOMS        |
| 5 FOOTBALL PRACTICE FIELDS         | 16 NEW SOFTBALL FIELD                             |
| 6 FOOTBALL FIELD                   | 17 NEW SOFTBALL FIELD                             |
| 7 MAINTENANCE BUILDING / RESTROOMS | 18 EX. PAVILION                                   |
| 8 VOLLEYBALL COURTS (2)            | 19 EX. KOONS PARKING LOT                          |
| 9 NEW T-BALL FIELD                 | 20 IMPROVED 50 METER POOL                         |
| 10 IMPROVED PONY FIELD             |   |
| 11 EX. PAVILION                    |   |

**Fig 3.3 Koons Park Concept #2—Maximize Baseball Fields**



- KEY:
- |                                    |   |
|------------------------------------|---|
| 1 IMPROVED LAPORTE ENTRANCE        | 11 MICHAEL JONES MEMORIAL FIELD (MIDGET BASEBALL) |
| 2 MAIN PARKING LOT                 | 12 IMPROVED T-BALL FIELD                          |
| 3 RELOCATED BASKETBALL COURTS (3)  | 13 NEW PAVILION                                   |
| 4 RELOCATED PLAYGROUND & PAVILION  | 14 NEW SOFTBALL FIELD                             |
| 5 SOFTBALL / FOOTBALL FIELD        | 15 NEW PONY FIELD                                 |
| 6 FOOTBALL FIELD                   | 16 NEW PRACTICE FIELD                             |
| 7 IMPROVED CONCESSIONS PAVILION    | 17 YARD SPORTS                                    |
| 8 MAINTENANCE BUILDING / RESTROOMS | 18 NEW PAVILION & RESTROOMS                       |
| 9 NEW SOFTBALL FIELD               | 19 RESTORED WETLANDS WITH BOARDWALK               |
| 10 IMPROVED TEENER FIELD           | 20 IMPROVED 50 METER POOL                         |

