

# Middle Paxton Township & Dauphin Borough

## Joint Comprehensive Plan

Middle Paxton Township and Dauphin Borough prepared a Joint Comprehensive Plan (Plan) to:

- identify and examine issues, opportunities and strategies that take advantage of existing and potential strengths.
- help to define a vision of the future of the communities that will inspire, guide and direct growth while being responsive to citizen needs and desires.

The process included interactive collaboration between both communities, Tri County Regional Planning Commission, local residents, the business community and other stakeholders. The Plan's goals are broad but achievable and based on sound analysis and realistic objectives. In order for the future vision and the goals, policies, objectives and actions of the Plan to be effective, implementation will require continued collaboration and outreach.

# Key Issues

These areas of focus as related to residential life, the landscape, services, safety and connectivity are important foundations for future action. The issues and opportunities reflect discussions with the Plan's Steering Committee and with residents at public meetings. These issues and opportunities also shape the Plan's recommendations.



- Residents generally desire for some non-residential needs to continue to be met beyond the municipalities' boundaries. Working with other communities to ensure that these needs can be met in the right place, at the right scale, would be beneficial to retaining the Township's and the Borough's established development and conservation character.
- Community support exists for the use of infrastructure expansion to solve existing problems; little support exists for the expansion of infrastructure to encourage development.
- The municipalities' population remains steady; the expense of maintaining and/or replacing community infrastructure and amenities continues to rise.
- Young people/families pursuing the early years of home ownership are often challenged to find a home and land in Middle Paxton Township; the existing housing stock within Dauphin Borough appeals to some, but not all, audiences.

# Key Issues continued



- There are a few targeted locations where traffic - generally from a safety standpoint - needs to be dealt with.
- Routes that provide for the safe passage of residents in areas of historic flooding are needed.
- Residents desire connectivity for walking/biking between homes and parks, to the river, etc.
- Retention of the communities' existing character is essential.
- Opportunity exists for the communities to further take advantage of their sense of "place" in the Capitol Region.
- The Joint Park is a true community identifier and asset.

# Build Out Analysis

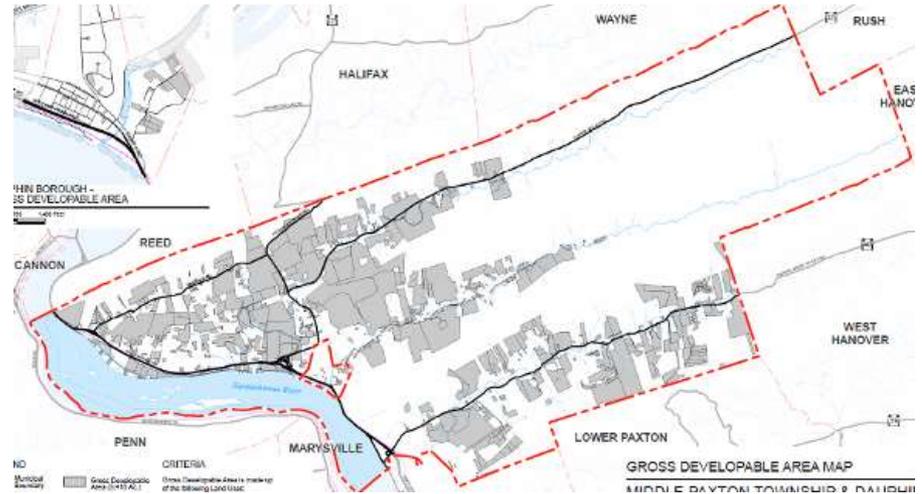
## Middle Paxton Township - Gross Developable Acreage by Zoning

2010 US Census Population = 4,976

2010 US Census Total Dwelling Units = 2,208

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

Zoning District	Acres	Minimum Lot Size	Buildable Area Factor of Gross Acreage	Additional Potential Dwelling Units	Associate Build-out Population
A-RR	5,955.50	2 acres	0.6	1,787	4,306
R-1	2,165.52	1 acre	0.6	1,299	3,131
R-2	3.00	22,500	0.6	4	9
R-3	138.41	11,000	0.6	332	801
C-1	20.68	22,500	0.6		
C-O	73.45	22,500	0.6		
MX	30.07	22,500	0.6		
N-R	11.14	1 acre	0.6		
<b>Total</b>	<b>8,397.78</b>			<b>3,422</b>	<b>8,246</b>



## Dauphin Borough - Gross Developable Acreage by Zoning

2010 US Census Population = 791

2010 US Census Total Dwelling Units = 364

2010 US Census Total Households/Occupied Dwelling Units = 333

Zoning District	Acres	Minimum Lot Size	Estimated Buildable Area Factor of Gross Acreage	Additional Potential Dwelling Units	Associate Build-out Population
R-1	16.75	10000	0.65	44	104
R-2	0.69	5,000	0.65	4	9
NC	0.18		0.65		
CON	0.24		0.65		
<b>Total</b>	<b>17.86</b>			<b>47</b>	<b>113</b>



