



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects



**Plan Narrative Report for
The Fort Hunter Park Master Site
Plan**
(BRC-TAG-12.5-15)

April 1, 2010



**Dauphin County
Pennsylvania**



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Narrative Report for the Fort Hunter Park Master Plan

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I. Background Information & Data

A. Community Introduction

Dauphin County is located in the south-central portion of Pennsylvania. With a population of over 250,000, it includes the Capital City of Harrisburg. According to 2005 estimates, approximately 74% of the county's population is comprised of non-Hispanic whites, while 18% of the population is African-American. Approximately 5% of its residents are Latino, and 3% are Asian-Americans. The county is bound to the west by the Susquehanna River, and it contains a total of 558 square miles. Diverse terrain includes gently sloped, fertile farmland in the county's southern regions, and the Allegheny range of the Appalachian Mountains to the north.

B. Park System Introduction

The relatively young Dauphin County Parks System contains approximately 500 acres, and its holdings are modest for a county of its size and history. Because many of the 162 local municipal parks predate development of the County Parks System, the Parks Department is now focused on the development of larger, more specialized, passive park facilities rather than construction of additional athletic fields and courts. In 1980, Fort Hunter Park became the first developed park in the County's system.

Existing Dauphin County parks include the following:

1. Fort Hunter Park – a *Regional Park* with 200 historic acres and a mix of both active and passive recreational amenities
2. Wildwood Park – a *Regional Park* and nature preserve with 210 acres and primarily passive recreational amenities
3. Wiconisco Creek Park – a 35-acre *Community Park* and natural creek valley with athletic fields
4. Lykens Glen Park – a 51-acre *Community Park* and nature preserve with primarily passive recreational amenities
5. Community Garden Plots – an 8-acre *Neighborhood Park* with rented garden areas for passive recreation
6. Henniger Farm Covered Bridge – an historic, 1-acre *Mini-Park*

C. Fort Hunter's Contribution to the Park System

As the first developed park in the Dauphin County Park System, Fort Hunter Park became the bellwether for all future parks. Its convenient and highly-visible location brought instant support and large audiences of park users. Recent



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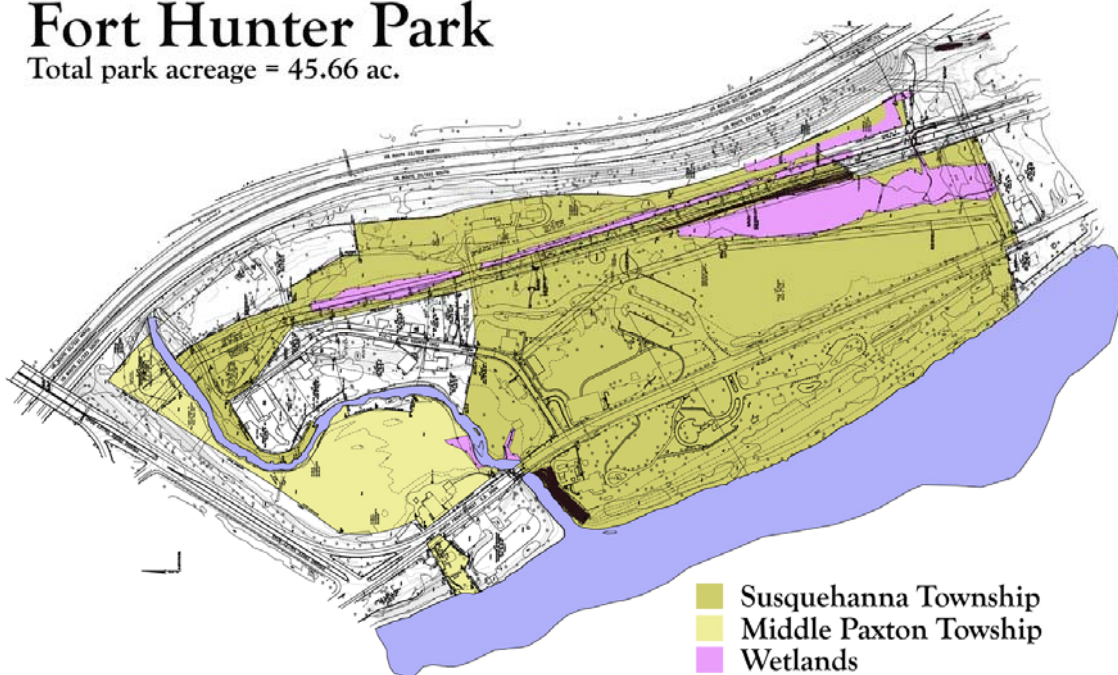
inclusion of history-oriented and broad-based entertainment events has continued to attract even larger park audiences. Diverse amenities for walking, relaxing, boating, fishing, historical appreciation and environmental education have made this unique park attractive to many. Located on the mighty Susquehanna River between Dauphin County's mostly rural areas to the north, and its most urban area just four miles to the south, Fort Hunter Park is a popular community meeting place where all feel welcome. Its status as a beloved landmark for the larger Harrisburg metropolitan area makes it vitally important for the Department to receive community input for any proposed park additions or changes.

D. Existing Community Planning

Fort Hunter Park has figured prominently in the 2009 ***Dauphin County Parks, Recreation, Open Space, and Greenways Study***. The Dauphin County Planning Commission counts it as one of the most prized open spaces in the County. Susquehanna Township and Middle Paxton Township are also proud to have Fort Hunter Park within their municipal boundaries.

Fort Hunter Park

Total park acreage = 45.66 ac.



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E. The Public Participation Process

Carl Dickson, Director of the Parks Department and former Director of Fort Hunter Park, encouraged planning participation by inviting 75 Study Committee members to four public meetings. The Study Committee is comprised of adjoining landowners, other neighbors, Township officials, County Commissioners, the Park's Board of Trustees, the Friends of Fort Hunter, and other local stakeholders. The initial meeting's agenda included an opinion survey (see Appendix) designed to identify specific Master Plan goals and objectives. The fourth and final meeting was heavily advertised locally, and it encouraged broader participation by the Study Committee and the general public.

These four noted sessions occurred on the following dates and at the following locations:

- *July 8, 2009* – project kick-off at Fort Hunter's Centennial Barn with an opinion survey of the Study Committee's Goals and Objectives;
- *August 11, 2009* – outdoor Study Committee discussions at various Fort Hunter Park sites;
- *October 21, 2009* – presentation of a draft Master Plan sketch at Centennial Barn; and
- *November 19, 2009* – presentation of the Preliminary Master Plan at Centennial Barn.

Meeting Sign-in Sheets and Minutes for all four sessions are now included in this document's Appendix Section X. As noted in these Minutes, Fort Hunter's Master Plan was shaped by the valuable public input received during the summer meetings, and it later evolved to address minor plan modifications requested at the two autumn meetings.





