

HAMILTONBAN TOWNSHIP & FAIRFIELD BOROUGH

Adams County, Pennsylvania



JOINT RECREATION PLAN

Adopted: January 7, 2008 (Hamiltonban Township)
January 22, 2008 (Fairfield Borough)

Hamiltonban Township & Fairfield Borough Joint Recreation Plan

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Acknowledgements:

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Prepared by:

Adams County Office of Planning and Development, November 2007

Part 1: Purpose of the Recreation Plan

Hamiltonban Township and Fairfield Borough have been experiencing, and will continue to experience over at least the short to moderate term future, an increase in the number of residential dwellings proposed within the area. This increase is directly related to regional and national demographic trends, regional economic development proposals, and regional and national housing market trends. Eventually, the confluence of these trends will result in the construction of substantial new housing in the Hamiltonban Township and Fairfield Borough setting.

Hamiltonban Township and Fairfield Borough recognize that the introduction of substantial new households into the area will result in a wide range of impacts on the provision of municipal services. Among the municipal services that must be addressed is the provision of parks and recreation opportunities for the area's residents, both current and future. If suitable recreation opportunities are to be provided to current and future residents, recreation planning must be conducted now to address these needs.

Both municipalities recognize that a higher level of municipal involvement will be necessary to address the forthcoming recreation demands in the area. To begin to address these issues, both municipalities have expressed an interest to implement the provisions of Section 503(11) of the Pennsylvania Municipalities Planning Code (MPC) (Act 247 of 1968, as amended). Section 503(11) allows municipalities to require the public dedication of land suitable for recreation and/or the collection of recreation fees from developers to promote the provision of recreation lands and facilities needed to meet the recreation demand resulting from the new development.

The MPC requires that the amount of land to be dedicated or the fee to be collected be based on a recreation plan formally adopted by the municipal governing body. Therefore, it is the purpose of this plan to establish the planning policies and goals necessary to allow Hamiltonban Township and Fairfield Borough to require land dedication and/or recreation fee collection to address forthcoming public recreation needs within the area over the short to moderate term future.



Part 2: Community Background

Every planning process begins with an assessment of historic trends and existing conditions that affect the component of the community being evaluated. The development of this recreation plan is no exception. This section includes a review of past and current demographic information for the Hamiltonban Township and Fairfield Borough area. Population, household, and age trends are reviewed in this section. This section also provides an inventory of existing recreation lands and facilities within the area. This information will form the basis from which population projections and recreation lands and facilities demands are developed.

Demographic Information

Understanding the current and future demographic patterns of a community is essential in terms of providing assessments regarding future recreation lands and facilities needs of the community.

Population: The core of any demographic trends evaluation is a review of overall population trends. Table 1 presents historic population figures and current population estimates for the planning area. The populations of Adams County as a whole and the Commonwealth are provided for comparison purposes.

Table 1: Population

	1970	1980	% Change 1970-1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2006 Est	% Change 2000-2006	% Change 1970-2006
Hamiltonban	1,686	1,835	8.84%	1,872	2.02%	2,216	18.38%	2,466	11.28%	46.26%
Fairfield	547	591	8.04%	524	-11.34%	486	-7.25%	520	7.00%	-4.94%
Sub-Total	2,233	2,426	8.64%	2,396	-1.24%	2,702	12.77%	2,986	10.51%	33.72%
Adams County	56,937	68,292	19.94%	78,274	14.62%	91,292	16.63%	102,525	12.30%	80.07%
Pennsylvania	11,793,909	11,863,895	0.59%	11,881,643	0.15%	12,218,054	2.83%	12,440,621	1.82%	5.48%

Source: U.S. Census Bureau, ACOPD

The Hamiltonban Township and Fairfield Borough planning area has experienced moderate population growth between 1970 and 2006, exhibiting a 33.7% population increase over the period. This rate of population increase, although significant, was significantly less than the rate of population increase of Adams County as a whole. It was, however, significantly higher than the rate of population increase for Pennsylvania as a whole through 2000. Population growth for the planning area as a whole has trended upwards over the past sixteen years, with the periods of 1990 to 2000 and 2000 to 2006 showing the highest percentage increases.

Within the planning area, the increase in population in Hamiltonban Township has driven the population increase for the planning area as a whole. The Township's moderately high population growth rates, particularly through the 1990's and 2000's, easily

overcame the slight decline of overall population in Fairfield Borough to contribute to the overall population increase in the area. The Borough’s population level has fluctuated moderately through the period between 1970 and 2006. However, the Borough population level has begun to rebound from its lowest population figure of the period reported in the 2000 Census.

Age: The age breakdown of a population is a critical component that any demographic review must assess. Within the context of recreation planning, knowing the age breakdown of a community is essential in terms of evaluating what types of recreation lands and facilities are needed to serve the community.

Compiling age information over several decades can be difficult as the U.S. Census changes age groupings in its reports from one decennial census to another. As such, for Hamiltonban Township, Fairfield Borough, and the planning area as a whole, a “Basic” and a “Detailed” set of age information is provided. The “Basic” age information monitors age groupings as reported in the 1980, 1990, and 2000 U.S. Censuses of Population. The “Detailed” age information reports age groups as reported in the 1990 and 2000 U.S. Censuses, but at a level of detail not reported in the 1980 Census. Specifically, the 1980 Census focused on age groupings covering more years when compared to the five and ten year cohorts reported in the 1990 and 2000 Censuses.

Table 2 and Table 3, on page 5, present age trends information for Hamiltonban Township. In the Township, both the “Basic” and the “Detailed” tables depict an aging of population within the Township. Both tables show that the percentage of the population within the younger age cohorts in Hamiltonban has declined, while the percentage of the population within the older age cohorts has increased.

