

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

RESOLUTION NO. 12-08

RESOLUTION ADOPTING A RECREATION AND PARK PLAN FOR LOWER
PAXTON TOWNSHIP

WHEREAS, Article V of the Pennsylvania Municipalities Planning Code (the "MPC") sets forth requirements for municipalities to adopt subdivision and land development regulations; and

WHEREAS, Section 503 (11) of the MPC provides that subdivision and land development regulations may provide for the public dedication of land suitable for use for the construction of recreational facilities, or the payment of fees in lieu thereof; and

WHEREAS, Section 503 (11) (iv) of the MPC requires that, in support of the subdivision and land development requirement for the public dedication of land suitable for use for the construction of recreational facilities, or the payment of fees in lieu thereof, municipalities shall formally adopt a recreation plan; and

WHEREAS, the Lower Paxton Township Parks and Recreation Department has prepared the Lower Paxton Township Recreation and Park Plan, effective February 2012; and


WHEREAS, the Lower Paxton Township Parks and Recreation Board has reviewed the Lower Paxton Township Recreation and Park Plan, effective February 2012, and recommended its approval to the Board of Supervisors.

NOW THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED by the Board of Supervisors of Lower Paxton Township that the Lower Paxton Township Recreation and Park Plan, effective February 2012, is hereby adopted as the official recreation plan for Lower Paxton Township.

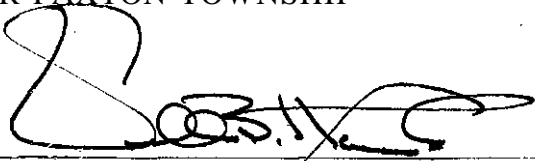
DULY ADOPTED as Resolution 12-08, this 7th day of February 2012.

ATTEST:

BOARD OF SUPERVISORS
LOWER PAXTON TOWNSHIP



Gary A. Crisman, Secretary

By: 

William B. Hawk, Chairman

Recreation and Parks Plan

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- Section 1 - Planning for Parks and Recreation

Introduction to LPT Parks and Recreation

As the second largest municipality by population and as a desired location for community and economic development, Lower Paxton Township (LPT) is a leader among local governments in the Harrisburg region. The Township came into being as a separate and distinct municipality in 1767 and is now a dynamic community with a 2010 population of 47,360 living within a 28 square mile area. This large population ranks 19th among the more than 2,600 municipalities in the Commonwealth of Pennsylvania.

Lower Paxton Township is a political subdivision organized in accordance with the Pennsylvania Second Class Code. The administrative and legislative functions of the Township are the responsibility of a board composed of five elected supervisors. On behalf of the citizens of our community, the Board of Supervisors provides services in accordance with annual operating and capital budgets approaching \$50 million. These budgets fund police protection, highway construction and maintenance, park and recreation facilities, recreational programs, codes enforcement, planning and zoning, fire protection, sanitary sewer facilities and services, and other related activities.

The Township's Parks and Recreation Department is responsible for the development, operation, and use of 285 acres of parkland (active and passive), the Friendship Center, and a wide variety of recreation programs and special events offered year-round. The Parks and Recreation Department is organized under a Director, who obtains advice and assistance from four volunteer bodies appointed by the Board of Supervisors: the Parks and Recreation Board, the Friendship Center Operating Board, the Arts Advisory Council, and the Greenway Committee. Recreation programming and daily Friendship Center operations are supervised by a Recreation Manager, Facility and Program Managers, and a Sports and Marketing Manager, with support from over 400 full and part-time personnel.

Benefits of Parks and Recreation

Parks and recreational opportunities fill a vital role within every healthy community, presenting citizens with numerous socioeconomic and environmental benefits. Working in conjunction with other local government services, parks and recreation facilities are vital components of a well-balanced community, providing a means for residents to interact socially, become physically fit, reduce stress, and improve their overall quality of life.

Parkland, as preserved green space, provides an opportunity for human interaction with nature. These green spaces offer environmental benefits, such as storm water management, erosion and sedimentation control, buffering between built and natural environments, and viable wildlife habitats within an urban setting. When housing is located near parks and recreation facilities,

property values rise, while crime and vandalism are reduced. Businesses frequently locate in areas that offer a high quality of life to their customers and employees.

Parks include small neighborhood and pocket parks, trails, greenways, large planned urban and regional parks, and forested areas within and surrounding neighborhoods. Recreation facilities include playgrounds, athletic fields, court facilities, etc.

Parks and recreation facilities provide people with formal and informal gathering places to be physically active, socialize, relax, build community, and connect with the natural world. They make urban areas more inviting for living, working, and relaxing.

Goal of the Recreation and Park Plan

The primary goal of the LPT Recreation and Park Plan is to create guidelines and provide direction for recreation programming and park facility development for the next ten years (2012 to 2022). To achieve this goal, the following items must be undertaken:

- ✓ Determine if current park facilities and recreation programming opportunities meet the needs and demands of all residents;
- ✓ Identify appropriate locations for new park facilities, based upon municipal land use patterns and future population growth;
- ✓ Include recommendations from the LPT Comprehensive Plan and Greenway Plan; and
- ✓ Integrate natural, cultural, and historical resources within the plan.

In order to fulfill the goal of this Recreation and Park Plan, the current and future recreational needs of the community have been analyzed. This analysis was then used as a guide to develop recommended improvements to and expansion of park facilities, recreational programming, and administrative services necessary to meet park and recreation needs. The resulting recommendations are expected to address all aspects of the recreation and park services offered by the Township, including: administration, personnel, operating policies, recreation programming, park facilities, system funding, facility maintenance, and development of new facilities.

National Recreation and Park Association (NRPA) standards have also been reviewed and compared to the results of the above referenced analysis of current and future recreational needs.

However, this Plan is not intended to present a comprehensive study of parks and recreation in Lower Paxton Township, as has already been undertaken through the LPT Comprehensive Plan and Greenway Plan. These two planning efforts have included public participation in the form of a community survey, key person interviews, and focus groups to directly assess community needs and desires. Moreover, the LPT Comprehensive Plan has inventoried parks and recreation facilities, analyzed such facilities in terms of land use, and made recommendations for such facilities based upon overall community development.

For the purposes of this Plan, the needs and desires of the community, as set forth in the LPT Comprehensive Plan and Greenway Plan have been used by the Parks and Recreation Board, the Planning Commission, and the Board of Supervisors as the basis for Township parks and recreational facilities.

Township Planning

Lower Paxton Township (LPT) has conducted park and recreational planning through the comprehensive plan process every ten years, on average. The Township has recently recognized the need to more thoroughly address the future need for and development of parks and recreational facilities, including park land and facilities; recreation program demands and offerings; mandatory dedication of land for recreation by residential developers; and the finance, personnel, and administrative issues associated with parks and recreation. Responding to each of these concerns involves analysis of existing conditions, comparisons with other municipalities, informed conclusions, and development of recommendations. Action on such a planning effort involves the Parks and Recreation Board, the Planning Commission, and ultimately, the Board of Supervisors.