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II. Site Information & Analysis

A. General Site Description

In addition to being firmly rooted in directives received from its various stakeholders, the Fort Hunter Park Master Plan responds to contemporary recreational needs within its historic landscape context. Served by several early transportation corridors including the Susquehanna River, Fort Hunter and its past occupants shaped the local landscape over a 285-year period. Today, this park's carefully preserved historic structures and 45.66 remaining acres provide tangible links to Dauphin County's natural environment and its cultural heritage.

Located within Dauphin County's Susquehanna and Middle Paxton Townships, Fort Hunter Park is bisected east to west by Fishing Creek (a township boundary), and from north to south by North Front Street – the sole vehicular access route to park facilities. The Susquehanna River forms the park's western boundary, while Fishing Creek Valley Road and U.S. Route 22/322 rights-of-way respectively form the park's northern and western boundaries. Several residential out-parcels are surrounded by north-central park areas.

All park property located in Susquehanna Township is zoned 'Mixed Use Residential/Special Purpose District', while property located in adjacent Middle Paxton Township is zoned 'Neighborhood Residential'. Fort Hunter Park includes topography ranging from gentle to severely sloped land, a mix of native and non-native vegetation, 14 historic structures, remnants of the Pennsylvania Canal, and many other park facilities. The Site Analysis Plan depicting these existing park features is located in Appendix Section X.

Prior to present planning efforts, comprehensive mapping of Fort Hunter's natural and man-made assets did not exist. In early 2009, field-run and aerial topographic surveys were completed. This work was immediately followed by the preparation of a Wetlands Delineation Report (included with this April 1, 2010 submission) which identifies existing wetlands adjacent to Fishing Creek, within the park's southeast areas, and within remaining Pennsylvania Canal remnants. Formal floodplain studies and playground safety audits were not included in this project's scope, however. Combined, the site survey and wetlands delineation efforts (see attached Base Maps at 1" = 100' scale) comprised nearly half of the Master Plan's cost, but these efforts were essential to present and future planning initiatives. ***Floodplain studies and playground safety audits are recommended during future detailed design phases.***

As identified by the site survey, existing easements within the park include: United Water (20' width), Harrisburg Water Authority (40' width), UGI (33' width), Sewer Authority (30' width), and PPL (50' width). In addition, the Department of

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Environmental Protection (DEP) will require an asphalt cap over contaminated soils located near Fort Hunter Station's former petroleum storage area. Non-contaminated soils located throughout the park include 12 types listed in Appendix Section X.

B. Impact of Physical Site Features on Potential Park Uses

Obviously, the site's historic and environmentally-sensitive areas restrict some potential park uses, but they also collectively serve as rich educational opportunities. For example, the abandoned Fort Hunter Station located adjacent to North Front Street and Fishing Creek holds great potential for serving future park visitors seeking nearby water recreation or information about park facilities. Likewise, the site's predominantly gentle topography enables public access to most park areas, while a more sloped site adjacent to the park's Fishing Creek Road entrance is conducive to suggested amphitheater construction.



In addition to such advantages, a few inherent disadvantages also exist. For example, the heavily traveled North Front Street divides some key park destinations from others. Through the public participation process, 'traffic calming' initiatives were frequently cited by meeting participants as essential Master Plan components. In addition, invasive vegetation must be eradicated and creek restoration efforts are needed to reverse the damaging effects of upstream, off-site development. Such physical site challenges might also be viewed as environmental education opportunities, however.



A few park areas are not suited for public use. For example, Parks Department maintenance facilities were strategically located at Fort Hunter's eastern border adjacent to U.S. Route 22/322. In addition, boundaries between public parkland and private residential properties must be clearly delineated. With anticipated construction of a paved canal towpath in close proximity to these homes, fencing and/or new plantings must deter public access to private lawn areas.

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With regard to neighborhood compatibility, Fort Hunter Park has already earned the respect of its neighboring residents through its excellent park maintenance and annual community events. Through targeted Master Plan objectives, neighbors and park representatives collectively expressed a desire for further extension of Fort Hunter's bucolic landscape through Fort Hunter Station redevelopment and 'greening' of Fishing Creek Valley Road medians. Noise-generating recreation sites and other outdoor gathering spaces will remain at a suitable distance from nearby residences. Combined, all Master Plan initiatives will create an enhanced gateway to Fort Hunter Park, its adjoining neighborhood, and Harrisburg's metropolitan area.

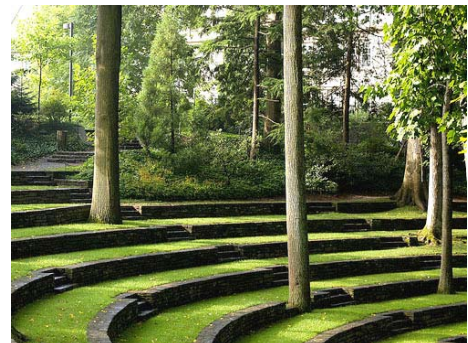


III. Activities & Facilities Analysis

A. Proposed Park Facilities and Other Site Enhancements

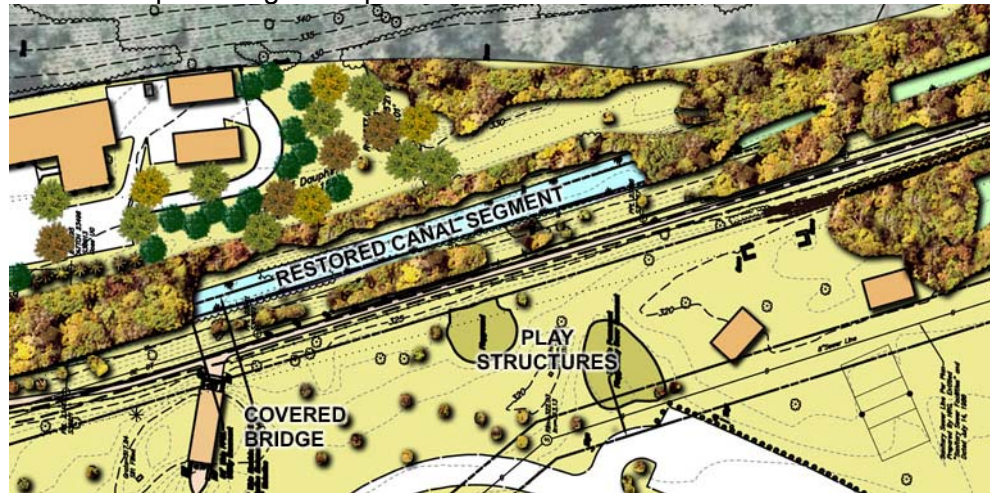
Following identification of community needs and completion of a thorough site analysis, 25 Fort Hunter Park facilities and general site enhancements have been proposed in the Master Plan:

1. Redevelop Fort Hunter Station as a park 'welcome center', restaurant, café, produce stand, and/or a canoe/kayak rental facility.
2. Restore Fishing Creek's floodplain for improved water quality, wildlife habitat, and educational value.
3. Create an outdoor amphitheater for small to medium-sized events.
4. Relocate an existing stage and its corncrib backdrop to increase available seating opportunities with visual stage access from the existing lawn for large-scale events.