Table 2: Basic Age Characteristics – Hamiltonban Township

Age Group	1980	% of Total	1990	% of Total	2000	% of Total
0-4	30	5.08%	37	7.06%	26	5.35%
5-14	87	14.72%	60	11.45%	58	11.93%
15-19	56	9.48%	27	5.15%	25	5.14%
20-44	204	34.52%	180	34.35%	137	28.19%
45-59	87	14.72%	83	15.84%	94	19.34%
60-64	33	5.58%	28	5.34%	30	6.17%
65-74	50	8.46%	62	11.83%	55	11.32%
75 and up	44	7.45%	47	8.97%	61	12.55%
TOTAL	591	100%	524	100%	486	100%

Source: U.S. Census Bureau

Table 3: Detailed Age Characteristics – Hamiltonban Township

Age Group	1990	% of Total	2000	% of Total
0-4	37	7.06%	26	5.35%
5-9	30	5.73%	26	5.35%
10-14	30	5.73%	32	6.58%
15-19	27	5.15%	25	5.14%
20-24	35	6.68%	10	2.06%
25-34	69	13.17%	59	12.14%
35-44	76	14.50%	68	13.99%
45-54	56	10.69%	65	13.37%
55-59	27	5.15%	29	5.97%
60-64	28	5.34%	30	6.17%
65-74	62	11.83%	55	11.32%
75-84	35	6.68%	44	9.05%
85 and up	12	2.29%	17	3.50%
TOTAL	524	100%	486	100%

Table 4: Basic Age Characteristics – Fairfield Borough

Age Group	1980	% of Total	1990	% of Total
0 - 4	114	6.21%	141	7.53%
5 - 14	325	17.71%	243	12.98%
15 - 19	174	9.48%	132	7.05%
20 - 44	594	32.37%	705	37.66%
45 - 59	298	16.24%	308	16.45%
60 - 64	81	4.41%	93	4.97%
65 - 74	144	7.85%	147	7.85%
75 and up	105	5.72%	103	5.50%
TOTAL	1,835	100%	1,872	100%

Table 4 and Table 5 present age trend information for Fairfield Borough. Similar to the Township, both the “Basic” and “Detailed” table depict an aging population within Fairfield Borough. Again, the tables depict percentage decreases within the younger age cohorts over the reporting period coupled with a percentage increases within the older age cohorts.

Table 5: Detailed Age Characteristics – Fairfield Borough

Age Group	1990	% of Total	2000	% of Total
0-4	141	7.53%	111	5.01%
5-9	126	6.73%	155	6.99%
10-14	117	6.25%	172	7.76%
15-19	132	7.05%	127	5.73%
20-24	113	6.04%	79	3.56%
25-34	298	15.92%	288	13.00%
35-44	294	15.71%	364	16.43%
45-54	205	10.95%	342	15.43%
55-59	103	5.50%	133	6.00%
60-64	93	4.97%	117	5.28%
65-74	147	7.85%	192	8.66%
75-84	88	4.70%	97	4.38%
85 and up	15	0.80%	39	1.76%
TOTAL	1,872	100%	2,216	100%

Source: U.S. Census Bureau

Tables 6 and 7 combine the age information from the Township and the Borough to provide an assessment of age patterns over the planning area. Not surprisingly, the age patterns reported in Hamiltonban Township and Fairfield Borough individually reflect the age pattern of the planning area as a whole. For the period from 1980 to 2000, the population of the planning area has aged. In general, the percentages of population in the younger age cohorts have decreased while the percentages of population in the older cohorts have risen.

Table 6: Basic Age Characteristics – Hamiltonban & Fairfield Combined

Age Group	1980	% of Total	1990	% of Total	2000	% of Total
0-4	144	5.94%	178	7.43%	137	5.07%
5-14	412	16.98%	303	12.65%	385	14.25%
15-19	230	9.48%	159	6.64%	152	5.63%
20-44	798	32.89%	885	36.94%	868	32.12%
45-59	385	15.87%	391	16.32%	569	21.06%
60-64	114	4.70%	121	5.05%	147	5.44%
65-74	194	8.00%	209	8.72%	247	9.14%
75 and up	149	6.14%	150	6.26%	197	7.29%
TOTAL	2,426	100%	2,396	100%	2,702	100%

Source: U.S. Census Bureau

Table 7: Detailed Age Characteristics – Hamiltonban & Fairfield Combined

Age Group	1990	% of Total	2000	% of Total
0-4	178	7.43%	137	5.07%
5-9	156	6.51%	181	6.70%
10-14	147	6.14%	204	7.55%
15-19	159	6.64%	152	5.63%
20-24	148	6.18%	89	3.29%
25-34	367	15.32%	347	12.84%
35-44	370	15.44%	432	15.99%
45-54	261	10.89%	407	15.06%
55-59	130	5.43%	162	6.00%
60-64	121	5.05%	147	5.44%
65-74	209	8.72%	247	9.14%
75-84	123	5.13%	141	5.22%
85 and up	27	1.13%	56	2.07%
TOTAL	2,396	100%	2,702	100%

Source: U.S. Census Bureau

Household Types: Evaluating the types of households within the planning area is also essential in terms of determining what types of recreation lands and facilities should be provided. Of particular interest is determining the proportions of households with children versus those households without children, as these types of households will typically require significantly different recreation opportunities.