According to the most recent LPT Comprehensive Plan, there are many land use concerns to be addressed as the Township experiences continued growth.

“At the start of the 21st century, development continues to expand the suburban areas of Lower Paxton Township. Residential developments are gradually filling undeveloped sites near major transportation routes. While commercial sites frequently change ownership, the business sector continues to grow. The community continues to draw new residents and businesses and seeks to provide a high quality of life and services. In the context of this change, the Township faces a number of issues: environmental protection, growth management, historic preservation, protection of existing neighborhoods, traffic impacts, continued commercial development pressure, park development, and bicycle, pedestrian, and greenway opportunities.”

Both the LPT Comprehensive Plan and Greenway Plan are incorporated herein by reference as municipal planning documents that have been used as the basis for this Recreation and Park Plan.

Township Demographics

Lower Paxton Township is a suburban community to the capital city of Harrisburg, Pennsylvania. It is a growing community that is becoming more diverse and 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 build-out over the next twenty years. According to Comprehensive Plan projections, the 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.

Age cohorts are an indicator of a population’s need for and demand on specific types of municipal facilities and services. The largest population segment residing within Lower Paxton Township includes persons whose age is between 45 and 64. This cohort is the baby boom

group that is working its way through the lifecycle process and is now entering what is often referred to as the “young-old” group. Children (0-19 years) comprise almost 25% of Township population. Young adults (age 20-44 years old) also constitute a large segment of the Township’s population, but this cohort is in decline as a percentage of the overall population. Senior citizens (age 65 and above) comprise the smallest population segment, but are also the most rapidly growing age group residing within the Township.

These population statistics allow for the formation of certain assumptions pertinent to this Recreation and Park Plan.

- A growing population, no matter the age cohorts involved, increases the demand for parks and recreation facilities.
- Active parks and recreational facilities, as opposed to passive, are in the greatest demand to serve large children and active adult populations.
- Children and young adults, being significant portions of the Township’s population place significant demand athletic field activities and, as such, place a significant demand on land acquisition as for such facilities.
- An aging population will, in the future, increase the demand for passive parks recreational opportunities.

Public Opinion

During the process that produced the most recent LPT Comprehensive Plan, a series of community meetings were conducted that allowed for input from participants. The resulting opinions from these meetings clearly indicated that parks and recreational facilities are the “single most liked feature of the Township.” Through the Comprehensive Plan’s public participation process, a number of trends and issues were noted:

- Parks and recreational facilities and programs were listed by meeting participants as the single most-liked features of Lower Paxton Township. The Friendship Center was specifically noted, indicating the community’s appreciation for this particular facility. While there were negative responses regarding park maintenance and equipment, the parks and recreation services in the Township are perceived as a community asset.
- Lower Paxton Township does not have a parks, recreation, and open space plan.
- Lower Paxton Township lacks pedestrian trails and bike pathways.
- Lower Paxton Township’s zoning and subdivision and land development ordinances provide guidance for development of parks and recreation areas.

- Currently, the Township owns 285 acres of developed park and recreational lands. An additional 93 acres will be added to this inventory with the future acquisition of the Wolfersberger Tract, which is under a multi-year sales agreement.
- The Friendship Community Center offers recreational and leisure programs for seniors in the Township. With an aging population, additional recreation facilities and programs directed toward seniors may be needed.
- Transit services are not readily available to the park and recreation facilities located within the Township.

Comprehensive Plan Land Use Goals and Objectives

A number of land use goals and objectives were stated within the Comprehensive Plan relating to parks, people, recreational activities, conservation, and natural resource protection, including the following which have been restated for purposes of this Recreation and Park Plan:

- Strategically manage development using growth management tools in concert with an understanding of desirable local growth by encouraging innovative, open space and conservation-oriented development.
- Promote and enhance community character by supporting the development of new villages as Traditional Neighborhood Developments, and by preserving and promoting open space throughout developed areas.
- Assure that pedestrians, bicyclists and transit riders can safely move throughout the Township by providing safe routes for pedestrians and cyclists.
- Enhance existing recreational areas and develop new recreational areas, such as Wolfersberger Park, and regional parks in the northwest and southeast portions of the Township.
- Protect natural resources from adverse development impacts by protecting streams with riparian buffers, by preserving woodland vegetation, and by promoting private efforts toward resource protection and conservation.
- Work cooperatively with local and regional partners to improve environmental health.
- Interconnect the Township community with bicycle/pedestrian connections by developing a Township-wide greenway network.

The Greenway Plan

The Township's Greenway Plan addresses public demand for bicycle and pedestrian pathways connecting destinations throughout the community. This demand was first made known through the Comprehensive Plan process and was underscored with significant public input during the Greenway Plan process. It is clear the public is in need of greenways, in addition to sports facilities. Through the balanced development of greenways and traditional parks, the recreational needs of the entire community can be addressed. The executive summary of the Greenway Plan is an appendix to the Recreation and Park Plan.

Historical Precedent for Park Planning

The Parks and Recreation Board has been intimately involved with park planning for many years. This planning has included multiple public meetings with community stakeholders, including: neighbors, interested sports organizations, other interested groups (example: dog owners), developers, and the general public. These meetings typically bring out a large number of individuals who have a particular interest in establishing a certain type of facility within a municipal park. This process has been successful in the past, soliciting input from the entire community before design documents are prepared. Through this process, all interested parties have an opportunity to be heard and their requests considered. This process is recommended to be continued in the future.

Environmental Concerns

In addition to providing sports facilities and pathways, there is a community concern for preserving the environmental features of Lower Paxton Township. The Comprehensive Plan noted that few farms remain, and although many stream corridors and forested areas exist within the community, "acknowledgement, conservation, and/or preservation of these and other distinguishing features have not been a priority to date". This may be changing as the Comprehensive Plan, the Greenway Plan, and this Recreation and Park Plan are implemented.

It is noted that agricultural preservation tools have been applied in the Township through the creation of an Agricultural Security Area comprising 306 acres in the Linglestown area.

- Section 2 -
Need for Parks and Recreation Development

Park Categories and Complexes

The Lower Paxton Township park system is primarily composed of two levels of developed municipal parks – neighborhood parks and community parks. Neighborhood parks generally serve an individual residential neighborhood or group of neighborhoods. These parks are small in acreage, possess limited recreational facilities, and are designed to address citizen usage via foot-traffic and bicycle. Community parks have been designed to serve all of Lower Paxton Township. These parks possess significant acreage and recreational facilities. They are designed to accommodate citizen usage via automobile. Typically, sports organizations gravitate to community parks for competitive use of athletic fields and courts.

The Greenway Plan proposes new priorities for future construction of parks and recreational facilities. Greenways are linear parks connecting population and business centers for access by pedestrians and cyclists. As noted in the comparison of neighboring townships, Lower Paxton Township possesses significantly fewer miles of greenways the average of its neighbors. The future development of both traditional and linear parks must be balanced with the goals and objectives stated in the Comprehensive Plan.