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5. Explore opportunities for geothermal heating and cooling with well construction in this same lawn area.
6. Clear a segment of the former Pennsylvania Canal, and pave the original canal towpath for greater public access to this historic site feature.



7. Incorporate canal-themed play equipment, public art, and educational signage near this same canal segment.
8. Replace some manicured lawn with a meadow comprised of native grasses and wildflowers; retain ample lawn in active recreational areas.
9. Provide approximately 50 additional parking spaces and a guest drop-off area to serve the recently relocated Heckton Church.
10. Create a scenic river overlook in close proximity to these same facilities.
11. Develop two seasonal, non-motorized boat launch facilities - one with direct river access and another with indirect access via Fishing Creek.



12. Replace portions of North Front Street's paved shoulders with a designated bike lane and stabilized turf to encourage 'traffic-calming'.

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13. Incorporate a 'rain garden' and other median plantings within the Fishing Creek Valley Road right-of-way to reduce storm water quantity and improve its quality prior to reaching the nearby Susquehanna River.
14. Delineate access to special event parking areas and boundaries of privately owned properties with additional park fencing.

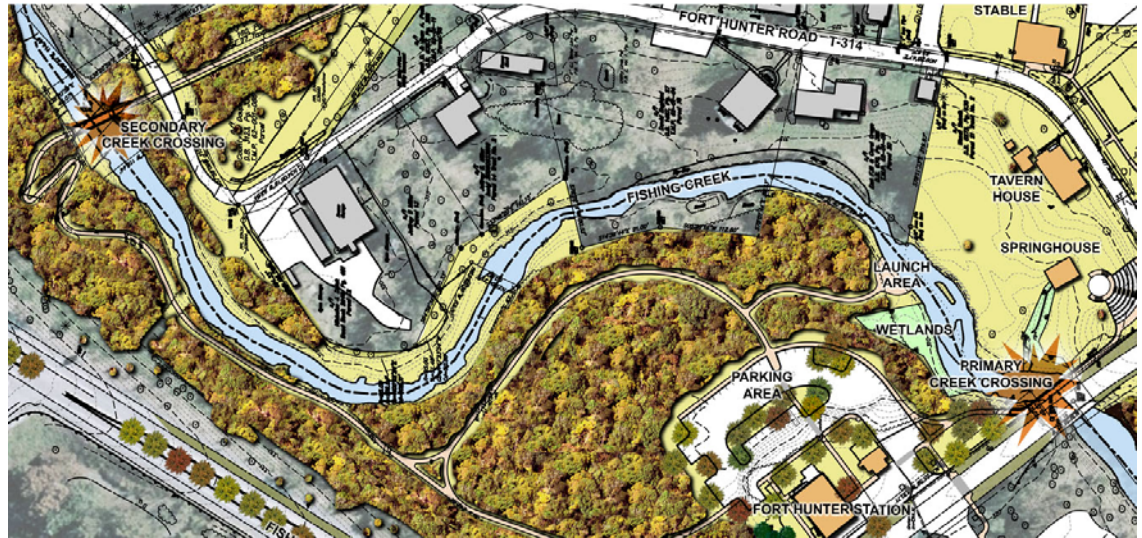


15. Clearly delineate three pedestrian crosswalks along North Front Street at Fort Hunter Station, at the existing main park entrance, and near the new Heckton Church site.
16. Enhance each of these key park entrances with stone gateway features inspired by historic stone piers near the Fort Hunter Mansion.
17. Link all existing and proposed public park amenities with an accessible and looped trail system.



18. Resurface the mansion's carriage drive, and pave all bituminous pathways with a gravel overlay to complement the park's historic stone masonry and to replicate other recently installed pathways.
19. Incorporate additional pedestrian-scaled, educational signage and other site furnishings such as benches, litter receptacles, and picnic facilities.

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20. Add two pedestrian bridges over Fishing Creek to link Fort Hunter Station and its adjoining woodlands with existing park amenities to the south.
21. Enhance park safety and security perceptions with additional lighting of specimen trees, building facades, and new parking areas.
22. Eradicate all invasive plants from both natural and planted park areas.
23. Restore key river views toward the Susquehanna River with selective removal of some riverbank vegetation.
24. Install additional native vegetation and other non-native plantings appropriate to targeted historic periods.
25. Construct bird blinds at several locations throughout Fort Hunter Park's diverse ecosystems.



Prioritization of these 25 initiatives will be largely dependent upon available funding sources for each suggested task. At this time, prioritized Master Plan implementation consists of:

- Continued improvement of the new Heckton Church site;
- Construction of the looped trail system;
- Support for Fort Hunter Station redevelopment initiatives; and
- Development of proposed non-motorized boat launch facilities.

B. Activity Levels, Participation Rates, & Basic Standards

The following table is provided as supporting information in accordance with DCNR's Master Site Plan Guidelines, Section D.2.:



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| Facility or Other Site Enhancement | Anticipated Activity Level | Projected Participation Rates | Basic Standards & Requirements |
|--|----------------------------------|-------------------------------|---|
| 1. Fort Hunter Station Redevelopment | N/A | Daily | to be determined following market study and architectural analysis; ADA-compliant access |
| 2. Fishing Creek Restoration | N/A | N/A | to be determined following further ecological study; DEP, DCCD, & Twp. permitting |
| 3. Outdoor Amphitheater | <i>Special Events</i> | Seasonal | ADA-compliant access and seating with northeast orientation toward stage area |
| 4. Existing Stage/Corncrib Relocation | <i>Special Events</i> | Seasonal | ADA-compliant stage access with westward audience orientation toward stage/backdrop |
| 5. Geothermal Heating & Cooling | N/A | N/A | to be determined following geotechnical review |
| 6. Canal Enhancement | Unstructured, non-programmed use | Daily | complete restoration is not anticipated; PHMC coordination is anticipated |
| 7. Canal-themed Play Equipment/Public Art | Unstructured, non-programmed use | Seasonal | ADA-compliant play structures and play surfaces; IPEMA/ASTM certified |
| 8. Meadow Establishment | N/A | N/A | comprised of native species which can be mown and withstand periodic vehicle parking |
| 9. Paved Parking Areas | N/A | Daily | required ADA-compliant spaces to be provided per Twp. requirements |
| 10. River Overlook | N/A | Daily | westward orientation; overlook railings to comply with all applicable codes |
| 11. Non-motorized Boat Launch Areas | Unstructured, non-programmed use | Seasonal | ADA-compliant access routes; railings and surfaces to comply with applicable codes |
| 12. N. Front St. Traffic Calming | N/A | Daily | PennDOT approval required for designated bike lane and stabilized turf shoulders |
| 13. Fishing Creek Valley Road 'Greening' | N/A | N/A | to comply with DEP, PennDOT, and/or Twp. design standards |
| 14. Fencing | N/A | N/A | fence materials and dimensions to match existing park fencing |
| 15. N. Front St. Crosswalks | N/A | Daily | to be PennDOT approved and ADA-compliant |
| 16. Park Gateway Features | N/A | Daily | new gateway masonry to be architecturally compatible with nearby historic stonework |
| 17. Looped Trail System | Unstructured, non-programmed use | Daily | ADA-compliant surfaces with 5' minimum width and 12:1 maximum slope |
| 18. Mansion Carriage Drive | Unstructured, non-programmed use | Daily | gravel overlay paving materials to be architecturally compatible with mansion stone |
| 19. Park Signage & Site Furnishings | Unstructured, non-programmed use | Daily | sign messages to be determined; signs and furnishings to replicate existing park features |
| 20. Pedestrian Bridges | Unstructured, non-programmed use | Daily | to comply with AASHTO Guide Specifications for the Design of Pedestrian Bridges |
| 21. Site Lighting | N/A | N/A | to comply with the Illuminating Engineering Society of North American Standards |
| 22. Removal of Invasive Plants | N/A | N/A | to comply with PA Invasive Species Council & USDA listing of Invasive & Noxious Weeds |
| 23. River View Restoration | N/A | N/A | to comply with DEP and Dauphin County Conservation District requirements |
| 24. New Plantings | N/A | N/A | based upon historical data and present site conditions; indigenous species preferred |
| 25. Bird Blinds | Unstructured, non-programmed use | Daily | to be ADA-compliant and visually compatible with naturalized park areas |