Table 8 presents household types and trends over time for Hamiltonban Township. Of particular importance is that the number of Hamiltonban Township “Married Couple with Children Under 18” households has decreased from 1980 to 2000 even though the number of overall households has increased significantly. Consequently, the number of “Married Couple with No Children Under 18” and “Nonfamily Households with No Children Under 18” households types have both increased significantly over time. These figures reflect the general aging of the Hamiltonban Township population through the reporting period.

Table 8: Household Type – Hamiltonban Township

Household Type	1980	% of Total	1990	% of Total	2000	% of Total	% Change 1980-1990	% Change 1990-2000
Married Couple with Children Under 18	70	30.57%	52	23.96%	43	18.53%	-25.71%	-17.31%
Married Couple -No Children Under 18	86	37.55%	84	38.71%	74	31.90%	-2.33%	-11.90%
Single Male with Children Under 18	1	0.44%	5	2.30%	6	2.59%	400.00%	20.00%
Single Female with Children Under 18	16	6.99%	10	4.61%	12	5.17%	-37.50%	20.00%
Other Family HHs -No Children Under 18	6	2.62%	12	5.53%	5	2.16%	100.00%	-58.33%
Non-Family Households with Children Under 18	1	0.44%	3	1.38%	1	0.43%	200.00%	-66.67%
Non-Family HHs - No Children Under 18	49	21.40%	51	23.50%	91	39.22%	4.08%	78.43%
Total Households	229	100%	217	100%	232	100%		

Source: U.S. Census Bureau

Table 9 presents household types and trends over time for Fairfield Borough. A generally similar pattern appears in Fairfield Borough as appears in Hamiltonban Township. Within the Borough, although the population in 2000 was less than the population in 1980, the number of households has increased. The predominant factor for this trend is the significant decrease in the number of households in the Borough within the “Married Couple with Children Under 18” category. Concurrently, the number of “Nonfamily Households with No Children Under 18” category has increased. These two trends are likely closely related to the age trends reported above. Within the Borough, the proportional number of households with children has decreased over time and, as many of these households have aged, many single-person older households have resulted.

Table 9: Household Type – Fairfield Borough

Household Type	1980	% of Total	1990	% of Total	2000	% of Total	% Change 1980-1990	% Change 1990-2000
Married Couple with Children Under 18	237	38.98%	224	33.89%	216	26.12%	-5.49%	-3.57%
Married Couple - No Children Under 18	215	35.36%	235	35.55%	292	35.31%	9.30%	24.26%
Single Male with Children Under 18	5	0.82%	14	2.12%	22	2.66%	180.00%	57.14%
Single Female with Children Under 18	26	4.28%	23	3.48%	33	3.99%	-11.54%	43.48%
Other Family HHs - No Children Under 18	23	3.78%	25	3.78%	59	7.13%	8.70%	136.00%
Non-Family Households with Children Under 18	5	0.82%	21	3.18%	5	0.60%	320.00%	-76.19%
Non-Family HHs - No Children Under 18	97	15.95%	119	18.00%	200	24.18%	22.68%	68.07%
Total Households	608	100%	661	100%	827	100%		

Source: U.S. Census Bureau

Table 10 combines the Hamiltonban Township and Fairfield Borough household information. As the household patterns in the Borough and Township were similar, the household types and trends information for the planning area as a whole is predictable. It is again of particular importance that the actual number of “Married Couple with Children Under 18” households decreased over the reporting period while the overall number of “Married Couple with No Children Under 18” and “Nonfamily Households with No Children Under 18” household types have both increased. For the planning area as a whole, this pattern again reflects the aging trend of the population.

Table 10: Household Type – Hamiltonban & Fairfield Combined

Household Type	1980	% of Total	1990	% of Total	2000	% of Total	% Change 1980-1990	% Change 1990-2000
Married Couple with Children Under 18	307	36.68%	276	31.44%	259	24.46%	-10.10%	-6.16%
Married Couple - No Children Under 18	301	35.96%	319	36.33%	366	34.56%	5.98%	14.73%
Single Male with Children Under 18	6	0.72%	19	2.16%	32	3.02%	216.67%	68.42%
Single Female with Children Under 18	42	5.02%	33	3.76%	50	4.72%	-21.43%	51.52%
Other Family HHs -No Children Under 18	29	3.46%	37	4.21%	55	5.19%	27.59%	48.65%
Non-Family Households with Children Under 18	6	0.72%	24	2.73%	6	0.57%	300.00%	-75.00%
Non-Family HHs -No Children Under 18	146	17.44%	170	19.36%	291	27.48%	16.44%	71.18%
Total Households	837	100%	878	100%	1059	100%		

Source: U.S. Census Bureau

Recreation Lands and Facilities Inventory

Summarizing existing recreation lands and facilities represents an important initial step in evaluating current and future recreation needs within the planning area. The existing lands and facilities inventory provides a base line from which current and future recreation lands and facilities surpluses or deficiencies can be identified.

Recreation lands are typically categorized within one of several categories. The Adams County Vision for Parks, Recreation, and Open Space identifies the following types of recreation lands:

Public – Recreation lands owned by federal, state, or local governments, or local school districts.

Semi-Public – Recreation lands owned by non-profit organizations or associations and on which at least some public access may be provided.

Private – Recreation lands owned by private entities and operated either as commercial recreation or on a membership only basis.

Public recreation lands are further differentiated, typically by the types of recreation facilities offered and / or the population served. The Adams County Vision for Parks, Recreation, and Open Space classifies public parks as follows.

Regional Reserves – Areas set aside for resource conservation and nature-oriented outdoor recreation, with recreation typically identified as a secondary use.

Special Use Areas – Lands providing specialized or single-purpose recreational activities.