Sports complexes in a municipal park system usually results from overwhelming demand from a specific segment of society interested in a single activity. Small sports complexes already exist within the Township’s park system. These include Koons Park’s four baseball and three softball fields; Brightbill Park’s four baseball fields; Ranger Fields in George Park with 6 - 8 soccer fields; Kohl/Lingle Parks’ four softball fields or four soccer fields – depending upon the season; and Paxtonia Elementary School’s three baseball and three softball fields. Each of these small complexes were developed or acquired at a given time to respond to a demonstrated need of a community group.

Current Inventory of Acreage and Usability

Lower Paxton Township currently owns 285 acres of park land. Of these properties, 84 acres are characterized by ravines and steep slopes, which have little to offer for active recreational purposes. Subtracting ravines and steep slopes, 201 acres of land remain for parks and recreational facilities. There are 157 acres of community park lands divided among five properties. Eight neighborhood parks combine to provide 30 acres of space. The township also leases 14 acres of land from the Central Dauphin School District. The following provides a complete listing of Township park land.

Community Parks (10 acres or larger)

- | | |
|---------------|----------|
| 1. Brightbill | 41 acres |
| 2. Koons | 33 |
| 3. Kohl | 17 |
| 4. Lingle | 20 |

5. George/Ranger	46	
	<u>157</u>	total community park acreage

Neighborhood Parks (smaller than 10 acres)

1. Centennial Acres	4 acres	
2. Forest Hills	5	
3. Hocker	2	
4. Hodges Heights	2	
5. Hurley Fields	5	
6. Kings Crossing	5	
7. Lamplight	5	
8. Meadowbrook	<u>2</u>	
	30	total neighborhood park acreage

Ravines and Steep Slopes

1. Buchanan Tract	40 acres	
2. Club Estates	2	
3. Forest Hills	25	
4. Hocker	10	
6. Leisure Tract	5	
7. Rockford Heights	<u>2</u>	
	84	total ravine and steep slope acreage

Leased Property

1. Paxtonia Elementary	10 acres	
2. C.D. East Jr. High	<u>4</u>	
	14	total leased acreage

Future Development

1. Wolfersberger	93 acres	
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Park Acreage owned	271
Park Acreage leased	<u>14</u>
Current acreage	285
Acreage under sales agreement (Wolfersberger)	<u>93</u>
Total acres	378

Active Use of Park Facilities

The Lower Paxton Township parks system is heavily used by youth and adult sports organizations. In 2010, thirty-two (32) sports organizations reserved over 8,200 dates and 42,600 hours at athletic fields and courts in the system. It is estimated that these sports organizations represent over 5,000 individuals participating in active recreational activities. Also in 2010, the Parks and Recreation Department provided recreational 810 programs, activities, and events to 17,143 participants utilizing municipal park facilities

Sports Facility Demand

It has been the experience of the Township Parks and Recreation Board that the park system is under stress to provide the space necessary for use from all interested parties, while keeping the parks in acceptable condition for such activities. This is made most clear from an analysis of current sports organization users. With thirty-two (32) youth and adult sports organizations reserving the amount of time as stated in the section above, it is clear the parks are heavily used. Frequently, facility requests from organizations are in conflict, as groups grow and request more field time. These conflicts are usually mediated by splitting dates between the organizations involved.

There are sports organizations regularly requesting dates that must be denied because of prior requests by other organizations. New sports organizations have been established over the past ten years, such as lacrosse, ultimate frisbee, and cricket, which are now in competition with traditional youth and adult field activities. Each of these organizations claim participation numbers in the hundreds. Other groups are expected to place demands on park facilities in the future, such as skateboarders, BMX bicycle riders, sand volleyball players, dog owners, walkers/joggers, handballers, bicyclists, and other youth, adult, and senior athletic groups.

Comparison to Local Municipalities

A survey was conducted of four municipalities within south-central Pennsylvania with characteristics similar to Lower Paxton Township, such as large populations, suburban townships, having full-time parks and recreation departments. These townships include: Hampden, Susquehanna, Swatara, and Derry. The specific survey questions and responses are included as appendices to this Plan.

Each of the surveyed municipalities responded to questions regarding population, park acreage, recreational facilities, sports organizations, programming, maintenance staff, and mandatory dedication of land for recreation in new residential developments. For purposes of this Plan, only questions and responses regarding park ownership and operation have been addressed.

Active Park Acreage Comparison:

Each of the surveyed municipalities has between 21,000 and 30,000 residents, large by comparison to other Pennsylvania municipalities, but roughly half that of Lower Paxton

Township. It could reasonably be assumed that, given the general similarity and comparability of these municipalities, they, on average, would possess approximately half the active park acreage and recreational facilities offered by Lower Paxton. However, the survey responses indicate that the park acreage of each municipality varies widely. For example, Swatara and Susquehanna Townships have 48 and 60 acres, respectively, of active park land, while Derry and Hampden Townships have 198 and 235 acres respectively. In comparison, Lower Paxton Township has 201 acres of active parkland.

Note: Active park land is defined as property that is developed and used for sports, play, socialization, hiking and other recreational purposes. Passive parkland is undeveloped land preserved in its natural state with no recreational facilities of any kind.

<u>Municipality</u>	<u>2010 Population</u>	<u>Park Acreage</u>	<u>Acreage/Person</u>
<i>Lower Paxton</i>	<i>47,360</i>	<i>201</i>	<i>.00424</i>
Swatara	23,362	48	.00205
Susquehanna	22,043	60	.00272
Derry	21,273	198	.00931
<u>Hampden</u>	<u>28,044</u>	<u>235</u>	<u>.00838</u>
<i>Average:</i>	<i>23,681</i>	<i>135.3</i>	<i>.00562</i>

The above park acreage comparison demonstrates that Lower Paxton Township does not have sufficient active park acreage in comparison to the municipal average of the surveyed municipalities, when adjusted for population. This does not take into account that Swatara and Susquehanna Township residents often rely on the LPT and City of Harrisburg parks systems for recreational use opportunities.

The LPT Parks and Recreation Board believes a more accurate comparison of active park land is made with a comparison of LPT to Derry and Hampden Townships. Such a comparison indicates a need for significantly more LPT acreage, with these two municipalities possessing roughly .009 acres of active parkland per person compared to .00424 for LPT.

Recreational Facility Comparison:

In response to questions about sports facilities within their parks systems, survey responses also varied widely. When averaged and compared to Lower Paxton Township facilities, survey results indicate that LPT has more than double the baseball and softball fields, double the number of football fields and the same number of soccer fields. It should be noted that LPT maintains significantly more multipurpose fields than the other municipalities. These fields are typically used for both baseball/softball and soccer.

A comparison of athletic courts indicates that Lower Paxton Township has almost triple the number of volleyball courts as the average of the surveyed municipalities, 50% more basketball courts, and more than double the number of tennis courts.

In other facility categories, Lower Paxton Township has slightly more than the average number of pavilions and playgrounds, only one other township had an arts facility, and LPT has only one mile of hiking trails, while the average of the surveyed municipalities was 6.5 miles.