**Fig 3.4 Koons Park Concept #3—Cluster Parking**

<b>SITE FEATURES</b>	<b>EXISTING</b>	<b>CONCEPT 1</b>	<b>CONCEPT 2</b>	<b>CONCEPT 3</b>	<b>PREFERRED</b>
<b>TOTAL PARKING</b>	<b>331</b>	<b>381</b>	<b>313</b>	<b>393</b>	<b>303</b>
<b>ON SITE PARKING LOT</b>	<b>238</b>	<b>269</b>	<b>226</b>	<b>276</b>	<b>177</b>
RASPBERRY LANE	163	224	112	276	79
LAPORTE STREET	30	-	69	-	40
KOONS ROAD	45	45	45	-	38
LARUE STREET	-	-	-	-	20
<b>ON STREET PARKING</b>	<b>93</b>	<b>112</b>	<b>87</b>	<b>117</b>	<b>126</b>
RASPBERRY LANE	38	27	29	32	76
LAPORTE STREET	15	45	18	45	-
BALTHASER ROAD	40	40	40	40	50
<b>TOTAL FIELDS</b>	<b>13</b>	<b>7</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>SOFTBALL</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>0</b>
FIELD #1 SOFTBALL	60'/200'/25'	-	60' BASE PATH (M)	60' BASE PATH (A)	-
FIELD #2 SOFTBALL	60'/200'/25'	-	60' BASE PATH (M)	60' BASE PATH (M)	-
FIELD #4 SOFTBALL	60'/200'/25'	-	55' BASE PATH (M)	55' BASE PATH (M)	-
<b>BASEBALL</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
BASEBALL-TEENER	90'+20'/350'	90' BASE PATH (S)	90' BASE PATH (M)	90' BASE PATH (S)	90' BASE PATH (M)
BASEBALL-PONY	60'/20'/180'	60' BASE PATH (S)	70'/30'/275' (M)	70'/30'/275' (M)	70'/30'/275' (A)
BASEBALL-MIDGET	60'/30'/180'	60 BASE PATH	60' BASE PATH (A)	60' BASE PATH	60' BASE PATH (A)
BASEBALL-TBALL	50' BASE PATH	50' BASE PATH (A)	50' BASE PATH (M)	50' BASE PATH (M)	50' BASE PATH (M)
<b>FOOTBALL</b>	<b>179,100 SF</b>	<b>169,800 SF</b>	<b>172,800 SF</b>	<b>130,800 SF</b>	<b>57,600 SF</b>
FIELD #1 FOOTBALL	49,500 SF	54,600 SF	57,600 SF (2)	54,600 SF	57,600 SF
FIELD #2 FOOTBALL	18,000 SF (2)	57,600 SF	-	-	-
FIELD #4 FOOTBALL	18,000 SF	-	-	18,600 (M)	-
FIELD #6 FOOTBALL	18,000 SF	-	-	-	-
FOOTBALL FIELD	57,600 SF	57,600 SF	57,600 SF	57,600 SF	-
<b>COURTS / AMENITIES</b>	<b>15</b>	<b>15</b>	<b>11</b>	<b>9</b>	<b>16</b>
PLAYGROUND	5,240 SF	21,554 SF (M)	20,523 SF (M)	13,600 SF (M)	12,850 SF
BASKETBALL COURT	3	3 (A)	3	3 (M)	3 (A)
VOLLEYBALL COURT	2	2	2	-	4 (A)
TENNIS COURT	4	4	-	-	-
SHUFFLE BOARD COURT	1	1	1	1	1
BOCCE COURT	2	2	2	2	2
HORSE SHOE PITS	2	2	2	2	2
BATTING CAGES	-	-	-	-	2
<b>BUILDINGS / PAVILIONS</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>9</b>
MAINTENANCE BUILDING ( R )	3,598 SF	3,598 SF	3,598 SF	3,598 SF	3,598 SF
PAVILION - PLAYGROUND	2,150 SF	2,100 SF (M)	2,150 SF	2,070 SF (M)	2,150 SF
PAVILION - BASKETBALL COURTS	1,005 SF	1,005 SF	-	-	1,005 SF
PAVILION - CONCESSION STAND	487 SF	2070 (A)	2, 150 SF (M) (R)	2,070 SF (A)	950 SF
PAVILION - YARD SPORT	872 SF	2,120 (A) (R)	872 SF	2,070 SF (M) (R)	2,070 SF (2)
PAVILION - BAND PERFORMANCE	-	-	-	-	2,300 SF
PAVILION - BAND PERFORMANCE	-	-	-	-	1,005 SF (R)
SALT DOME	3,600 SF	3,600 SF	-	-	-
<b>NEW AMENITIES</b>	<b>-</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>2</b>
BOARDWALK	-	-	-	2,120 SF	-
WETLAND	-	-	-	27,170 SF	-
LAPORTE ENTRY PLAZA	-	-	2,070 SF	-	2,070 SF
LAPORTE DROP-OFF LOOP	-	1	1	1	1
A - Minor Field Adjustment		S - Reoriented for Safety			
M - Feature Relocation in Park		R - Restrooms			

Fig 3.5 Koons Park Concept Comparison Matrix.



3.6 Koons Park Preferred Plan (See appendix for enlarged plans)

parking area along Balthaser Street to the parking area along Laporte Street

- A park perimeter parking scheme;
- A zero-depth fountain within the promenade;
- Removal of two (2) softball fields to be relocated to Wolfersberger Park;
- Removal of four (4) tennis courts to be relocated to Wolfersberger Park;
- A new playground and tot-lot;
- Five (5) delineated areas for stormwater management;
- The potential for a new swimming club facility including restrooms accessible to park users—to be developed by Township partners.

## Koons Park Preferred Plan

The Preferred Plan describes a redevelopment strategy for the majority of Koons Park to provide an optimal combination of active and passive recreation opportunities. The plan provides: (3) new baseball fields; resurfaced basketball and volleyball courts; a football field and practice field; (2) sand volleyball courts; a new concession building; and a new park pavilion. Several existing park elements are shown to remain such as: the park maintenance/restroom building; the Michael Jones Memorial Baseball Field; (2) park pavilions; and the bocce court area. The Draft Plan features (4) main parking areas for the park. One lot is located off Laporte Street, The second lot is located off Raspberry Lane. A third lot is located off Balthaser Street and the fourth lot is accessed from Koons Park Road. The plan also includes 76 angled parking spaces located off Raspberry Lane. New speed tables and crosswalks are also suggested along Laporte Street and Balthaser Road.

### WOLFERSBERGER PARK CONCEPTS

Based on public feedback, three concepts were also generated for Wolfersberger Park as follows:

#### CONCEPT 1

Concept 1 provides a mix of active and passive recreational uses on both the northern and southern halves of the park. On the south side are (2) softball/multipurpose fields; a tot lot; a playground; (4) tennis

courts; a restroom building; (2) parking areas of 66 spaces and 166 spaces; and a dog park for both small and large dogs. A pedestrian loop trail system is designed throughout the park with boardwalk observation decks in the wetland areas.