Regional Parks – Large parks typically within 30 minute to 1 hour driving time from population centers they serve, and that provide extended recreation opportunities for visitors. Such facilities typically serve a multi-county area. The Vision recommends 20 acres of regional parks per 1,000 residents.

Subregional Parks – Large parks typically within a 30 minute drive of the population they serve, and that support a variety of recreational pursuits depending on the setting. Such facilities typically serve a county-wide area. The Vision recommends 6 acres of subregional park per 1,000 residents.

Community Park – Moderate sized parks providing typically active recreation opportunities within either a single municipality or a group of municipalities, and typically within 1 mile of the population center they serve. School district facilities are sometimes classified as community parks. The Vision recommends 9 acres of community park per 1,000 residents.

Neighborhood Park – Smaller parks provide recreation opportunities within walking distance of residential neighborhoods, and typically provide amenities such as athletic courts and playgrounds. The Vision recommends 1 acre of neighborhood park per 1,000 residents.

Municipal recreation planning typically involves the acquisition and development of community and neighborhood parks, while subregional or regional parks should be provided by regional, county, or multi-municipal entities. For this reason, this plan evaluates the need for community and neighborhood parks within the planning area.

Table 11 provides an inventory of all existing recreation lands in the planning area. Appendix A provides an inventory sheet for each parkland site detailing ownership, acreage, the type of facilities on each site, general requirements regarding site use, and other relevant information. From the municipal perspective, it is important to note that there are no municipally owned and operated recreation parks within the planning area. The Fairfield Area School District and Fairfield Recreation Association lands are available for public use in accordance with each entity’s public use policy. However, the general public cannot use the provided facilities when the School District and the Recreation Association respectively have scheduled athletic events, team practices, or related activities for these sites.

Table 11: Existing Parkland by Ownership

Ownership	Acres	No. of Sites
Federal	0	0
State	4,143.14	1
Local	0	0
School District	20	1



It is also noted that a variety of private recreation sites are located within the planning area. This closely reflects a long established pattern of recreation provision in Adams County as a whole, that being the provision of recreation lands and activities by private associations, clubs, institutions, and similar organizations. For many years, these types of recreation opportunities served the needs of Adams County residents. However, this form of recreation provision is likely to change as time passes.

Table 12 provides a summary of recreation facilities located on the parkland sites listed in Table 11. The inventory sheets in Appendix A list the type and number of recreation facilities currently located on each property. A number of the athletic fields and related facilities constitute single-purpose facilities such as baseball/softball fields. A significant number of the facilities are multi-purpose in nature, can be configured to meet the specific requirements of individual sports. For example, football and soccer activities often share the same field.

Table 12: Existing Parks and Recreation Areas/Facilities

State Facilities	
1	Michaux State Forest
Schools	
1	Fairfield Area School District
Semi-Public	
1	Strawberry Hill Nature Center
2	Fairfield Recreation Association – Steelman Drive (Fairfield)
3	Fairfield Recreation Association – Murray Field (Hamiltonban)
4	Fire Station Field - Steelman Drive
Private	
1	Mountainview Golf Club
2	Camp Eder
3	Adams County Fish and Game Association
4	Spring Grove Gun Club
5	Rouzerville Gun Club



Part 3: Community Needs Evaluation

This section reviews the process by which current and future park and recreation needs within the Hamiltonban Township and Fairfield Borough planning area were assessed and quantified. An understanding of current and likely future parks and facilities needs is essential in order to assess the amount of recreation land and the types of recreation facilities that will be necessary to accommodate current and future population levels in the planning area.

Population Projections – Demographic Assessments

The initial information necessary to determine future recreation needs is population projections. Table 13 provides population projections through 2020, as compiled by the Adams County Office of Planning and Development (ACOPD). The projections indicate that population levels within the planning area will likely increase through the planning period, and that the rate of population increase will likely increase. The population projections are based on ACOPD staff knowledge of pending and likely potential development proposals through the planning period. The number of likely new dwelling units in each municipality is multiplied by the respective persons per household figure to produce an anticipated population increase.

Table 13: Population Projections

	2000	2006	% Change 2000-2006	Projected 2010	Projected 2020	% Change 2000-2010	% Change 2010-2020
Hamiltonban	2,216	2,466	11.28%	2,900	4,200	27.74%	44.83%
Fairfield	486	520	7.00%	850	1,000	70.00%	17.65%
Sub-Total	2,702	2,986	10.51%	3,750	5,200	35.10%	38.67%
Adams County	91,292	102,525	12.30%	115,150	154,775	23.27%	34.41%

Source: U.S. Census Bureau, ACOPD

Given the types of developments being proposed, regional growth trends and economic development projects, and overall demographic trends, it is likely that the aging of the planning area’s population, as documented in Part 2 of this report, will likely be reversed in the coming years. Many of the proposed and likely to be proposed new developments will be marketed to younger singles or families from the greater Washington DC area. If this prediction holds, the planning area may experience a relative increase in the number of younger households, particularly younger households with school-aged children. This, in turn, will have an impact on the types of recreation lands and facilities that will need to be provided. Active, sports-oriented facilities to serve new families and existing younger households, while passive recreation and fitness-oriented facilities may be necessary to serve older households.

Parkland and Facilities Needs

With population projections established, evaluations can be made with regard to the acres of parkland and the types of facilities necessary to accommodate the needs of the future population. For the purpose of this plan, the parkland and facilities standards established in the Adams County Vision for Parks, Recreation, and Open Space have been applied to determine needs within the planning area. Parkland requirements used in this evaluation include the following:

- 1 Acre Neighborhood Parkland / 1000 Population
- 9 Acres Community Parkland / 1000 Population

Total: 10 Acres Parkland / 1000 Population

In addition, recreation facility requirements used in this evaluation include the following:

- 1 Baseball Field for every 3,000 Population
- 1 Softball / Little League Field for every 1,500 Population
- 1 Soccer / Football Field for every 2,000 Population
- 1 Basketball Court for every 3,000 Population
- 1 Volleyball Court for every 5,000 Population
- 1 Tennis Court for every 2,000 Population

Table 14 demonstrates that the planning area currently exhibits a deficit of public parkland when Fairfield Area School District campus is excluded from the assessment.