The municipal comparison of park facilities also demonstrates that while Lower Paxton Township apparently has an adequate number of baseball, softball, and football fields, compared to its municipal neighbors, it does not have an adequate number of soccer fields during the spring season. The Township has an adequate number of volleyball and tennis courts, while having a shortage of basketball courts. The Township needs to add more pavilions, playgrounds, and hiking trails. With the rising interest in alternative sports such as lacrosse and cricket, other facilities will be needed to provide service to participants in these activities.

The survey of municipalities also requested statistics concerning the number of sports organizations and estimated participants using recreational facilities. For the survey group, the average number of organizations using park property was 11.4 compared to 32 in Lower Paxton Township. This indicates the Lower Paxton Township park system is heavily used.

Comparison to National Standards

In years past, the National Recreation and Park Association (NRPA) used a common standard of between 6.25 and 20.5 acres per 1,000 residents to provide guidance regarding adequate acreage of park land needed to fulfill the needs of a community. With a population of 47,360 Lower Paxton Township would need 296 to 971 acres of park land to meet this NRPA standard. In comparison, the Township has 201 acres of active parkland, nearly 30% less than the minimum acreage recommended by the NRPA.

The NRPA has since recognized the need for each municipality to judge its needs based upon its current use, demand, economic conditions, trends, community values, historical precedent, and a projection of future usage patterns, and as such, no longer maintains the above referenced per acre standard. However, it is widely understood that the Lower Paxton Township parks system is heavily used and under stress to deliver an adequate level of service to the community.

Need for Parks and Recreation Development - Conclusions

1. The Lower Paxton Township parks system is used at a very high level by the general public and dozens of sports organizations representing thousands of participants.
2. Lower Paxton Township has less active park acreage per resident than the average of its comparable municipal neighbors, Swatara, Susquehanna, Hampden, and Derry Townships.
3. Lower Paxton Township's current park acreage does not fulfill past National Recreation and Park Association standards for acreage per person.

4. Lower Paxton Township has a much higher number and variety of sports organizations using its park system than any of the other municipalities, even when analyzed on a per person basis.
5. In comparison to the populations of the surveyed municipalities, Lower Paxton Township has a comparable number of recreational facilities, such as: baseball, softball, multi-purpose, and football fields; tennis and volleyball courts. However, the Township possesses an insufficient number of basketball courts, pavilions, playgrounds, hiking trails, soccer fields (during the spring season), and facilities for new alternative sports.
6. The Lower Paxton Township Comprehensive Plan recognizes a need for park development at the George Park (now complete) and Wolfersberger Park sites, and regional parks to be established in the northwest and southeast portions of the Township.
7. The Lower Paxton Township Comprehensive Plan noted the need for linear parks (greenways) throughout the Township. This need has been further described and analyzed in the Lower Paxton Township Greenway Plan.
8. Opportunities for acquiring park land in Lower Paxton Township are limited because of existing development, current ownership of significant land holdings by developers, and the time frame until the Township reaches build-out status.
9. Sports complexes enhance the ability of sports organizations to conduct operations, allowing these organizations to operate from one, instead of multiple, locations. Lower Paxton Township has developed several sports complexes within its park facilities.

**- Section 3 -
Acquisition and Development
of Parks and Recreational Facilities**

Acquisition of Parkland Through Donation

Lower Paxton Township welcomes donations of land, facilities, and funds in support of its parks and recreational facilities. This has been demonstrated through the donation of 26 acres along Nyes Road by AMP, Inc., which the Township developed into Thomas B. George, Jr. Park (George Park).

In addition, the Township works actively with community groups to conduct public fundraising for the purpose of providing recreational facilities, such as the Friendship Center, as well as the George Park facilities of Possibility Place Playground and a proposed skatepark.

Purchasing/Leasing Parkland

Since 2000, the Township has purchased, or will soon purchase, the following properties with the intent of development as parks with recreational facilities:

- 11 acres from Tyco, Inc. for George Park.
- 9 acres from Lower Paxton Soccer Association for Ranger Fields.
- 93 acres from Jim Spangler, locally referred to as the Wolfersberger Tract.

Currently, the Township leases property from the Central Dauphin School District for use as parkland with recreational facilities:

- The Central Dauphin East Middle School Football Field (4 acres).
- The ballfields at the Paxtonia Elementary School (10 acres).

In the future, additional leasing opportunities may be investigated, although such arrangements are usually short-term in nature and are therefore considered temporary facilities.

Mandatory Dedication of Land and Recreational Facilities

The usage of park facilities in Lower Paxton Township, described above, indicates the intense, on-going need for additional property for parks and recreational facilities. As residential developments continue to be constructed in the Township, a growing population will add to the existing demand for public recreation opportunities. The following is noted from the recent National Recreation and Park Association (NRPA) publication; Park, Recreation, Open Space and Greenway Guidelines:

“From an acquisition perspective, park system planning is limited by the opportunity to acquire the land before it is used for other purposes. Once the community is developed, acquiring land for park, recreation, open space, and pathway purposes is difficult and expensive. Given this, setting aside adequate land for [a] comprehensive system is perhaps the most difficult part of the planning effort. But it is also the most important element of building flexibility into the system. Having adequate land within a system is the key to long-term flexibility. Without it, a park agency’s ability to respond to changing needs becomes limited.”

In order to meet existing and future demand for recreation resources, Lower Paxton Township needs to partner with residential developers to provide for the:

- dedication of land for public parks and recreational facilities for every new dwelling unit constructed;
- construction of public parks and recreational facilities;
- provision of private funding in an amount based upon fees-in-lieu for the acquisition of land for use as public parks and recreational facilities; or
- combinations of the above.

LPT Goal of 10 Acres of Active Parkland Per 1,000 Residents

For many years, the NRPA recommended a formula of 6.25 - 10.5 acres per 1,000 people, constituting a “core” system of public parkland. Furthermore, the NRPA standard for a well-rounded system of parks and recreational facilities was a desired acreage of 11.25 - 20.5 per 1,000 persons. More recently, the NRPA’s position has been that the amount of parkland that is appropriate will vary from community to community, though the NRPA formulas still provide a general guideline for use in determining a sufficient amount of public parkland to meet citizen demand.

The Lower Paxton Township Parks and Recreation Board believes an accurate comparison of active park land can be made between LPT and Derry and Hampden Townships. Such a comparison indicates a need for significantly more LPT active park land, with these two municipalities possessing roughly .010 acres of active parkland per person (10 acres/1,000) compared to .00424 (4.24 acres/1,000) for LPT.

Because the public demand for park property and recreational facilities in Lower Paxton Township is clearly high and expected to grow with population growth, it is reasonable to conclude that a minimum of 10 acres per 1,000 persons is an appropriate target figure for planning purposes. As such, it is the goal of this Recreation and Park Plan that Lower Paxton Township possesses a minimum of 10 acres of active parkland per 1,000 residents (.010 acres

per person). As noted in Section 2 of this Plan, LPT currently possesses 4.24 acres per 1,000 residents (.00424 acres per person).