# Key Recommendations



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



# Proposed Connectivity

## Recreation Connection



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

## Emergency Access/Recreation Connection



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



# Action Plan

		Key Stakeholders	Priority	Page Ref.
<b>Future Land Use &amp; Housing</b>				
1.	Update zoning ordinances in both communities to share uses	MPT Supervisors/PC; DB Council	High	30, 68
2	Introduce a Civic District within the Township's and Borough's Zoning Ordinances and Maps	MPT Supervisors/PC, DB Council	Medium	30
3	Update community zoning ordinances as needed related to the advances in solar energy systems	MPT Supervisors/PC, DB Council, TCRPC	Low	31
4	Utilize zoning to encourage redevelopment/infill	MPT Supervisors/PC, DB Council, TCRPC	High	31, 69
5	Utilize zoning to minimize the conversion of single-family homes	MPT Supervisors/PC; DB Council	Low	31
6	Form a Borough-oriented partnership to encourage high-quality home maintenance	DB, PHMC, Dauphin-Middle Paxton Historical Society, TCRPC, Dauphin County	Low	32
<b>Transportation &amp; Connectivity</b>				
7	Create the "Fishing Creek Valley to Stony Creek Valley Greenway", a secured multi-use trail facility	DB, MPT, NS, TCRPC, CAGA, BSCPA, Bike Harrisburg, Harrisburg Area Transportation Study, PUC, PennDOT, Dauphin County	High	40, 67
8	Provide connective access linking the <i>Fishing Creek Valley to Stony Creek Valley Greenway</i> to Fort Hunter Road	DB, MPT, Dauphin County, TCRPC, CAGA, PennDOT, PA DCNR	Medium	40
9	Align a pedestrian route within public rights-of-way and public lands to connect The Middle Paxton Elementary School to the Susquehanna River	MPT, DB, School District, Capital Region Water	Medium	41
10	Pursue joint-municipal solutions to enhancing the western portion of Stony Creek Road through to the Erie Street Intersection	MPT, DB	On-going	41
<b>Open Space, Recreation &amp; Natural Resources</b>				
11	Complete an overall parks and recreation plan for the communities' main parks and begin implementation	MPT, DB, JPA, PA DCNR, DAA, DRA	High	48, 70
12	Pursue continued improvements and investments in the communities' joint park facilities to improve long-term park and open space facility performance	MPT, DB, recreation groups	Medium	49
13	Renovate the Borough's Market Square/open space to offer residents and visitors a public space that exudes community pride	DB, Historic Society, PA DCED, PA DCNR	Medium	49

# Action Plan continued

		Key Stakeholders	Priority	Page Ref.
14	Collaborate with pedestrian and bicycle advocacy groups in the community and the Capital region to formally designate a comprehensive network of routes that can safely accommodate non-motorized travelers	BSCPA, DB, MPT, CAGA, Bike Harrisburg, TCRPC	Medium	49
15	Prepare a woodland management plan for public spaces	MPT, DB, PA DCNR, DCED	Medium	49
16	Improve riverside parking area and driver access to accommodate people of all ages and physical abilities	DB, PA DCNR, FBC, PHMC, USFW	Medium	49
17	Develop and implement a wayfinding system that highlights directions to and locations of key destinations within the Dauphin-Middle Paxton community	MPT, DB, PennDOT	Low	49
<b>Community Facilities, Services &amp; Infrastructure</b>				
18	Address infrastructure updates as needed	MPT, DB, DB Authority	High	52, 69
19	Elevate opportunities for sustainability associated with the public realm and functions	MPT, DB, USGBC	Low	52
20	Resolve needed improvements associated with intersections of priority concern	MPT, DB, PennDOT, TCRPC/Harrisburg Area Transportation Study	High	53, 70
21	Continue to update stormwater plans and policies to minimize unwanted impacts of impervious surface run-off	MPT, DB, Dauphin County Community Development, TriCounty Regional Planning Commission	Low	53
<b>Communication &amp; Outreach</b>				
22	Develop a long-term communications strategy	MPT, DB, school district, Harrisburg Regional Chamber of Commerce	High	58, 71
23	Underscore facets of family-focused community life (e.g. presence of dark skies, bikeability, trails, waterways, etc.) that make the Dauphin-Middle Paxton Community like no other within the Capitol region	MPT, DB, DC Realtors Association, ATC	Low	58
24	Create a seasonally geared "showcase" series that highlights the community's history and assets	MPT, DC Realtors Association, Harrisburg Regional Chamber of Commerce, Dauphin Middle Paxton Historical Society	Medium	58
25	Work with partners to introduce target market-focused programs (e.g. resident-artisan/resident-craftsman live-work grants to buy, live and work)	MPT, DB, banks, lenders, non-profits	Low	58
26	Construct gateways at 225/322	MPT, DB, PennDOT	Low	59