Table 14: Community and Neighborhood Park Needs - Measured in Acres and Surplus/ Deficit

Year - Total Acres				
Park Type	2000	2006	2010	2020
Community	24	27	34	47
Neighborhood	3	3	4	5
Year - Surplus/ Deficit				
Park Type	2000	2006	2010	2020
Community	+11	+8	+1	-12
Neighborhood	-3	-3	-4	-5
Year - Surplus/ Deficit (Excluding FASD Lands)				
Park Type	2000	2006	2010	2020
Community	-24	-27	-34	-47
Neighborhood	-3	-3	-4	-5

Note: In 1995, the Hamiltonban Township and Fairfield Borough had 35 acres of Community Parkland and 0 acres of Neighborhood Parkland. Of this area, 35 acres were estimated to be available for recreation purposes at the Fairfield Area School District campus. However, given school district demands for these facilities, it can not be assumed that these facilities would be permanently available for general public recreation purposes.

Excluding these lands is appropriate for two reasons. First, the entire 35-acre campus is not dedicated to the provision of recreation land and facilities. Second, the approximately 20 acre portion of the school district campus currently dedicated to recreation land and uses is not consistently available to the general public for use as the school district reserves the facilities to its athletics teams as necessary for practice and games. The Township and Borough have determined, through this planning process, that parkland needs should be evaluated using only those lands that are constantly and consistently available for use by the general public.

Table 14 also projects parkland needs through the year 2020. Given current parkland deficits and the planning area’s projected 2020 population, it is estimated that the planning area will require a total of 52 acres of public parkland to meet the needs of its current and future residents.

Table 15: Existing Active Recreation Facilities on Public Recreation Sites

Facility Type	Number
Baseball Fields	1
Softball / Little League Fields	5
Soccer / Football Fields	0
Basketball Courts	0
Volleyball Courts	1
Swimming Pool	0
Tennis Courts	0

The number of existing active recreation facilities that are located on public recreation sites in Hamiltonban Township and Fairfield Borough are listed in Table 15.

Fairfield Area School District



Table 16, on page 14, demonstrates that the planning area currently exhibits a deficit in several important types of park facilities, including baseball fields, softball/little league fields, soccer fields, volleyball courts, and tennis courts. Of greater importance, however, is that the planning area will exhibit a deficit with regard to all facilities measured by 2020. This clearly demonstrates that additional recreation facilities will be needed over the next 15 years in response to the growing number of new households moving to the area coupled with the existing needs of current residents.

Table 16: Type of Park Facility Need

Year - Number of Facilities				Year - Facility Surplus/ Deficit			
Facility	2006	2010	2020	Facility	2006	2010	2020
Baseball Field	0	1	1	Baseball Field	—	-1	-1
Softball / Little League Field	1	2	3	Softball / Little League Field	-1	-2	-3
Soccer / Football Field	1	1	2	Soccer / Football Field	-1	-1	-2
Basketball Court	0	1	1	Basketball Court	—	-1	-1
Volleyball Court	0	0	1	Volleyball Court	—	0	-1
Swimming Pool	0	0	0	Swimming Pool	—	0	—
Tennis Court	1	1	2	Tennis Court	-1	-1	-2

It will be particularly important for the Township and Borough to continue to evaluate the specific mix of recreation facilities that should be provided in the coming years. Anecdotal evidence currently suggests that the planning area is seriously deficient in soccer and little league fields, perhaps beyond the deficits expressed in Table 16, due to the current levels of youth participation in these sports. However, if activity preferences change in the coming years, deficits with regard to other types of facilities may be revealed.



Part 4: Land Dedication and Fee-in-Lieu Calculations

Section 503(11) of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended) allows municipalities to require developers to dedicate land necessary to meet the recreation needs of the residents of the proposed development. The same section also allows municipalities to establish a “fee-in-lieu” payment from the developer to the municipality to allow the municipality to acquire and develop necessary recreation lands and facilities to serve the residents of the proposed development. This plan serves as the recreation plan required by Section 503(11)(iv) needed to demonstrate the basis for the amount of land dedication or amount of fee to be collected.

Table 17 demonstrates the process by which the land dedication and fee-in-lieu payments were calculated. Given that the land dedication and/or the fees collected must be related to the provision of recreation lands and facilities necessary to serve the residents of a proposed development, the land dedication and fee calculations can only be related to the anticipated increase in population over the planning period. The projected population increase within the planning area is 2,214 persons, or about 950 households given current persons per household figures. The 950 households figure is approximately 42.6% of the anticipated total number of households within the planning area in 2020. Consequently, developers of these anticipated 950 new households can only be expected to provide land

dedication and / or fees to account for 42.6% of the recreation lands and facilities needs in 2020. Thus, of the 52 acres of recreation land anticipated to be needed to serve the recreation needs of the planning area’s residents in 2020, 22.2 acres should be provided either through land dedication or through recreation fees to the Township and Borough.