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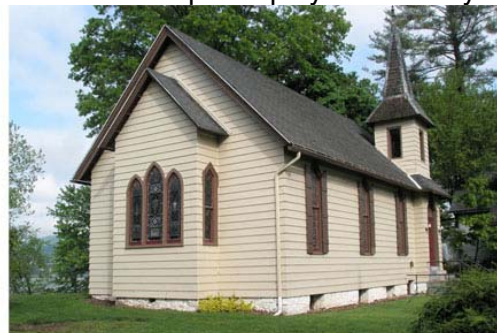
IV. Support Facilities

A. Roads, Comfort Facilities, Maintenance Facilities, Storm Water Management Systems, Utilities, Signage, and Site Furnishings

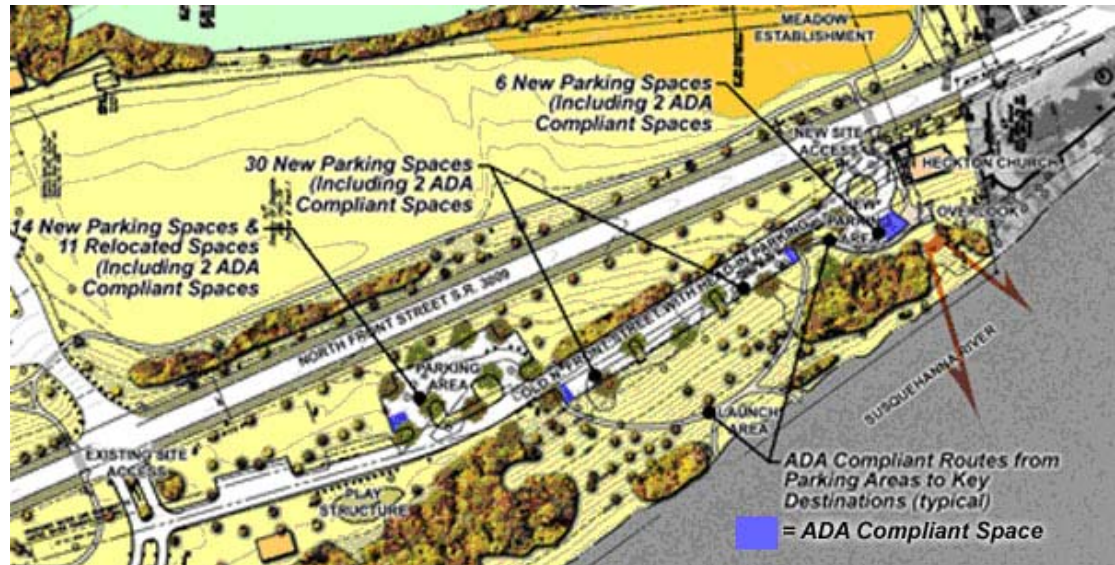
With the exception of one new vehicular access drive (24' width) proposed near the present Heckton Church site, all existing park roads, comfort facilities, and maintenance facilities will remain to adequately serve Fort Hunter Park following Master Plan implementation. The Master Plan proposes both on-site and off-site improvements to storm water management systems including Fishing Creek floodplain restoration and a reduction of impervious paving on both N. Front Street and Fishing Creek Valley Road. Extension of electrical service is anticipated to serve the relocated stage, the proposed outdoor amphitheater, and any additional site lighting required for safety and security. Specific electrical needs remain to be determined, however. In addition, the previously noted park signage and site furnishings (e.g. benches, litter receptacles, picnic facilities, etc.) are anticipated.

B. Parking Facilities

With knowledge of existing parking space usage, Fort Hunter representatives originally determined that 30 additional spaces were needed to serve park facilities located west of North Front Street. Such facilities include the recently relocated Heckton Church with its 75-seat capacity. Later in the park planning process, one of two proposed non-motorized boat launch facilities was also suggested for this same general area, and 20 additional parking spaces were added to the plan. To minimize the potentially intrusive impact of 50 new spaces (**including 6 handicap-accessible spaces**) on the park's bucolic landscape, most new parking is near an abandoned portion of *old* North Front Street and within an existing parking area now redesigned for greater efficiency. In addition, several existing parking spaces which presently permit drivers to back toward an existing play structure will be relocated in an effort to improve play area safety.