Currently, Lower Paxton Township has 201 acres of active parkland. With a 2010 population of 47,360, a goal of 10 acres of parkland per 1,000 residents indicates that the Township currently should have 473.6 acres of active public parkland. Given this goal for active parkland, LPT has a current deficit of 272.6 acres of active parkland.

The primary goal of this LPT Recreation and Park Plan is to create guidelines and provide direction for recreation programming and park facility development for the next ten years (2012 to 2022). The LPT Comprehensive Plan projects that the Township's population will be 54,000 by 2020. At 10 acres of active parkland per 1,000 residents, the Township should possess 540 acres of active parkland by 2020. Given the goal for active parkland, LPT will have a 2020 deficit of 339 acres of active parkland.

Recommendations to Achieve Active Parkland Goal

This Recreation and Park Plan recommends that Lower Paxton Township achieve its goal of 10 acres of active parkland per 1,000 residents through the following actions:

Municipal Acquisition and Development of Active Parkland:

Lower Paxton Township has significant experience in the acquisition and development of land for municipal parks and recreational facilities. The most recent example of such an effort was the acquisition of land through donation and purchase, and then the development of this land as Thomas B. George, Jr. Park. In fact, most of the Township's community park facilities were acquired and developed through such municipal efforts.

This Recreation and Park Plan assumes that Lower Paxton Township will acquire the Wolfersberger Tract and then, develop this site as a municipal park. Such an effort will add an additional 93 acres of active parkland to the Township's inventory of parks and recreational facilities. Should the Township follow through with this assumption, the current deficit of active parkland is reduced from 272.6 to 179.6 acres, and the 2022 deficit is reduced from 339 to 246 acres.

Donation and Right-of-Way Dedication for Active Parkland:

In addition to the Wolfersberger Tract, this Recreation and Park Plan assumes that Lower Paxton Township will acquire, through donation and/or right-of-way dedication, another 30 acres for use as active parkland. Such donations and dedications are assumed, in part, through the implementation of the LPT Greenway Plan. Should the Township follow through with this assumption, the current deficit of active parkland (cumulative of new municipal development) is reduced from 179.6 to 149.6 acres, and the 2022 deficit is reduced from 246 to 216 acres.

Developer Dedication of Land for Parks and Recreation:

Lower Paxton Township's population is expected to increase by 6,640 over the next 10 years, from 47,360 in 2010 to 54,000 in 2020. Using the goal of 10 acres of active park land per 1,000 residents, in the year 2020 the additional 6,640 residents will necessitate an additional 66.4 acres of active parkland. These 6,640 residents are expected to occupy 2,826 housing units (residential lot equivalent) based upon 2.35 individuals per housing unit.

Using the above information, this Recreation and Park Plan recommends that residential developers either: 1) dedicate land within a development in an amount equal to .0235 acres (1,024 sq. ft.) per dwelling unit (single family residential lot equivalent); or 2) pay a fee-in-lieu of land dedication in accordance with the following formula:

(.0235 acres per dwelling unit X average lot price per acre as determined by the Township = Fee-In-Lieu)

Further, this Recreation and Park Plan recommends that the choice to dedicate land or to pay a fee-in-lieu of land dedication be a decision that is at the discretion of Lower Paxton Township.

Should the Township follow through with this assumption, the future deficit of active parkland (cumulative of new municipal development; donation and right-of-way dedication) is reduced from 216 to 149.6 acres in 2020. This, of course, assumes that the residential development community provides land or funds to purchase land totaling 66.4 acres by 2020.

Land dedicated by a developer for parks and recreational facilities must be in close proximity to said development to allow for reasonable use by development inhabitants. These acres could be in the form of traditional parks or greenways. The acreage should not have more than one quarter of the property as wetlands, floodplain, or slopes greater than 6%. Other park property dedication specifications can be found in the proposed Mandatory Recreation Dedication Regulations for the Subdivision and Land Development Ordinance, as set forth in an attached appendix.

It must be remembered that whether land is dedicated for parks and recreational facilities or fees-in-lieu of dedication are provided, all park facility development costs remain the responsibility of the Township. As such, fee-in-lieu funds may be used to develop land obtained through dedication, thus reducing the Township's ability to realize active park land or fees-in-lieu thereof equivalent to the 66.4 acres expected to be required to meet the needs of population growth.

Developer Dedication of Useable Facilities:

As noted above, this Recreation and Park Plan recommends, in part, that residential developers dedicate land within a development in an amount equal to .0235 acres (1,024 sq. ft.) per dwelling unit (single family residential lot equivalent). In practical application, the dedication of 1,024 square feet per lot could have unintended and adverse consequences. Specifically, it is not the intent of this Plan for Lower Paxton Township to encourage or accept the dedication of small, limited use, difficult to maintain tracts of land for parks and recreational facilities.

To ensure that Lower Paxton Township, through this Recreation and Parks Plan, as implemented by the Subdivision and Land Development Ordinance, encourages and accepts the dedication of usable, contiguous, and combined tracts of land for parks and recreational facilities, the following conditions are recommended to be included in the SALDO.

- Should a developer propose the dedication of land that does not abut an existing municipal recreation facility, the amount of land required shall be in an amount equal to .047 acres (2,047 sq. ft.) per dwelling unit (single family residential lot equivalent).
- The increased acreage requirement (.0235 acres per dwelling unit to .047 acres per dwelling) provided for in the above item does not apply to the fee-in-lieu of recreation dedication formula.
- A minimum of 2 acres of land is required for dedication of a free-standing park and recreational facility.
- Should a developer, in compliance with the SALDO, be required to provide less than 2 acres of land, and if said land does not abut an existing municipal park and recreational facility, then the Township shall require the payment of a fee-in-lieu of land dedication.
- Nothing within the SALDO shall prohibit a developer from offering land for dedication as a park and recreational facility that is larger in area than that required by said regulations.

Appendix: A

Municipal Comparison Survey

May 3, 2007

Dear _____:

Lower Paxton Township is currently developing a recreation plan. Part of the planning process is to survey other similar municipalities for information on their municipal parks. Your input is desired and will be appreciated.

This survey is designed to be easy to read and answer. Please locate your annual report or other statistics, complete the following questions, and return the survey form to me by May 11, 2007. The results of this survey, once tabulated, will be provided to you.

Thank you very much!

General Information:

1. Name of your municipality _____
2. Current estimated population _____
3. Acres of park land owned or leased by the municipality _____

Of the total acreage, please divide the park land into two categories:

4. Active use parkland _____
5. Passive use parkland _____

Definitions: Active use parkland is property that is developed and used for sports, play, socialization, hiking and other recreational purposes. Passive use parkland is undeveloped land preserved in its natural state with no recreational facilities of any kind.