#### CONCEPT 2

Concept 2 emphasizes a more natural park design that minimizes disturbance to the existing conditions of the site. This concept does not include any active recreational uses. The plan provides a large parking area of 202 spaces to the north and identifies an area for an indoor 50 meter pool facility. The southern portion of the site includes a smaller parking area of 94 spaces along with a community center/rental facility. A boardwalk and observation deck are provided through the wetland linking the northern and southern portions of the site. This concept requires the least amount of earthwork and disturbance to existing vegetation.

#### CONCEPT 3

Concept 3 develops the park primarily as a relatively small soccer facility. Three small soccer fields and three medium soccer fields are shown to the north of the existing wetlands. Two parking areas of 60 spaces each (120 total) are provided adjacent to the fields. To the south of the existing wetlands, (3) small soccer fields and (3) medium soccer fields have been provided. A parking area of 250 spaces has been provided adjacent to these fields. Concept 3 proposes the greatest amount of earthwork and disturbance to existing vegetation.

After review with the public and committee the concepts were refined and detailed to reflect consensus as shown in the Preferred plan. These refinements include:

- Moving the proposed playground and tot lot to the southern side of the wetland area
- A community garden on the southern side of the wetland area (The Supervisors question the need for this use at the present)
- Addition of the salt storage facility relocated from Koons Park
- The inclusion of a tree restoration area

- Addition of (2) parking areas on the northern park site
- Inclusion of a loop trail around the northern park site
- Addition of park restrooms, (2) pavilions, and a picnic grove to the northern park site

## Wolfersberger Park Preferred Plan:

The Preferred Plan emphasizes a mixture of passive and active recreational uses on both the northern and southern park sites. The existing paintball uses are considered to remain, in the near term, on the northern half. Two parking areas, loop trail, park restrooms,



- |                                       |   |
|---------------------------------------|---|
| KEY:                                  |   |
| 1 PHASE 1 ENTRY DRIVE                 | 12 MULTI-PURPOSE FIELD                      |
| 2 PHASE 2 ENTRY DRIVE                 | 13 DOG PARK - LARGE DOGS                    |
| 3 PHASE 2 ENTRY DRIVE                 | 14 DOG PARK - SMALL DOGS                    |
| 4 SOFTBALL FIELD                      | 15 LOOP TRAIL                               |
| 5 TOT LOT                             | 16 EXISTING WETLANDS                        |
| 6 PLAYGROUND                          | 17 BOARDWALK OBSERVATION DECK               |
| 7 TENNIS COURTS (4)                   | 18 PEDESTRIAN/EMERGENCY ACCESS TO PAINTBALL |
| 8 PARKING AREA - PHASE 1 (66 SPACES)  | 19 VEGETATED BUFFER                         |
| 9 PARKING AREA - PHASE 2 (166 SPACES) | 20 PEDESTRIAN ACCESS                        |
| 10 RESTROOMS                          | 21 PEDESTRIAN ACCESS                        |
| 11 SOFTBALL FIELD                     |   |

Fig 3.7 Wolfersberger Park Concept #1



- |  |                                  |
|--|----------------------------------|
| KEY:                                       |                                  |
| 1 MAIN VEHICULAR ENTRY DRIVE               | 14 BOARDWALK OBSERVATION DECK    |
| 2 MAIN PARKING AREA (202 SPACES)           | 15 TRAIL (TYP)                   |
| 3 DROP-OFF LOOP                            | 16 VEGETATED BUFFER              |
| 4 INDOOR 50 METER POOL FACILITY            | 17 PEDESTRIAN & VEHICULAR ACCESS |
| 5 EMERGENCY ACCESS GATES                   | 18 PEDESTRIAN ACCESS             |
| 6 PEDESTRIAN/EMERGENCY ACCESS TO PAINTBALL |                                  |
| 7 EMERGENCY ACCESS                         |                                  |
| 8 PARKING AREA (94 SPACES)                 |                                  |
| 9 DROP-OFF LOOP                            |                                  |
| 10 COMMUNITY CENTER/RENTAL FACILITY        |                                  |
| 11 LAWN AREA                               |                                  |
| 12 MEADOW PLANTINGS                        |                                  |
| 13 EXISTING WETLANDS                       |                                  |

Fig 3.8 Wolfersberger Park Concept #2

pavilions, picnic grove, a footbridge and boardwalk lookout are all proposed for the northern site. Two vehicular access points to this area are proposed. The first being access from the parcel directly to the west and the second being access from the southern park site. One will require an easement.