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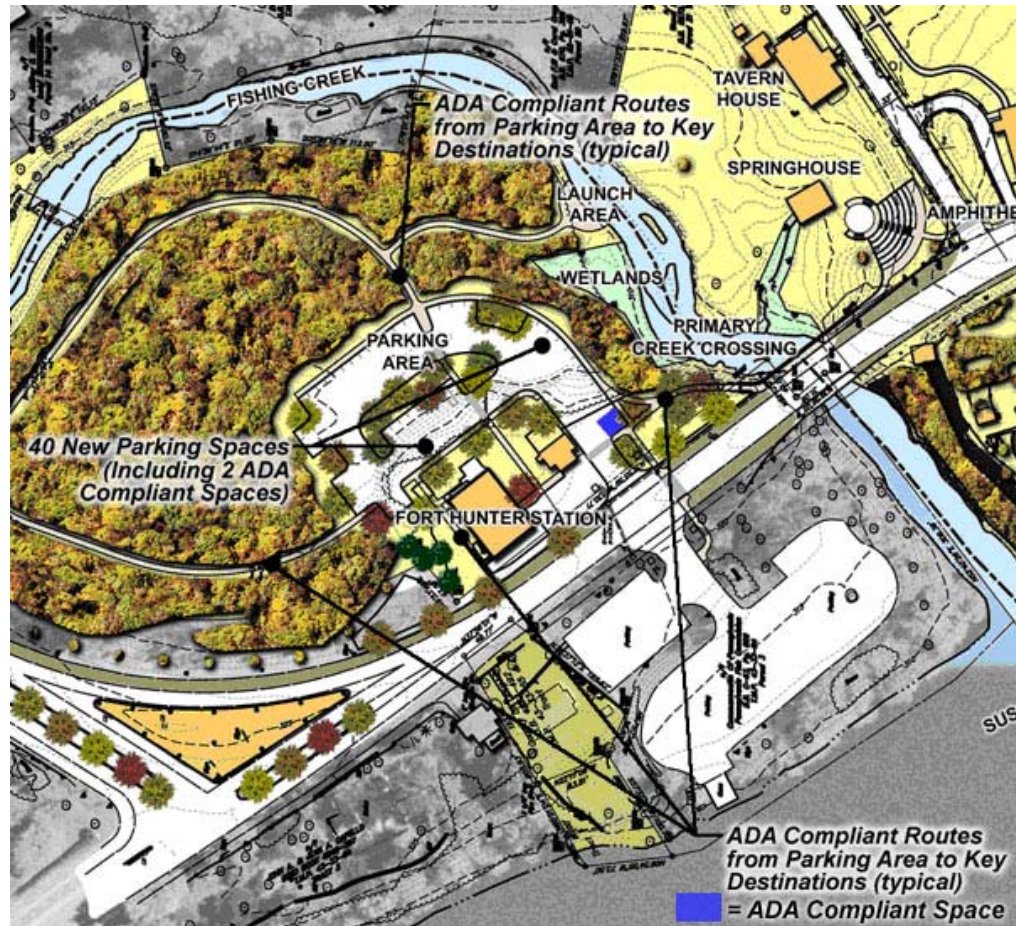


Other existing parking facilities located west of North Front Street will remain unchanged. Likewise, permanent and temporary parking facilities which presently exist east of North Front Street will not be modified during Master Plan implementation. A portion of temporary, unpaved parking for special events will be changed from manicured turf to managed native grasses where meadow establishment is proposed. All previously noted parking spaces (both permanent and temporary, both east and west of N. Front Street) represent off-street facilities; no on-street facilities presently exist, nor are any proposed.



Until a specific use (or multiple uses) for the former Fort Hunter Station is determined, it is difficult to calculate required parking spaces for this facility. At this time, it is anticipated that approximately 40 parking spaces (**including 2 handicap-accessible spaces**) will be shared by new business patrons (e.g. evening restaurant diners) and park visitors (e.g. daytime boaters). Specific parking requirements will be fully addressed during Middle Paxton Township's Land Development Plan approval process, and following a final use determination for the Fort Hunter Station structure.

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To retain Fort Hunter's existing character, standard curbs are not proposed at any park roads and parking facilities. With the exception of temporary, overflow parking spaces for special events, all vehicular use areas will be paved in standard bituminous paving materials, **and concrete wheel stops will be provided.** Required ADA-compliant parking spaces will be dispersed throughout each parking area including the proposed Heckton Church guest arrival area.

V. Other Important Design Considerations

A. Public Access and Safety

Proposed park facilities have been carefully located in response to inherent site conditions and public input. Each is intended to be compliant with all applicable local, state, and national standards for safety and accessibility. No new recreation standards have been developed during Fort Hunter Park's planning process.

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B. Environmental Considerations

Riparian buffers adjacent to Fishing Creek will be either preserved or reestablished following floodplain restoration efforts and eradication of invasive plant species. These same objectives exist for the park's Susquehanna River frontage where selective removal of some taller vegetation is anticipated to restore strategic views toward the river. Any future riparian buffer alterations will be subject to review by DEP and DCCD, and will comply with established Chesapeake Executive Council goals.



With the exception of proposed trail development, canal enhancement, and invasive plant removal, no modifications to existing forests, wetlands, and other presently natural areas are anticipated. With the Master Plan's suggested 'greening' of both Fishing Creek Valley Road and North Front Street rights-of-way, the net result of Master Plan implementation will be less impervious surface and improved water quality. In addition, new habitat areas will be created via proposed Fishing Creek floodplain restoration and proposed meadow establishment where manicured lawn areas presently exist. The optional Pennsylvania Natural Diversity Inventory (PNDI) review was not completed during the Fort Hunter Park planning process.

C. Historical Considerations



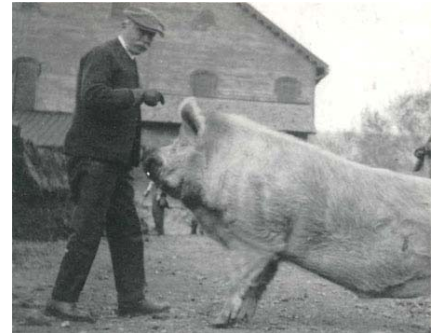
Likewise, the optional Pennsylvania Historical and Museum Commission (PHMC) review was not completed during Master Plan preparation. No alterations to any of Fort Hunter's 14 historical structures (***please see the enclosed Existing Conditions Plan***) are anticipated during the phased Master Plan implementation.

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VI. The Design Process

A. Preliminary Alternatives

As previously noted in Section I.E., four formal opportunities for Study Committee input occurred between July and November, 2009. Following the July kick-off meeting and the August site visit, preliminary concepts were developed and presented to this Committee for review in both October and November. Some concepts originally suggested by key stakeholders were later rejected at subsequent meetings. For example, the reintroduction of farm animals to Fort Hunter's formerly agrarian landscape, and construction of a pedestrian bridge located further from North Front Street were two alternatives either eliminated or modified in subsequent plans.



B. Draft Master Site Plan



In October, a preliminary draft Master Site Plan was presented for Study Committee input. After this discussion and a follow-up meeting on November 3, 2009 with Department Director, Carl Dickson, a final draft Master Site Plan was prepared. It incorporated valuable feedback received from key stakeholders.

C. Public Presentation

Following excellent publicity in local media, a Master Plan presentation was made to the general public on November 19, 2009. All proposed park improvements which could be mapped were included on a to-scale graphic rendering. Other key Master Plan concepts such as site lighting and invasive plant eradication were illustrated through numerous photographic images and two perspective renderings (see pp. 6 and 8). Mounted plan copies were provided for public viewing at Fort Hunter, and digital copies of all graphics were posted on the Department's website, www.dauphincounty.org.





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Because completed planning documents are insufficient for sustaining long-term community interest, Fort Hunter and TCA representatives have worked to effectively generate stakeholder “ownership” of the Master Plan. Such ownership facilitates future plan implementation backed by community support.