The following questions concern parks maintenance staff:

6. What department maintains park properties?
Parks and Rec. _____ Public Works _____ Other _____
7. If parks maintenance staff members work for the Parks & Recreation Department, indicate the number of: Full-time _____ Part-time _____

8. If parks maintenance staff members work for another department, indicate the number of:
Full-time _____ Part-time _____

Recreation facilities:

9. How many of the following recreation facilities exist within your park system?
- a. Softball fields _____
 - b. Baseball fields _____
 - c. Football fields _____
 - d. Soccer fields _____
 - e. Multi-purpose fields _____ (ex: combination baseball and soccer)
 - f. Volleyball courts _____
 - g. Basketball courts _____
 - h. Tennis courts _____
 - i. Pavilions _____
 - j. Playgrounds _____
 - k. Arts Facilities _____ (ex: amphitheaters, galleries, etc.)
 - l. Hiking Trails (please indicate mileage) _____ miles
 - m. Other _____ (facility type(s) _____, _____)

10. What facilities above can be considered accessible according to ADA guidelines? _____

Sports Organizations:

11. Each year, how many youth and adult sports leagues are operated by the Parks and Recreation Department? _____
12. How many total players are registered with these leagues? _____
13. Each year, how many other youth and adult sports organizations use the athletic facilities above? _____
14. If possible, please estimate how many total players these organizations represent.

15. How many baseball organizations/players use the baseball fields?
_____/_____
16. How many softball organizations/players use the softball fields? _____/_____
17. How many football organizations/players use the football fields? _____/_____

18. How many soccer organizations/players use the soccer fields? _____/_____

Please answer the following questions concerning programming and staff:

19. How many recreational activities does the Parks and Recreation Department offer per year? _____

20. How many participants register/attend the activities per year? _____

21. How are the participants registered? (please circle one or more)
walk-in / mail-in / phone / internet / fax

22. How many Parks & Recreation Department staff (other than park maintenance staff) are employed annually: : Full-time _____ Part-time _____

Mandatory Recreation Dedication (Fee-in-Lieu)

25. Do you have an ordinance to mandate the dedication of park land by residential developers? Yes / No

26. How much land per dwelling unit is required? _____ sq.ft.

27. In lieu of land dedication, what is the fee required per dwelling unit? \$_____

Thank you for completing this survey. Your information is critical for the proper completion of this recreation plan. Please return to me by May 11, and I will make sure you receive the survey results.

If you have any questions or comments, please contact me at (717) 657-5635.

Sincerely,

Brian W. Luetchford,
Director of Parks and Recreation
Lower Paxton Township
(717) 657-5635 voice
(717) 657-5022 fax

Appendix: B

Municipal Survey Results

Sports Facility Comparison

	Derry	Hampden	Lower Paxton	Springettsbury	Susquehanna	Swatara With Baseball Fields
Softball	5	4	10	1	4	
Baseball	8	11	14	7	6	10
Football	0	0	1	1	2	2
Soccer	4	12	7	6	8	3
Multipurpose	4	0	8	2	1	3
Volleyball	3	2	4	3	1	2
Basketball	3	2	11.5	12	8	10
Tennis	7	10	14	6	2	8
Pavilions	8	6	11	11	9	8
Playgrounds	5	5	10	10	11	10
Arts Facility	0	0	0	1	0	0
Hiking Trails	22 miles	2.75 miles	1 mile	5 miles	2 miles	1 mile
Other Listed	0	1	1	0	2	0

Recreational Planning Surveys -Sports Organizations

Municipality	Parks & Rec Operated Youth Adult Sports League	Other Sports Organizations that use the facilities	Baseball Organization/Players	Softball Organization/ Players	Football Organization/ Players	Soccer Organization/Players	Other Organizations
Derry	0	9	2 Org.	1 Org.	0	1 Org.	Lacrosse
		3500 Players	1000 Players	350 Players		1100 Players	135 Players
Hampden	0	12	2 Org.	3 Org.	0	3 Org.	None Listed
		2500-3000 Players					
Springettsbury	0	10	2 Org	1 Org.	1 Org.	3 Org.	Rugby
		2000+ Players	800 Players	50 Players	4000 Players	600+ Players	20+ Players
Susquehanna	0	12	2 Org.	6 Org.	1 Org.	1 Org.	None Listed
		1500+ Players	150 Players	500 Players	250 Players	600 Players	
Swatara	4 Org.	10	6 Org.	1 Org.	1 Org.	1 Org,	None Listed
	2300 Players	1000 Players	1200 Players	150 Players	150 Players	500 Players	
Lower Paxton	4 Org.	32	6 Org.	16Org.	2 Org.	4 Org.	4 Org-1 each Handball, Frisbee, Tennis Field Hockey

Recreational Planning Surveys - Fee-in-Lieu

	Derry Township	Hampden	Springettsbury	Susquehanna	Swatara	Lower Paxton
Do you have an ordinance to mandate the dedication of park land by residential developers?	Yes	No	Yes	Yes	Yes	Yes
How much land per dwelling is required?	10 acres per 1,000 persons					1,500 sq. ft. (single family home), 20% of total area (multi-family housing)
In lieu for land dedication, what is the fee required per dwelling unit?	\$900	\$1,000	\$1,032	\$2,500	\$900	\$2,300

Recreational Planning Surveys - Recreational Activities

	Derry Township	Hampden	Springettsbury	Susquehanna	Swatara	Lower Paxton
How many recreational activities does the Parks and Recreation Department offer per year?	465+	220	200+	80	49	600
How many participants register/attend the activities per year?	6,000+	2,500	30,000+	1,200	Average class: 10-20 people (@ 735)	15,782
How are participants registered?	walk-in mail-in phone fax	walk-in mail-in phone internet	walk-in mail-in phone internet	walk-in mail-in phone	phone	walk-in mail-in phone
How many Parks and Recreation (other than park maintenance staff) are employed annually?	141 5 full time 136 par time	105 5 full time, 100 part time	30 All part time	4 3 full time 1 part time	1 full time	341 11 full time 288 part time

Recreational Planning Surveys - Recreation Facilities

Municipality	Softball Fields	Baseball Fields	Football Fields	Soccer Fields	Multi-Purpose Fields	Volleyball Courts	Basketball Courts	Tennis Courts	Pavilions	Playgrounds	Arts Facilities	Hiking Trails	Other	ADA Accessible Facilities
Derry	5	8	0	4	4	3	3	7	8	5	0	22 mi.	0	Bike/Ped Trails, Playgrounds
Hampden	4	11	0	12	0	2	2	10	6	5	0	2.75 mi.	1 Outdoor Pool	Pool
Springettsbury	1	7	1	6	2	3	12	6	11	10	1	5 mi.	0	Majority of facilities ADA accessible; still making improvements
Susquehanna	4	6	2	8	1	1	8	2	9	11	0	2 mi.	2 Walking Trails	All facilities
Swatara	Within Baseball Fields	10	2	3	3	2	10	8	8	10	0	1 mi.	0	All facilities
Lower Paxton	10	14	2	6	8	6	11	14	11	10	0	1 mi.	1 Comm. Center	Most

Appendix: C

Greenway Plan Summary

Lower Paxton Township Greenway Plan Executive Summary

The Lower Paxton Township Greenway Plan proposes both a series of bicycle and pedestrian improvements that will provide various transportation and recreation opportunities in the Township, and modifications to existing ordinances to provide additional protection to the Township's natural resources. This plan builds upon the recommendations set forth in the Township's Comprehensive Plan, and will establish links between neighborhood developments and greenway destination points such as local and regional parks, schools, community & commercial destinations, and other trails beyond the township boundaries.