The southern park site includes (4) tennis courts and (3) multipurpose fields that can serve (2 - 3) softball fields (to be relocated from Koons Park.) A dog park for both small and large dogs is shown to the western side of the site opposite Whisper Woods Lane. Two vehicular access points are shown, both from Wenrich Street. The first access is shown across from the Wenrich Street and Warren Avenue intersection (through a private parcel to the north, that will require a private easement.) The second is accessed directly from Wenrich Street near the southwestern corner of site. Three parking areas of 78 spaces, 79 spaces, and 48 spaces are provided as well as an entry plaza and new restroom pavilion. A tot lot and playground are also shown to the south of the existing wetlands. The plan preserves the existing wetlands in the center of the site with an expanded buffer and proposes a tree restoration area. The loop trail provides pedestrian linkage from the northern side of the park to the southern side of the park and also provides access to the boardwalk lookout at the wetlands.



- KEY:
- 1 PHASE 1 ENTRY DRIVE
  - 2 PHASE 2 ENTRY DRIVE
  - 3 PHASE 2 ENTRY DRIVE
  - 4 PARKING AREA (60 SPACES)
  - 5 SOCCER FIELD (3 SMALL)
  - 6 PARKING AREA (60 SPACES)
  - 7 SOCCER FIELD (3 MED)
  - 8 SOCCER FIELD (3 MED)
  - 9 PARKING AREA (250 SPACES)
  - 10 SOCCER FIELD (3 SMALL)
  - 11 PEDESTRIAN/EMERGENCY ACCESS TO PAINTBALL

**Fig 3.9** Wolfersberger Park Concept #3



Fig 3.10 Wolfersberger Park Preferred Plan South (See appendix for enlarged plans)



Fig 3.11 Wolfersberger Park Preferred Plan North (See appendix for enlarged plans)

## Master Plan

Descriptions of the materials and site amenities proposed in the master plan are detailed in the cost estimate found in the appendix.

### SITE MAINTENANCE

During the design development stages of the project, the selection of furnishings, materials, and plantings should focus on durability and low levels of required maintenance.

Park and trail maintenance should not be deferred. Deferring maintenance for short-term savings is a strategy with a poor chance of long-term success. Most funding agencies do not fund operational costs. If the park quality deteriorates and does not provide a high quality recreation experience, it will lose popular support.

### SAFETY AND CRIME DETERRENCE

Basic park rules such as closing the park from dusk till dawn; encouraging use by neighbors; and random police patrols is the best way to deter crime in parks. It is recommended that structures, courts, playgrounds, and other valuable recreation facilities be located to take advantage of clear public views into the site. Trail and site design should attempt to create or enhance clear definition of the public space.

To deter unwanted nighttime activity it is recommended that all structures be installed with motion sensor security lights. Motion sensor lights will also help to alert neighbors to unwanted night time activity. These lights are now available as solar powered units—eliminating the need and cost of obtaining electrical service connections. Surveillance video cameras are also used extensively by police departments.

Initially, while park use is low, there may be a greater occurrence of unwanted activity. Littering, vandalism and underage drinking are typical negative activities that occur at some parks. As runners, hikers and other users populate the park, they will become the eyes and ears of “authority” with cell phones. People who engage in negative activities do not wish to be seen performing

these activities in populated places and usually will go elsewhere.

Park users can also help the Township maintain and operate the trails. When there are problems, trail users can notify the Township about the issue. It is important that municipal office phone numbers and e-mail addresses be posted at the various park entrances, parking areas and trail connection access points as a part of park signage.

### EMERGENCY AND MAINTENANCE ACCESS

The perimeter loop trail should be designed to be accessible by police vehicles and ambulances to deal with inevitable emergencies. These perimeter trails can be built to a sufficient width (8 feet) and may be paved with an asphalt surfacing material to allow for maintenance and emergency vehicle access. Municipal maintenance vehicles, such as pickup trucks, will also access the trail for periodic inspections or maintenance. Bollards, gates and other vehicular controls can be designed to keep out private motor vehicles at trail access points.

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# CHAPTER 4:

## IMPLEMENTATION AND FUNDING STRATEGY

### Project Phasing

Improvements to Koons and Wolfersberger Parks will most likely occur in phases, based on available funding, with multiple options for project phasing. The timing and scope of the phases will not only be determined by the amount of future funding available, but also by the needs of local sports organizations. Phasing Plans for both parcels are included to suggest potential strategies for implementation of improvements over time.