VII. Estimates of Probable Costs

A. Construction Costs

Based upon the completed draft Master Plan, an Opinion of Probable Construction Costs totaling approximately \$2.9 million was prepared and publicly presented on November 19, 2009. This estimate included a 10% contingency, but it excluded several items which can not be accurately quantified until more detailed plans are prepared. Such items include earthwork, proposed utilities, Fort Hunter Station’s building rehabilitation, educational signage, and public art.

Twenty-three other Master Plan facilities *could be* preliminarily quantified, and such items are included in TCA’s Estimate of Probable Construction Costs (see Appendix Section X).



B. Phased Capital Program

As previously noted in Section III.A, prioritized capital program components include:

- Continued improvement of the new Heckton Church site;
- Construction of the looped trail system;
- Support for Fort Hunter Station redevelopment initiatives; and
- Development of proposed non-motorized boat launch facilities.



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To assist Fort Hunter as it seeks both private and public funding specifically related to this fourth program item, TCA prepared two separate cost estimates related specifically to the proposed non-motorized board launch facilities (including parking and pathway linkages near Fishing Creek and the Susquehanna River). These estimates and two sketches depicting such phased enhancements are provided in Appendix Section X.



Master Plan implementation must obviously occur over an extended period of many years, and phasing priorities will likely adapt to available funding sources. For example, Fishing Creek floodplain restoration could become a highly prioritized capital program component if specific funding for environmental restoration becomes available, or if the

alternative Fishing Creek boat launch construction is anticipated prior to Susquehanna River launch development.

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VIII. Optional Work Elements and Other Considerations

DCNR's optional work elements including a Needs Assessment Projection of Operating Costs, Revenue Calculations, and Evaluation of Non-conventional Materials were not included in the Fort Hunter Master Plan process. ***A future Safety Audit is recommended for existing playgrounds.***



The Fort Hunter Master Plan is a flexible document considered to be a guide for future park enhancements completed over an extended period of time. If necessary, this plan might later be updated to reflect changing public objectives, newer technologies, or greater understanding of this park's historical and environmental features.

IX. Executive Summary

The Fort Hunter Master Plan responds to this park's unique historic context and to specific objectives expressed by the Fort Hunter Study Committee and other members of the general public. Summarized strategies include environmental restoration, construction of some new park facilities, and improved linkage of existing facilities to other amenities via a continuous trail system. This document also provides opinions of probable construction costs and a thorough analysis of existing site features. Site mapping and wetland delineation are now available for use during future planning initiatives including the preparation of detailed construction documents.

Implementation of key initiatives identified in this aggressive plan will require significant public and private investments. Following the thoughtful collaboration of many Fort Hunter Park stakeholders during the Master Plan process, this document reflects the desired development strategies of those who will play key roles in future plan implementation.

Fort Hunter welcomes continued community involvement as it works toward a greener and safer park with abundant recreational and educational opportunities.





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X. Appendix

- A. July 8, 2009 – Sign-in Sheet and Meeting Minutes
- B. August 11, 2009 – Meeting Minutes
- C. October 21, 2009 – Sign-in Sheet and Meeting Minutes
- D. November 19, 2009 – Sign-in Sheet and Meeting Minutes
- E. Study Committee Opinion Survey
- F. Site Analysis Plan
- G. Soil Map
- H. Estimate of Probable Costs – Entire Park
- I. Estimate and Sketch of Probable Costs for Heckton Church Improvements
- J. Estimate and Sketch of Probable Costs for Service Station Improvements
- K. Master Site Plan



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

135 North Duke Street
Lancaster, PA 17602
Tel: 717.606.2098
Fax: 717.394.1362

| Name | Affiliation | Address/Email |
|----------------------|-------------------------------|----------------------|
| 1. Ralph Stone | MPT Supervisor | |
| 2. Jon Andrews | 5450 N. Front Street | |
| 3. Mary Moyer | Trustee | |
| 4. Wendi Scheib | Neighbor | |
| 5. Linda Geary | Neighbor | |
| 6. Skip Geary | Neighbor | |
| 7. David Bloomer | Friends of Fort Hunter Board | |
| 8. Jane Dalton | Friends of Fort Hunter Board | |
| 9. Julie Seeds | MPT | |
| 10. Joan Peck | Neighbor | |
| 11. Allen Lengle | Friends of Fort Hunter Board | |
| 12. Carol Carp | Neighbor | |
| 13. John Mant | Neighbor | |
| 14. Dennis Bect | Neighbor | |
| 15. Jim Huffard | Neighbor | |
| 16. Molly Trost | Fort Hunter Staff | |
| 17. Julia Hair | Fort Hunter Staff | |
| 18. Frank M. Masters | Neighbor | |
| 19. Betty Gault | Neighbor | |
| 20. Carol Crago | Neighbor | |
| 21. Jack Crago | Neighbor | |
| 22. Carl Dickson | Dauphin County Parks and Rec. | |
| 23. John Hershey | Thomas Comitta Associates | |
| 24. Michael Young | Thomas Comitta Associates | |



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Study Committee Summary
Fort Hunter Mansion and Park
July 8, 2009

1. Study Committee members signed-in upon their arrival at Fort Hunter's Centennial Barn. Twenty-four participant names were noted along with some mailing addresses and email addresses. Carl Dickson, John Hershey, and Michael Young led this study committee session.
2. At approximately 7:10 PM, Carl began the workshop by welcoming all participants on behalf of Fort Hunter Mansion and Park. He gave a brief description of the three Fort Hunter tracts. It was then noted that the Study Committee will focus upon the 50 acres nearest the river which comprise the Fort Hunter Mansion and Park. Carl then introduced John and Michael, consultants from Thomas Comitta Associates, Inc. (TCA) who will guide the Master Planning process.
3. John shared a brief overview of this process and its importance to the Fort Hunter Park and Mansion. He then presented a brief PowerPoint presentation which noted:
 - Site history
 - Earlier collaborations between Fort Hunter and John Hershey
 - The proposed Heckton Church relocation
 - Site survey and mapping efforts
 - Site analysis
 - Wetlands delineation
 - Potential Fishing Creek restoration
 - Potential Fort Hunter Station redevelopment
 - Other proposed park amenities
4. To gather input, John then instructed all committee members to form three smaller discussion groups. These groups then responded to TCA's eight questions comprising the '*Fort Hunter Study Committee Survey*'.
5. Participants were asked to engage in creative and constructive dialogue, and to offer any additional feedback that the survey might not have covered. A volunteer from each small group recorded discussion input for later review with all meeting participants.
6. In response to the '*Fort Hunter Study Committee Survey*' as prepared and distributed by TCA, the following responses were received from the Study Committee:

Question #1: What are Fort Hunter's *best attributes*?