The Greenway Plan accomplishes the project goals of inventorying the existing "gray" and "green" infrastructure from this and other previously published reports into a geographic information system (GIS) database; analyzing that information to identify the opportunities and constraints for greenway development; and identifying the appropriate trail types for each of the preferred trail routes.

Public participation included three public meetings, four study committee meetings, and a number of key person interviews held over a seven-month period from November 2006 through June 2007. All meetings were well attended and the input received from Township residents at those meetings had major impacts to the plan. This input resulted in prioritizing the proposed trail routes and bicycle / pedestrian facilities to be first implemented at the "neighborhood" level in order to have the most benefit for the majority of Township residents.

The most important benefit of a trails & greenway system is the opportunity these facilities can provide towards bettering the community's general health and well being through regular physical activity. The opportunity for physical activity that trails & greenway related facilities provide not only fights obesity and related diseases, but also results in reduced health care costs, increased work productivity, and improved longevity for the community as a whole. Other benefits include enhanced property values and environmental education opportunities.

Proposed Improvements

The Greenway Plan includes the following proposed bicycle and pedestrian improvements to be implemented primarily within new residential land developments and within existing public rights-of-way:

- Neighborhood Off-Road Trails;
- Neighborhood Bikeway and Walkway Connections;
- Township – Off Road Trails;

- Township – On-Road Cycling Routes; and,
- Intersection Improvements.

The estimated total cost for these improvements totals \$14.1 million, however it is envisioned that the majority of improvements will be funded through land development and roadway improvement projects. The remainder can be obtained at a minimal cost to the Township if properly leveraged through a number of potential funding sources outlined in the report.

General Plan Recommendations

- Adopt this Greenway Plan as an addendum to the Township Comprehensive Plan;
- Ensure that the proposed improvements within this plan are included in all new land development and roadway improvement projects;
- The Township must use its municipal funds to leverage additional grant funding from state and federal sources; and,
- Adopt a Riparian Corridor Conservation Overlay Zoning District to provide “protective” greenways that have the potential to preserve long corridors of natural land or sensitive features and serve as a placeholder for future trail plans.

Implementation Priorities

1. Construct a ‘Safe Routes to School’ demonstration project. This process is underway with the Township having submitted a DCNR Development Grant application in April 2007;
2. Complete the Neighborhood bikeway and sidewalk connections along existing roadway corridors between neighborhoods and destinations;
3. Complete the Neighborhood off-road connections;
4. Prepare Feasibility Studies / Master Plans for the Off-Road trail connections along stream corridors; and,
5. Keep an eye on the opportunities to provide connections to regional trails and/or bikeway systems beyond Township borders.

Appendix D

Subdivision and Land Development Regulations

Proposed Mandatory Recreation Dedication Amendments

§ 180.522 Dedication of Recreation Land & Fee Requirements

- A. Applicability and Intent - All residential subdivision and/or land development applications submitted to the Township under this Ordinance shall provide for suitable and adequate recreation space in order to:
1. Ensure recreation areas and facilities are adequate to serve the residents of the Township.
 2. Maintain consistency with the conclusions and recommendations in the Township's Recreation and Park Plan, the Township's Greenway Plan and consistency with the Township's Comprehensive Plan regarding recreation.
 3. Ensure that all residents have the opportunity to engage in varied recreation activities which includes passive and active forms of recreation.
 4. Reduce the increasing user pressure on existing recreation areas and facilities.
 5. Reduce the possibility of overburdening the Township with the development and maintenance of many small, randomly placed recreation areas.
 6. Ensure parks and open spaces are designed to conserve sensitive natural features and are properly integrated into the community.
- B. Land Dedication versus Fee in Lieu - The Planning Commission and the Parks and Recreation Board shall recommend to the Board of Supervisors whether a land dedication or the payment of fees in lieu thereof is recommended. This recommendation shall be made at the time of the preliminary plan review or, in the case of no preliminary plan, at the final plan review by the Planning Commission and the Parks and Recreation Board; however, under no circumstances would a park land dedication or fee in lieu payment be accepted to reduce the percentage of open space otherwise required under provisions of the Township Zoning Ordinance.

The Planning Commission shall, at a minimum, consider the following points in reaching their recommendation:

1. Whether the land proposed to be dedicated would serve a valid public purpose and meet the design requirements of usable recreation space.
 2. Whether the land proposed to be dedicated meets the standards of the adopted Lower Paxton Township Recreation and Park Plan.
 3. Recommendations received from the Parks and Recreation Board.
- ~~C. Residential subdivision and/or land developments of fifty (50) lots/units or less. In order to encourage the acquisition of larger parcels for parks, recreation and open space, the Township shall encourage a fee in lieu of land dedication for subdivisions or land developments which contains fifty (50) lots/units, or less. In such instances, the Applicant shall pay a fee as set forth herein at the time of the recording of the final plan or each phase thereof. Unless the subject property is adjacent to existing park land.~~

D. Land Dedication Procedures and Requirements - 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:

1. Residential Subdivision and/or Land Development Requirements. A minimum area of one thousand ~~eight hundred and forty one (1,841)~~ (1,024 sq. ft.) square feet (~~(.0423 acres)~~ (.0235) per dwelling unit shall be provided as a contiguous, usable area.
2. Time Requirements. Land to be dedicated to the Township must be dedicated for public use immediately after the recording of the final plan phase upon which the dedicated parcel is located. The proposed deed of dedication shall include a legal description and plat of the area and shall be submitted with the final plan for approval by the Township Solicitor. Title to land to be dedicated shall be good and marketable and free and clear of all liens and encumbrances or other defects as demonstrated by a current title report or a legal opinion of title provided by the Applicant.
3. As part of the plan submission process, the Applicant shall state what improvements, if any, that the Applicant intends to make to the land to make it suitable for intended purposes, such as grading or landscaping. The land shall be stabilized and free of construction debris at the time of dedication. The site shall not contain above ground or open storm water management facilities or be comprised of land that otherwise would not be developed due to physical, environmental or other developmental limitations.

D. Developer Dedication of Useable Facilities:

The Recreation and Park Plan recommends, in part, that residential developers dedicate land within a development in an amount equal to .0235 acres (1,024 sq. ft.) per dwelling unit (single family residential lot equivalent). In practical application, the dedication of 1,024 square feet per lot could have unintended and adverse consequences. Specifically, it is not the intent of this Plan for Lower Paxton Township to encourage or accept the dedication of small, limited use, difficult to maintain tracts of land for parks and recreational facilities.