Table 17

Projected Population – 2020	5,200
Current Population – 2006 Estimate	2,986
Projected Population Increase – 2006 to 2020	2,214
Persons Per Household	2.33
Projected Number of Total Households	2,232
Projected Number of New Households	950
Percent New Households	42.60%
Number of Acres of Parkland Need Resulting from New Households	22.2
Anticipated Acquisition Cost per Acre for Parkland	\$31,000
Total Cost of Acquisition of 22.2 Acres of Parkland	\$688,200
Total Cost of Acquisition of 22.2 Acres of Parkland per New Household	\$725
Total Amount of Parkland Needed per New Household	0.24 Acres

Dividing the number of anticipated new households by 22.2 acres yields needed parkland per new dwelling unit figure of 0.024 acres. If the developer chooses not to dedicate land at this rate, the Township and Borough can collect recreation fees related to the acquisition and development of this amount of recreation land per new dwelling unit. To determine the recreation fee, an evaluation of anticipated land acquisition cost per acre must be calculated.

Table 18 lists vacant land sales within and surrounding the planning area over the last 2 years. For the purposes of this Plan, the three largest were used to estimate a potential per acre cost of parkland acquisition. Averaging these three land sales yields a per acre land acquisition cost of approximately \$31,000. Acquiring 22.2 acres at this per acre cost will require \$688,200 or approximately \$725 for every new dwelling unit. Assuming, conservatively, that park facility development cost will equal acquisition cost, the per dwelling unit fee will be \$1,450.

Table 18

Dist	Parcel	Address	Price	Date	Acres	\$ / Acre
43	003-0062	20 NORTHERN PIKE TRL	\$ 83,000	Sep-06	0.52	\$ 159,615
43	016-0077	19 GLADYS TRL	\$ 35,000	Sep-06	0.52	\$ 67,308
43	006-0048	12 BLACK BASS TRL	\$ 132,000	Aug-07	0.52	\$ 253,846
26	AA0-0115	23 STRAUSBAUGH TRL	\$ 35,000	Aug-07	0.52	\$ 67,308
43	004-0012	7 SUNSPOT TRL	\$ 94,000	Dec-06	0.65	\$ 144,615
26	AA0-0227	7 GOETZ TRL	\$ 55,000	Aug-07	0.67	\$ 82,090
43	016-0013	JACOBBS & WARREN TRL	\$ 99,900	May-07	1.17	\$ 85,385
18	B14-0092	30 MICKLEY LN	\$ 84,000	Apr-07	1.23	\$ 68,293
43	005-0080	1 MAIN TRL	\$ 115,000	Sep-07	1.42	\$ 80,986
43	016-0027	LOT WA 61,63,65,67,69,70,71,72	\$ 180,000	May-07	4.28	\$ 42,056
18	B16-0056A	ZOO RD	\$ 145,000	Oct-06	5.06	\$ 28,656
43	014-0013, 014-0028	2 CHAMPION TRL, 102 COUNTRY CLB TRL	\$ 175,000	Oct-06	7.69	\$ 22,757



Part 5: Summary and Recommendations

This plan has evaluated parks and recreation needs within the Hamiltonban Township and Fairfield Borough communities. This evaluation has resulted in the development of several parks and recreation recommendations, including the following.

1. Hamiltonban Township and Fairfield Borough should incorporate mandatory land dedication / fee-in-lieu provisions into their respective subdivision and land development ordinances. Both ordinances should require a mandatory land dedication of 0.024 acres of recreation land per dwelling unit, the payment of a recreation fee in lieu of land dedication of \$1,450, or a combination of the land dedication and fee-in-lieu payment. A draft subdivision and land development ordinance amendment that could be used to implement this recommendation is provided in Appendix B.
2. Recreation facilities to be developed on land acquired through land dedication or through land acquisition funded through fee collection should reflect the needs of likely future population groups. Facilities should accommodate the passive recreation and fitness needs of older households while, at the same time, accommodating the active recreation needs of the younger households that will likely migrate to the area over the next 15 years. The specific mix of facilities should be carefully considered as the municipalities develop master site plans for parks in the coming years.
3. The Township and the Borough should attempt to collect recreation fees from developers who propose new communities in the area immediately surrounding Fairfield Borough. Collected fees should be consolidated to pursue the acquisition and development of a recreation site immediately to the west of Fairfield Borough. Recreation needs within the eastern portion of this area should be accommodated by the parcel of land Hamiltonban Township intends to acquire within the area bounded by Fairfield Road, Carrolls Tract Road, and Bullfrog Road.
4. Hamiltonban Township should attempt to collect recreation fees from developers who propose new community in the area immediately surrounding Orrtanna Village. Collected fees should be used to acquire and develop a small park serving the village setting. The Township should also coordinate with Highland and Franklin Townships when considering specific recreation facilities that may be warranted in this setting.
5. Should Hamiltonban Township receive development proposals in rural areas of the Township, beyond the immediate growth areas of the Fairfield Borough and Orrtanna Village settings, the Township should pursue the dedication of lands within these proposals to development of neighborhood serving recreation opportunities. These opportunities may be more passive recreation oriented and could include amenities such as walking or nature observation trails. Such facilities should be related to the open space designs that will likely result in these settings if the “Conservation by Design” technique, recently added to the Township Zoning Ordinance, is successfully applied in the design of new communities.

6. Hamiltonban Township and Fairfield Borough should continue to work cooperatively with regard to meeting the parks and recreation needs of current and future residents of the area. The two municipalities should also work cooperatively with other surrounding municipalities to explore broader regional parks and recreation opportunities. Exploring these opportunities within the context of the forthcoming Southwest Adams County Joint Comprehensive Plan should be pursued.