Responses:

- History
- Scenic property and buildings
- Fishing Creek and the Susquehanna River
- Location and ease of park access
- Rural aspect combined with proximity to the City of Harrisburg
- Proximity of neighbors and their interest in the park



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**Study Committee Summary
Fort Hunter Mansion and Park
July 8, 2009**

- Variety of park offerings

Question #2: What makes Fort Hunter *distinctive and unique* when compared to other nearby parks?

Responses:

- Historical value
- Variety of park offerings for all ages
- Ability to hold meetings at the park
- Nice combination of:
 - Recreation
 - Sports
 - Picnics
 - History
 - Ecology/Environment
 - Year-round entertainment and events
- See responses to #1

Question #3: What, if anything, would you like to *change* about Fort Hunter?

Responses:

- Address creek erosion and flooding
- Reduce goose population
- Complete sound barrier along Rt. 322
- Groom canal for better enjoyment, and include canal on the Register of Historic Places
- Restore canal to working condition
- Revise entrance to park areas on the west side of N. Front Street:
 - Update signage
 - Widen driveway
- Provide improved handicap accessibility throughout the park
- Acquire riverfront property at south end of park adjacent to proposed church site

Question #4: What *concerns*, if any do you have regarding:

- Vehicular Traffic, Pedestrian Circulation and Parking Availability?
- Lighting and Accessibility of Public Gathering Spaces?
- Perceptions of Park Safety and Security?
- Conveyance of Historical and Environmental Messages?

Responses :

- Concern for pedestrians crossing/walking along N. Front Street
- Concern about high vehicular speeds along N. Front Street
- Prefer to not increase the amount of paved parking



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**Study Committee Summary
Fort Hunter Mansion and Park
July 8, 2009**

- Lighting is adequate, but accent lighting for landscaping would be enjoyed
- Park visitors now feel safe, but might be concerned about proposed bike/walking trails in more secluded and darker areas
- Mature trees should be pruned or removed to improve the growth of some newly planted trees
- Place more emphasis on environmental messages, along with continued conveyance of historical information to visitors

Question #5: Are some desirable **amenities** presently missing from your park?

Responses :

- Designated path/bridge to Service Station site
- More educational opportunities (fishing, farm animals, environmental enhancements, etc.)
- Activities related to the creek and river (docks, kayaking, canoeing)
- Permitted canine use of certain trails/paths
- Flush toilets located on the west side of N. Front Street
- Café
- Mobile ATM for special events

Question #6: What **traffic-calming** measures if any, would be appropriate for N. Front Street?

Responses :

- Medians, boulevards, chicanes, planters
- Speed timing stripes and more speed enforcement
- Enforced vehicular weight limit for N. Front Street

Question #7: If you were to re-visit Fort Hunter in ten years, what **other improvements** would you hope to see?

Responses :

- Handicap-access throughout park
- Maintain existing landscape with establishment of additional trees and other plantings
- River walk
- Canoe and kayak access to creek/river
- Restoration of creek banks
- Bridge for pedestrian access across Fishing Creek
- Canal restored with educational opportunities
- Natural/Green energy generation
- Amphitheater
- Restoration of the Service Station as a:
 - Welcome Center
 - Café
 - Restaurant



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**Study Committee Summary
Fort Hunter Mansion and Park
July 8, 2009**

- Vegetable Stand
 - General Store
 - Canoe/Kayak Rental Business
- Relocation of Heckton Church, and expanded Fish and Boat Commission use of current church property
 - Inclusion of walking trails and picnic areas in woodlands behind the Service Station

Question #8: If you were to tell Dauphin County representatives how best to improve your park with public funding, what **prioritized improvements** would you recommend?

Responses :

- Heckton Church relocation
 - Improve views/access to canal and river
 - Service Station improvements and bridge to connect it to other park areas
7. Volunteers from each of the three small groups then shared their discussion summaries with all workshop participants.
 8. John thanked everyone for their participation and indicated that there would be an additional opportunity for stakeholder input. Prior to Master Plan initiation, a walking tour of the park site with interested Study Committee members will be scheduled for the beginning of August.
 9. John then shared a tentative schedule of the Master Plan process:
 - Preparation of a Preliminary Plan following the walking tour (August-September)
 - Solicitation of Study Committee input on the Preliminary Master Plan (October)
 - Presentation of the Preliminary Plan at a public meeting (November)
 - Submission of a Final Master Plan and cost opinion to the Pennsylvania Department of Conservation and Natural Resources (DCNR) by the end of 2009
 - In response to his request for any final question or comments, John received the following:
 - It would have been beneficial to receive the Fort Hunter Study Committee Survey enclosed with the meeting invitation.
 - Do proceeds from items sold at the park benefit Fort Hunter?
 10. Carl Dickson also thanked everyone who participated in the workshop. He encouraged all to attend the upcoming Master Plan meetings. The session adjourned at approximately 8:30 PM.

Respectfully submitted,
John D. Hershey, Project Manager
Thomas Comitta Associates, Inc.



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**Study Committee Site Walk
Fort Hunter Mansion and Park
August 11, 2009**

1. For this second project meeting, seventeen Study Committee members gathered at Fort Hunter Station. Carl Dickson, John Hershey, and Michael Young led all attending members on a walk of most Fort Hunter Park areas.
2. At approximately 7:05 PM, Carl began by welcoming all participants. He then introduced John and Michael, consultants from Thomas Comitta Associates, Inc. (TCA), who will guide the Park's Master Planning process.
3. John shared a brief agenda for the site walk, an overview of the Master Planning process, and some input previously received at the July 8th Study Committee kick-off meeting. This evening's site visit included discussions at each of the following locations:
 - Fort Hunter Station - Ideas for adaptive re-use of this building and its site (as shared at the previous Study Committee meeting) included a café, visitors center, kayak rental area, and produce stand.
 - **No new ideas were proposed during the site walk, and the previously suggested uses were endorsed.**
 - Fishing Creek, N. Front Street Bridge, & Tavern House - Ideas from the previous Study Committee meeting such as stream bank restoration, pedestrian bridge construction, amphitheater consideration, and posting of educational signage were again discussed.
 - **Construction of two pedestrian bridges (rather than just one bridge adjacent to the existing vehicular structure) was suggested to create a looped walking trail.**
 - **Expressed amphitheater concerns included flooding, traffic noise, inaccessibility and distant locations of existing parking facilities.**
 - Centennial Barn & Adjacent Lawn – Few ideas for this portion of the site were offered at the July Study Committee meeting. This might suggest Committee satisfaction with these park components.
 - **No new ideas were proposed during the site walk.**
 - Towpath, Canal, & Covered Bridge – Ideas generated at the previous Study Committee meeting included canal restoration, clearing and grubbing of overgrown vegetation, and posting of additional educational signage.
 - **Complete canal restoration was acknowledged by several attendees as a potentially cost-prohibitive endeavor.**
 - **Restoration of a single canal section was discussed as a potentially more affordable alternative to complete restoration.**



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**Study Committee Site Walk
Fort Hunter Mansion and Park
August 11, 2009**

- **Educational signage was again deemed to be an important component.**
- **A pedestrian bridge over Fishing Creek (at the creek's intersection with the canal) was suggested, but such route must include fence barriers and buffer plantings.**
- **Because the canal has been identified as a wetland area, restoration might require wetland remediation/creation in other park areas.**
- **Safety and security perceptions due to lack of visibility to and from the towpath could be improved with selective vegetation removal.**
- **Invasive vegetation has overtaken native flora and must be eradicated.**

- Playground, Pavilion, and Large Multi-purpose Lawn – improved delineation of event parking access to the lawn area, and incorporation of some stabilized turf 'paving' at this same access point were discussed.