Phasing for each park can occur independently or concurrently, based on the compatibility of uses proposed. One of the major benefits of the parks being located in close proximity is that activities can be shifted from one park to reduce impacts of construction on park uses. This Master Plan identifies several active recreational uses to be relocated from Koons Park to Wolfersberger Park. To minimize disturbances to the users of these facilities, it is recommended in the phasing plan that that these relocations be coordinated so that facilities removed from Koons Park will already be reconstructed at Wolfersberger Park. This phasing plan should be considered for the following reasons:

- The phasing plan minimizes the amount of park facilities taken off-line for construction at any one time;
- Existing facilities at Koons Park are heavily used by local sports organizations and contain many of the Township active recreation facilities. The existing fields cannot afford to be taken off-line without supplying alternate field locations;
- Public consensus indicated a desire to retain softball and tennis facilities. These uses are provided for by

plans that call for the relocation of two softball fields and four tennis courts to Wolfersberger park.

### Estimate of Probable Development Costs

A detailed estimate of probable development costs is based on the proposed improvements shown on the preferred plans for each park. Unit costs were established based on construction costs for similar projects and reflect prevailing wage rates that are required for public construction projects. A detailed cost estimate spreadsheet is included in the appendix of this report with a summary of the improvement costs, per phase, outlined in this section.

### Phased Capital Program

The phases described in this plan are intended as a guide to assist the Township to make decisions on moving forward over a 10-15 year period. It is suggested that the during the first three years, the Township apply for additional funding, complete surveying, construction documentation and obtain permit approvals for Wolfersberger Park. This strategy allows for the creation of new facilities at Wolfersberger before Koons facilities are taken offline for rehabilitation.



Fig. 4.1 Koons Park Phasing Map



Fig 4.2 Wolfersberger Park Phasing Map

## Koons Park / Wolfersberger Park

## General Development Phasing Plan

	<u>PHASE ONE</u> <u>YEAR 1-3</u>	<u>PHASE TWO</u> <u>YEAR 4-6</u>
<b>KOONS PARK</b>		
SITE IMPROVEMENTS / NEW FACILITIES	<ul style="list-style-type: none"> <li>• REBUILD LAPORTE STREET PARKING AREA &amp; NEW PARK ENTRY</li> <li>• BUILD (1) NEW TOT LOT PLAYGROUND</li> <li>• RELOCATE EXISTING PAVILION</li> <li>• RELOCATE THE FOOTBALL PRACTICE FIELD IN PLACE OF THE REMOVED TENNIS COURTS</li> <li>• BUILD THE FIRST STORMWATER MANAGEMENT AREA</li> <li>• BUILD THE NEW PARK ENTRY DROP OFF AREA.</li> </ul>	<ul style="list-style-type: none"> <li>• BUILD (1) NEW TEENER BASEBALL FIELD, WALKWAYS, AND ADJACENT PARKING AREA OFF OF RASPBERRY LANE.</li> <li>• BUILD (1) NEW PONY BASEBALL FIELD AND PARKING AREA OFF OF BALTHASER STREET.</li> <li>• BUILD BALTHASER STREET IMPROVEMENTS INCLUDING WALKWAYS, SPEED TABLES, AND CROSSWALKS</li> <li>• BUILD (2) NEW STORMWATER MANAGEMENT AREAS.</li> </ul>
FACILITIES TAKEN OFF-LINE	REMOVE (4) TENNIS COURTS	REMOVE (1) SOFTBALL FIELD, (1) PONY BASEBALL FIELD, (1) PRACTICE FIELD, AND (1) SALT STORAGE FACILITY
SUB-TOTAL KOONS \$4.46 M	\$750,000	\$1.6 M
<b>WOLFERSBERGER PARK</b>		
SITE IMPROVEMENTS / NEW FACILITIES	<ul style="list-style-type: none"> <li>• BUILD MAIN ENTRY DRIVE AND PORTION OF PARKING AREA.</li> <li>• BUILD DOG PARK AND ASSOCIATED WALKWAYS.</li> <li>• BUILD MAINTENANCE BUILDING AND SALT STORAGE FACILITY.</li> <li>• BUILD (3) CROSSINGS ON WENRICH STREET.</li> </ul>	<ul style="list-style-type: none"> <li>• FINISH CONSTRUCTION OF MAIN PARKING AREA.</li> <li>• BUILD PAVILION/ RESTROOMS.</li> <li>• BUILD (4) NEW TENNIS COURTS, (1) SOFTBALL FIELD, (1) SOCCER FIELD, AND SLEDDING HILL.</li> <li>• EXTEND ENTRY DRIVE TO THE NORTH PARK.</li> <li>• BUILD NORTHERN SITE PARKING AREA AND NEW PAINTBALL FACILITIES.</li> <li>• BEGIN TREE RESTORATION AREA.</li> </ul>
FACILITIES FORMALLY AT KOONS BROUGHT ON-LINE TO WOLFERSBERGER	BUILD (1) SALT STORAGE FACILITY	BUILD (4) TENNIS COURTS, AND (1) SOFTBALL FIELD
SUB-TOTAL WOLFERSBERGER \$9.8 M	\$3.6 M	\$3.2 M
<b>TOTAL KOONS+WOLFERSBER</b>	<b>\$4.4 M</b>	<b>\$4.8 M</b>