APPENDIX A

Recreation Facility Inventory Sheets

Facility Inventory Sheet – 2007 Public and Semi-Public Recreation Sites and Facilities Hamiltonban Township and Fairfield Borough

Site Name:	Fairfield Area School District Campus
Site Size:	Approximately 20 Acres (Total Campus - 35 acres)
Facility Type	Number
Baseball Field	1
Softball / Little League Field	1
Soccer Field	1
Football Field	
Basketball Court	
Volleyball Court	2
Swimming Pool	
Tennis Court	

List of Other Facilities

The stadium is a multi-purpose field used for soccer, football, field hockey, and track & field. A running track encircles the stadium field. Three other multi-purpose fields are located throughout the campus. Basketball courts are located within parking lot areas. Two small playgrounds with equipment are located near the elementary school

Site Specific Information

The public has access to the recreation facilities on the Fairfield Area School District campus. Other than a policy that restricts use from “Dusk to Dawn,” there are no written School District policies regarding use of these facilities. Organized groups are required to complete a reservation form to reserve ballfields. Organized groups and the public at large have access to the facilities when there is no scheduled School District activity. Multi-purpose fields are lined for specific sports only “in season.” For the purposes of this inventory, the number of specific facilities on-site are represented as the predominant use of a given field or area during the course of the year.

APPENDIX B

Model Subdivision and Land Development Ordinance Amendment

Dedication of Recreation Land / Payment of Recreation Fees

Section __: Dedication of Land, or Payment of Fees in Lieu Thereof, for Park, Recreation, and Open Space Use.

A. Purpose: The purpose of this section is to implement the Hamiltonban Township/Fairfield Borough Joint Recreation Plan of 2007, as specifically authorized by Section 503(11) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

B. General Requirement: This section applies to residential subdivision and/or land development proposals that would result, either initially or cumulatively on a parent tract existing at the time of adoption of this section, in the development of five (5) or more dwelling units.

C. Land Dedication: Applicants subject to the requirements of this section shall dedicate to the << municipality >> land suitable for park and recreation use. The amount of land to be dedicated shall be 0.024 acres for every proposed dwelling unit. Land to be dedicated shall be identified on the Preliminary Plan and Final Plan submission where both Preliminary Plan and Final Plan submission is required. Where only Preliminary/Final Plan submission is required, the land to be dedicated shall be depicted on the Preliminary/Final Plan submission.

D. Quality of Land to Be Dedicated: The land to be dedicated to the << municipality >> for parks and recreation purposes shall be suitable for the provision of parks and recreation facilities. The dedicated land shall comply with the following requirements.

1. The dedicated land shall not be located within any floodway.
2. No more than ten percent (10%) of the dedicated land may include designated wetlands or hydric soils.
3. No more than twenty percent (20%) of the dedicated land may include slopes exceeding eight percent (8%).
4. The dedicated land shall not include any existing or proposed infrastructure facilities including, but not limited to, stormwater management facility, pump stations, utility or transmission line rights-of-way, or roads.
5. The dedicated land shall not include any area with confirmed or suspected environmental hazards or other areas that may pose a health or safety concern.
6. The dedicated land shall not include land that contributes to any required setback, buffer, or other protection area that may be required by this Ordinance or any other << municipality >> ordinance.
7. The dedicated land shall meet the lot requirements of Section ___ of this Ordinance. However, the dedication of land oriented in a flag or panhandle lot configuration shall not be authorized.
8. The dedicated land shall be located in a manner that furthers goals and objectives found in applicable state, county, regional, and adjoining municipal parks and open space planning, specifically to encourage the development of a regional parks, recreation, and open space network.

E. Improvement of Land to Be Dedicated: Where parks and recreation land dedication is proposed, the land to be dedicated shall be improved in accordance with the following.

1. Recreation facilities shall address recreation facility deficits as identified in the Hamiltonban Township/Fairfield Borough Joint Recreation Plan. The applicant shall provide recreation facilities in accordance with the following table

Dwelling Units	Total Number of Recreation Facilities
24 or fewer	0
25 to 49	1
50 to 75	2
76 to 99	3
100 to 199	4
200 to 299	5
300 to 399	6
400 or more	7, plus 1 additional facility for every 150 additional dwelling units beyond 400.

Recreation facilities shall include, but are not limited to, playground areas, basketball courts, volleyball courts, tennis courts, softball and/or baseball fields, soccer and/or football fields, and pavilions. The mix of recreation facilities shall be determined and approved by the << municipal elected officials>>.

2. Recreation facilities shall be provided with safe and convenient access by pedestrian, bicycle, and automobile modes of transportation. The site shall be provided with appropriate means to allow for maintenance and/or emergency vehicle access. Where new recreation facilities are located adjacent to existing recreation facilities or other site where the provision of recreation or open space facilities is likely in the future, a system of pedestrian/bicycle trails shall be provided to allow safe and convenient movement from one site to another.

3. Recreation facilities shall not be divided by either public or private streets.

4. Recreation facilities shall be suitably landscaped either by retaining existing vegetation and wooded areas and / or by a landscaping plan designed to enhance the facilities through the installation of plantings which are consistent with the purposes of this section.

5. Recreation facilities shall be conveniently accessible to the general public to improve the utility of the facilities and to promote use of the facilities by the residents. The recreation facilities shall also be located in a manner that respects the privacy needs of those existing or future residents who adjoin the site.

6. The construction of required recreation facilities shall be bonded in accordance with applicable posting of financial security requirements of this Ordinance.

F. Payment of Recreation Fee in Lieu of Land Dedication: In lieu of dedicating park and recreation land to the << municipality >>, an applicant may choose to pay a recreation fee to the << municipality >>. The amount of the recreation fee shall be established on a per dwelling unit basis. The << municipality >> shall be established by resolution of the << municipal elected officials >>, as may be amended from time to time. The payment of recreation fees in lieu of land dedication shall meet the following requirements.