To ensure that Lower Paxton Township encourages and accepts the dedication of usable, contiguous, and combined tracts of land for parks and recreational facilities, the following conditions are required for all residential subdivision and land development plans proposing land dedication.

1. *If the proposed dedication of land that does not abut an existing municipal park and recreational facility, the amount of land required shall be in an amount equal to .047 acres (2,047 sq. ft.) per dwelling unit (single family residential lot equivalent).*
2. *The increased acreage requirement (.0235 acres per dwelling unit to .047 acres per dwelling) provided for in paragraph 1 above does not apply to the fee-in-lieu of recreation dedication formula.*
3. *A minimum of 2 acres of land is required for dedication of land for a free standing park and recreational facility.*
4. *If the proposed dedication of land provides less than 2 acres of land, and if said land does not abut an existing municipal park and recreational facility, then the Township shall require the payment of a fee-in-lieu of land dedication.*
5. *Nothing within this SALDO shall prohibit a developer from offering land for dedication as a park and recreational facility that is larger in area than that required by these regulations.*

E. Design Requirements for Lands to be Dedicated - The following criteria shall be considered in determining whether to approve the proposed location of and improvements to recreation areas.

1. The site shall have a minimum of one hundred fifty (150) feet of frontage on a public street and be easily accessible from all areas of the neighborhood / subdivision or land development.
2. The recreation area shall consist of one (1) contiguous tract of land and of usable proportions in terms of tract width and depth. At least seventy-five (75) percent of the tract shall have a slope of six (6) percent or less, with soil conditions suitable for establishment of proper vegetative cover (see Township Zoning Ordinance § 310 — Steep Slopes).
3. The site shall not contain utility easements or rights-of-way that would adversely affect the site, storm water management facilities, BMPs, wetlands, steep slopes (>15%), floodplain areas, or be comprised of lands that otherwise could not be developed due to physical, environmental or other limitations.
4. Whenever possible, the site shall be adjacent to other existing recreational lands to create a comprehensive recreation area.
5. The size and shape of the site should be suitable for development as a particular type of recreation area as categorized by the Township in its Recreation Plan.
6. Lands to be dedicated should be at least two (2) acres in area.
7. The site shall be located and designed to conveniently access public utilities which may be extended by the Applicant including sanitary sewer, water and electric service to be utilized by the property. If the land to be dedicated is proposed to have recreational facilities constructed by the Applicant, sufficient parking shall be constructed by the Applicant to support these facilities.
8. If the site has been disturbed or altered prior to dedication, the Applicant shall improve it as near as possible to a condition acceptable to the Township including, but not limited to, grading, topsoiling and seeding, and construction of buffering acceptable to the Township. Slopes of a 3:1 ratio or higher shall be seeded with ground cover vegetation.
9. If the subdivision site has been identified on the Township Greenway Plan, or is otherwise appropriate for construction of a greenway, the value of the greenway shall be considered as an alternative to traditional park land and/or fee-in-lieu payments. In most circumstances, the greenway shall be placed within an easement or a publicly dedicated right-of-way. Greenway development shall be in accordance with the Township Greenway Plan.
10. The proposed final condition of the tract to be dedicated shall be fully depicted on the subdivision or land development plan.

F. Fee in Lieu of Land Dedication Requirements - Where the Board of Supervisors determines that the land does not meet the requirements of Section 180-522 E, the Board of Supervisors may accept a payment of a fee in lieu of such land dedication which shall be payable to the Township as a condition of approval of the final plan by the Board of Supervisors. The amount of such fee shall be calculated using the following formula ~~based upon the required dedicated acreage (0.423~~ .0235 acres/dwelling unit) multiplied by a recent average of lot prices per acre as determined by Lower Paxton Township ~~multiplied by the development cost factor (.75)~~. The formula can also be described as a mathematical equation as follows:

$$\begin{array}{l}
 \text{Recreation area required} \\
 \text{43,560 square feet} \\
 \underline{\text{.0235 acres/dwelling unit}}
 \end{array}
 \times
 \begin{array}{l}
 \text{Average} \\
 \text{Lot Price}
 \end{array}
 \times
 \begin{array}{l}
 \text{Development} \\
 \text{Cost Factor}
 \end{array}
 =
 \begin{array}{l}
 \text{Fee-in-Lieu} \\
 \text{Payment}
 \end{array}$$

- G. Limitations on Uses of Fees - A fee authorized under this Section shall, upon its receipt by the Township, be deposited in an interest-bearing account. Interest earned on such an account shall become funds in that account. Funds from such accounts shall be expended only to acquire lands and to design and construct new recreation facilities within the Township.
- H. Private Dedication of Land - The Board of Supervisors may accept the private reservation of the required percentage of land in lieu of public dedication. The land set aside shall be suitable in size, dimensions and topography in relationship to the proposed use; shall be convenient to the residents of the development to be served; and shall be accessible for maintenance of such recreation areas by maintaining ownership or by providing for and establishing an organization for the ownership and maintenance of the private recreation area. When a recreation area is dedicated to a private organization, the area may remain available for general public use without fees or charges except in specific cases of prior reservation of facilities. When the general public is allowed free and unrestricted use of the private recreation area, no fee-in-lieu payment is necessary. If use of the private recreation area is restricted to only residents of the development, 50% of fee-in-lieu funds shall be payable to the Township as a condition of approval of the final plan or each phase thereof.
- I. Optional Recreation Procedure - Upon agreement by the Applicant, the Township may accept the construction of recreational facilities; the donation of recreation equipment or facilities; the payment of fees in lieu of dedication; the use of easements to accommodate greenways; the private reservation of land for recreation purposes; the dedication of land located in other areas of the Township, or a combination of the above in order to satisfy the recreation requirements of a particular subdivision or land development.
- J. Timing for Contributions/Dedication - The dedication of land shall occur by transferable deed immediately following the recording of the final subdivision or land development plan for the phase in which the dedication is required. Where a payment of a fee in lieu of dedication is approved, the payment shall be made as a condition of approval of the final plan and shall be payable, in full, prior to recording of a final plan. Where recreation land or facility to be dedicated or privately developed recreation land or facility is to be developed in a later phase, the Township may require bonding in an amount to be determined by the Township Engineer to be one hundred ten (110) percent of the value of the privately owned recreation land or facility to be set aside in a later phase.
- K. Procedure - The Township Community Development Staff, upon receipt of a preliminary plan submission, shall distribute one (1) copy to the Parks and Recreation Department for review and recommendation. The review and recommendation by the Parks and Recreation Board shall include the following:
1. The amount of land required, or that a fee shall be charged in lieu of land, or that land and a fee shall be required, and/or that a stated amount of credit shall be given for Greenways, private recreation facilities or unique natural and special features.
 2. The location of the land to be dedicated, and/or Greenway locations.

A copy of the Township Parks and Recreation Board's review and recommendation shall be forwarded to the Township Planning Commission and the Township Board of Supervisors. The Applicant shall dedicate the land and/or pay the fee-in-lieu as determined by the Township Board of Supervisors before the recording of the final plan or each phase thereof.