<p align="center"><b><u>PHASE THREE</u></b> <b><u>YEAR 7-10</u></b></p>	<p align="center"><b><u>PHASE FOUR</u></b> <b><u>YEAR 11-15</u></b></p>
<ul style="list-style-type: none"> <li>• BUILD CONCESSION STAND, SAND VOLLEYBALL COURTS, AND T-BALL FIELD.</li> <li>• RESURFACE BASKETBALL COURTS AND VOLLEYBALL COURTS.</li> <li>• REBUILD NEW PARKING AREA OFF KOONS PARK ROAD</li> <li>• BUILD A NEW PEDESTRIAN BOULEVARD WITH CENTRAL BAND STAND AND ZERO DEPTH FOUNTAIN.</li> <li>• BUILD NEW STORMWATER MANAGEMENT AREAS AT THE SOUTHERN END OF THE SITE.</li> </ul>	<ul style="list-style-type: none"> <li>• REGRADE THE AREA TO ALLOW FOR (1) NEW FOOTBALL AND (2) NEW PRACTICE FIELDS.</li> <li>• ADD FENCING AND LIGHTS TO THE PRACTICE FIELDS.</li> <li>• BUILD WALKWAY AROUND THE FIELDS.</li> </ul>
<p align="center">REMOVE (1) SOFTBALL/BASEBALL FIELD, (1) PRACTICE FIELD, AND (2) T-BALL FIELDS</p>	<p align="center">REMOVE (1) SOFTBALL FIELD</p>
<p align="center"><b>\$1.3 M</b></p>	<p align="center"><b>\$680,000</b></p>
<ul style="list-style-type: none"> <li>• BUILD MAJORITY OF THE SOUTHERN PORTION OF THE PROPERTY INCLUDING (2) PARKING AREAS, BOULDER PLAZA, PAVILION/RESTROOMS, PLAYGROUND, AND COMMUNITY GARDENS.</li> <li>• BUILD WETLAND BOARDWALK AND LOOP TRAIL CONNECTING NORTH AND SOUTHERN AREAS OF THE PARK.</li> <li>• BUILD SMALL PARKING AREA AT NORTHERN SITE WITH RESTROOMS, FOOTBRIDGE, BOARDWALK LOOKOUT, AND PICNIC GROVE.</li> <li>• BUILD (2) NEW STORMWATER MANAGEMENT AREAS</li> <li>• BUILD (1) MULTI-PURPOSE FIELD</li> </ul>	<ul style="list-style-type: none"> <li>• BUILD MULTI-PURPOSE FIELD AT SOUTHERN SITE ALONG WITH AN ASSOCIATED STORMWATER MANAGEMENT AREA.</li> <li>• COMPLETE PAINTBALL WOODLAND FIELD AT THE NORTHERN SITE.</li> </ul>
<p align="center">NONE.</p>	<p align="center">BUILD (1) MULTI-PURPOSE FIELD</p>
<p align="center"><b>\$2.3M</b></p>	<p align="center"><b>\$550,000</b></p>
<p align="center"><b>\$3.6 M</b></p>	<p align="center"><b>\$1.2 M</b></p>

## Regulatory Requirements

A number of permit requirements will apply to the projects and must be addressed during design and project development.

### NPDES EROSION AND SEDIMENTATION CONTROL

Construction projects that involve the disturbance of more than one acre of earth will require an NPDES Stormwater Permit for construction activities. As part of the NPDES permitting process, the proposed stormwater management areas will be reviewed to determine that the 2-year storm event is infiltrated into the ground. In some cases, local conservation districts will waive NPDES requirements for trail projects that disturb slightly more than 1 acre of land. All project phases must comply with the stipulations of PA Code Chapter 102, Erosion and Sediment Control are reviewed and approved by the local Conservation District before any earthmoving project begins. Conservation districts usually wish to review the entire development plan, even if it will be constructed in phases.