1. The << municipality >> shall administer the collected fees in accordance with the requirements set forth in Section 503(11) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

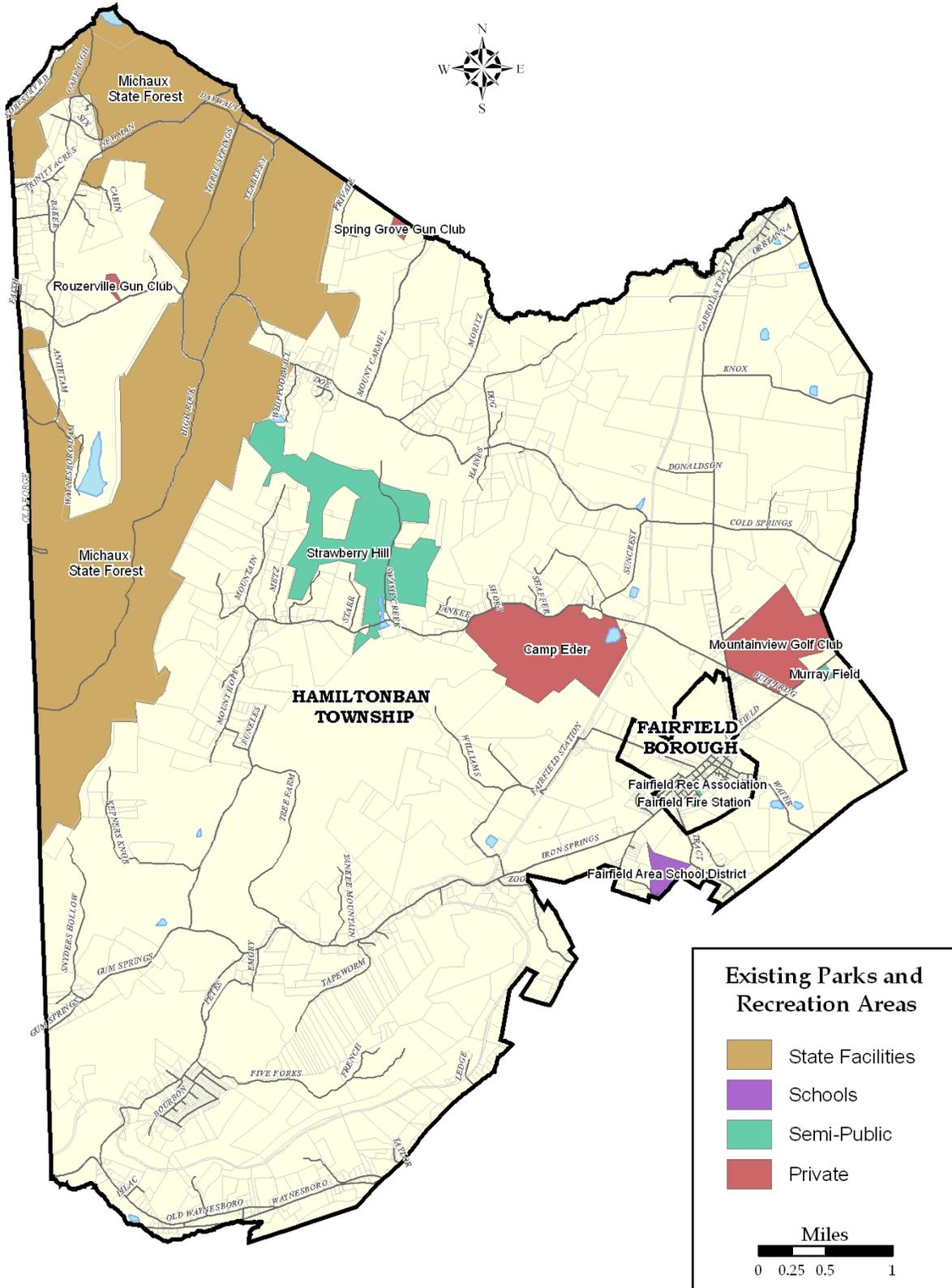
2. The applicant shall pay the required recreation fees prior to the approval and signature by the << municipal elected officials >> of the Final Plan or Preliminary/Final Plan, as may be required. Where a residential subdivision or land development plan is approved in phases, the applicant shall pay the required recreation fees prior to the approval and signature of each phase. The three-year period for the

expenditure of recreation fees established in Section of 503(11)(vii) of the Pennsylvania Municipalities Planning Code shall not begin until the required recreation fees have been paid in full by the applicant.

G. **Combination of Land Dedication and Payment of Recreation Fees:** Nothing herein shall prevent an applicant from proposing a combination of park and recreation land dedication and payment of recreation fees to satisfy the requirements of this Section. Where proposed, the combination of land dedication and payment of recreation fees shall meet the following requirements.

1. The combination of land dedication and payment of recreation fees shall result in an equivalent amount of park and recreation land provided for << municipal >> residents when compared to the amount of park and recreation land provided by the utilization of either the land dedication or the payment of recreation fees provision.
2. The amount of land to be dedicated shall continue to be of sufficient size to provide for necessary parks and recreation facilities or shall be combined with land already dedicated to the << municipality >> for parks and recreation use on an adjoining parcel.
3. The << municipal elected officials >> shall determine, at their discretion, whether a proposed combination of land dedication and payment of recreation fees shall be approved.

Hamiltonban Township and Fairfield Borough Joint Recreation Plan



Prepared By: Adams County Office of Planning & Development, November 2007