### LAND DEVELOPMENT

Park and trail design is usually not specifically addressed in municipal ordinances. The Township will have to decide which, if any, provisions from local requirements will be applied to this project.

## Potential Funding Sources

### PA DCNR COMMUNITY CONSERVATION PARTNERSHIP PROGRAM

The PA DCNR Community Conservation Partnership Program (C2P2) provides funding for communities and nonprofit organizations to acquire, plan and implement open space, conservation and recreation resources, including trails. DCNR accepts grant applications annually—with deadlines usually in April. Projects will receive additional consideration for using “green” technology or practices. The next C2P2 application deadline will be in April 2014. DCNR funds can be used for discrete projects or as a match to most federal funds

for trails. DCNR requires a 50–50 match (cash or in kind services) to its grant awards.

More information on this program can be found at the DCNR website: <http://www.dcnr.state.pa.us/brc/grants/indexgrantsinstruct.aspx>

### PA DEP GROWING GREENER II

The Growing Greener Program is an environmental grant program established under the Environmental Stewardship and Watershed Protection Act. Funds are distributed among four state agencies: the Department of Agriculture to administer farmland preservation projects; the Department of Conservation and Natural Resources for state park renovations and improvements; the Pennsylvania Infrastructure Investment Authority for water and sewer system upgrades; and the Department of Environmental Protection for watershed restoration and protection, abandoned mine reclamation; and abandoned oil and gas well plugging projects.

Grants are available to a variety of eligible applicants, including counties, municipalities, county conservation districts, watershed organizations, and other organizations involved in the restoration and protection of Pennsylvania’s environment. These grants will support local projects to clean up “non-point” sources of pollution throughout Pennsylvania. Application guidance packages outlining project type ranking are available late June on the DEP website. Applications for this grant should be submitted before August 16.

Growing Greener projects applicable to Koons Park and Wolfersbeger Park might include DEP-funded local watershed protection and restoration projects, such as riparian buffer planting and stream bank restoration. It may also be possible to coordinate Growing Greener grants with other grants for trail construction.

More information on this program can be found at the PA DEP website: <http://www.depweb.state.pa.us/growinggreener/site/default.asp>

## **DCED GREENWAYS, TRAILS AND RECREATION PROGRAM (GTRP)**

The Department of Community and Economic Development (DCED) Greenways, Trails and Recreation Program (GTRP) is a new program that helps fund for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects.

This agency has an open application period throughout the year, but applications should be submitted as early as possible in the fiscal year before July 21. Most projects require a 50% local match of total project cost.

More information on this program can be found at the DCED website: <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/greenways-trails-and-recreation-program-gtrp>

## **PENNVEST**

Pennvest oversees the administration and finance of the Clean Water State Revolving Fund (CWSRF) and the Drinking Water State Revolving Fund (DWSRF) for the state of Pennsylvania. The CWSRF program provides funding to projects throughout Pennsylvania for the construction and maintenance of wastewater treatment facilities, storm water management projects, nonpoint source pollution controls, and watershed and estuary management. The program offers low interest loans with flexible terms to assist a variety of borrowers that include local governments, municipalities, and privately owned entities and to establish partnerships to leverage other funding sources. Stormwater remediation might be an eligible project for Koons Park.

Additional information is available at: [http://www.portal.state.pa.us/portal/server.pt/community/funding\\_programs/9322](http://www.portal.state.pa.us/portal/server.pt/community/funding_programs/9322)

## **THE RECREATIONAL TRAILS PROGRAM (RTP)**

The Recreational Trails Program (RTP) provides federal funds under the Moving Ahead for Progress in the 21st

Century Act (MAP-21). MAP-21 is the successor to the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU).

Funds are allocated to the states to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses. The RTP is an assistance program of the FHWA funded by the federal fuel tax. In Pennsylvania, the RTP is administered by the PA DNCR Bureau of Recreation and Conservation in consultation with the Pennsylvania Recreational Trails Advisory Board, which is composed of both motorized and non-motorized recreational trail users.

Match requirements for Pennsylvania Recreational Trails Program Grants are 80% grant money, up to a maximum of \$100,000, and 20% project applicant money. "Soft match" (credit for donations of funds, materials, services, or new right-of-way) is permitted from any project sponsor, whether a private organization or public agency.

Eligible applicants include federal and state agencies, local governments and private organizations. Funding may be used for the development of urban trail linkages near homes and work-places; maintenance of existing recreational trails; development of trail-side and trail-head facilities; provision of features that facilitate the access and use of trails by persons with disabilities; acquisition of easements for trails, or for trail corridors identified in a state trail plan; acquisition of fee simple title to property from a willing seller; and construction of new trails on state, county, municipal, or private lands. For more information: <http://www.fhwa.dot.gov/environment/rectrails/>

## **THE TRANSPORTATION ALTERNATIVES PROGRAM (TAP)**

The Transportation Alternatives Program (TAP) provides federal funds under the Moving Ahead for Progress in the 21st Century Act (MAP-21). MAP-21 is the successor to the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU).

In Pennsylvania, the Department of Transportation (PennDOT) administers several MAP-21 bicycle and pedestrian related programs, including TAP funds. Typically, a non-federal match is required to be 20% of the grant award. A strategy preferred by PennDOT is to require the local partner to prepare construction documents and obtain necessary environmental clearances, property control documents and utility relocations plans as the local match for these “pre-construction” tasks - so that the project is ready for construction using the TAP funding. The costs to prepare these documents can be the non-federal match to the MAP-21 funds, and does not necessarily need to be exactly 20% if all needed documentation can be completed for less. For more information: <http://www.fhwa.dot.gov/map21/summaryinfo.cfm>

### **ENVIRONMENTAL EDUCATION**

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

The US Environmental Protection Agency is another potential source of funding for environmental education programs. The US EPA awards grants of \$50,000 or less through its regional offices, and grants up to \$100,000 through its Washington, DC headquarters.

### **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.

### **LOWER PAXTON TOWNSHIP**

Some grant programs allow “in-kind” services to count as a local match. It is suggested that the Township keep a record of municipal staff and/or volunteer time spent on Koons Park and Wolfersberger Park. Occasionally, grantors may allow time spent to date to count as part of the in-kind match for funds. This record will also demonstrate a continuing commitment by the municipality to the successful implementation of the master plan. The Township may in some cases choose to invest municipal funds in specific aspects of the park development to “leverage” funding from other partners.

Grant programs that require matching funds present an opportunity for the Township to engage in targeted fundraising efforts and to partner with other organizations.

### **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 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 soliciting foundation funds.

### **SCHOOLS AND LOCAL SPORTS ORGANIZATIONS**

Local schools and sports organizations may also be of assistance in several ways. These groups might get involved with clubs, fundraising events, and park cleanup days. The school faculty might incorporate the parks 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. Likewise, local sports organizations would be expected to continue to provide maintenance, resurfacing or other in-kind services related to the upkeep of the sports fields.

## Design Considerations

### ACCESSIBILITY

Proposed trails and other facilities should be designed in compliance with the ADA accessibility guidelines for outdoor recreation areas where applicable. These guidelines may be found at the following website: <http://www.access-board.gov/outdoor/>

#### Reference Sources:

*Guide For Development of Bicycle Facilities*, American Association of State Highway and Transportation Officials (AASHTO), 1999;

Trails for the Twenty-First Century: Planning, Design, and Management Manual for Multi-Use Trails, Rails to Trails Conservancy (RTC), 1993.

Statewide Bicycle & Pedestrian Master Plan, Bicycling & Walking in Pennsylvania - A Contract for the 21<sup>st</sup> Century: Bicycle Guidelines, Commonwealth of Pennsylvania Department of Transportation.

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<b>Appendix .....</b>	<b>51</b>
Koons Park Probable Cost of Development.....	53
Wolfersberger Park Probable Cost of Development.....	59
Enlarged 11x17 Plans .....	64
Located on CD on Back Cover	
Koons Memorial Park Pool Feasibility Study .....	70
Traffic Engineer: Memorandum.....	93
Traffic Calming Measures & Design Guidelines .....	95
Koons Park Pennsylvania Natural Diversity Inventory Report .....	136
Wolfersberger Park Pennsylvania Natural Diversity Inventory Report .....	139
Civil Engineer: Preliminary Stormwater Volume Mitigation Analysis .....	142
Civil Engineer: Koons Park—Anticipated Permitting Requirements.....	146
Civil Engineer: Notes from Dauphin County Conservation District Phone Call .....	147
Meeting Minutes.....	148
Key Person Interviews .....	174
Public Survey .....	182