- **Inclusion of a permanent or temporary stage was suggested due to the close proximity of restroom facilities to this portion of the site.**
- **Attendees indicated that existing play structures are adequate.**
- **Wildflower plantings, a pavilion, and/or ornamental gardens were suggested for the lawn's southern section where existing manicured turf is not presently used for active recreation purposes.**
- **A looped walking path section which parallels the east side of N. Front Street was suggested.**

- Relocated Heckton Church – Carl provided an update on a late-August relocation from the present church site. Although the church has been elevated above its original foundation, construction of a new basement within the park has not yet begun.

- **Views from the new church site toward the river should be created via selective vegetation removal for future photo opportunities.**
- **The church will have restroom facilities.**
- **A N. Front Street crosswalk was recommended to link the church to existing park amenities.**
- **Educational signage from the present church site will be relocated to this area.**
- **Existing topography and desired preservation of mature trees make accommodation of 30 desired church parking spaces a challenge.**

- Entrance to Western Park Areas - Ideas generated at the previous Study Committee meeting included entrance sign replacement and/or removal.

- **Existing sign text is illegible and blocked by two maturing Beech trees.**
- **Narrow park access drives and sharp turning radii were noted as concerns by some Committee members.**



THOMAS COMITTA ASSOCIATES, INC.
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**Study Committee Site Walk
Fort Hunter Mansion and Park
August 11, 2009**

- **A need for flushable toilets to serve west Fort Hunter Park areas was again mentioned.**
 - **Future plantings should consist primarily of native plant species, or plant selections which are historically linked to this site.**
 - **A suggestion was made to task local Master Gardeners with creation of an existing plant inventory and removal of invasive plant species (e.g. Euonymus/'Burning Bush').**
- Fort Hunter Mansion - Few ideas for this portion of the site were offered at the July Study Committee meeting. This might suggest Committee satisfaction with these park components.
- **Tight turning radii and existing paving materials (stone dust edged with stamped/colored concrete) at the Mansion's entrance drive were deemed to be problematic for safe walking and effective snow removal.**
 - **The Margaret Wister Meigs monument was discussed as a potential visual distraction due to its close (an original) proximity to the Mansion entrance.**
 - **Some garden beds require restoration/rejuvenation following recent archeological work and rampant growth of some plant species (e.g. Belamcanda/'Blackberry Lily').**
 - **Incorporating a labyrinth somewhere within Fort Hunter Park was suggested.**
4. John thanked everyone for their participation on the site walk. He indicated that TCA will incorporate helpful input from the July and August Study Committee meetings into a **Preliminary Sketch Plan** to be presented in October.
5. Carl Dickson also thanked everyone who participated in the site walk. He stated that the Study Committee will soon be notified with details for the upcoming October meeting. The session adjourned at approximately 8:15 PM.

Respectfully submitted,
John D. Hershey, Project Manager
Thomas Comitta Associates, Inc.



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

135 North Duke Street
Lancaster, PA 17602
Tel: 717.606.2098
Fax: 717.394.1362

CARL DICKSON - F.H.
JOHN HERSTLEY > TCA
MICHAEL YOUNG

| Name / Organization | Phone No. | Address | Email |
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Diane Buttle

LINDA GRAY

RACCH STONE

{ FRANK MASTERS

{ Betty Gault

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THOMAS COMITTA ASSOCIATES, INC.
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**Preliminary Sketch Plan Review
Fort Hunter Mansion and Park
October 21, 2009**

1. Eighteen Study Committee members signed-in upon their arrival at Fort Hunter's Centennial Barn. Carl Dickson, John Hershey, and Michael Young led this session.
2. At approximately 7:05 p.m., Carl welcomed all participants on behalf of Fort Hunter. He then introduced John and Michael, consultants from Thomas Comitta Associates, Inc. (TCA) who are guiding the Master Planning process.
3. John also welcomed the participants, and he shared a brief overview of two previous Study Committee meetings held in July and August. He then presented a PowerPoint presentation which noted the following Preliminary Sketch Plan components:
 - Park Mapping and Site Analysis
 - Previous Study Committee Input
 - Fort Hunter Station Redevelopment
 - Fishing Creek Restoration
 - Outdoor Amphitheater Location
 - Potential Uses for the Centennial Barn Area
 - Pennsylvania Canal Segment Restoration
 - Meadow Establishment
 - Heckton Church Site Development
 - Alternative Non-motorized Boat Launch Sites
 - Vehicular Circulation Patterns
 - Looped Pedestrian Circulation Patterns
 - Site Lighting Concepts
 - Other Suggested Site Enhancements
4. Following this Preliminary Sketch Plan presentation, Study Committee members provided the following valuable comments and questions:
 - A. One Committee member asked if a traffic study has been completed for North Front Street, and if a segment of this corridor (Fishing Creek Valley Road to the park's southern boundary) could be closed to vehicular traffic.
 - **Another Committee member then mentioned that he has reviewed this concept with PennDOT, and that road closing is infeasible; it would most likely require new cloverleaf ramps to and from Rt. 322.**
 - B. In addition to proposed stabilized turf shoulders along North Front Street, could speed/traffic tables also be installed to further slow traffic speeds?
 - **John Hershey commented that PennDOT might consider traffic tables on a State roadway as problematic. He also noted that**



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**Preliminary Sketch Plan Review
Fort Hunter Mansion and Park
October 21, 2009**

incorporation of such tables typically requires installation of new storm water management facilities for proper roadway drainage.

- **John mentioned that he has received PennDOT approval for textured paving (another traffic-calming initiative) on some PennDOT roadways, and that this paving treatment could also be considered for North Front Street's crosswalks.**
- C. A concern was then raised from a park neighbor regarding noise generated by vehicles crossing over such textured paving.
- D. Another Study Committee member asked if the park's insect population could be controlled.
- **John mentioned that mosquito populations can be controlled, but many insects play an important role in the park's ecosystem.**
- E. The suggested re-introduction of livestock, mules and traditional farm animals to this former agrarian landscape prompted several stakeholder comments.
- **Some Committee Members noted that the large spaces required for large animals are too valuable as open/multipurpose park space.**
 - **It was noted that such animals would adversely increase the population of undesirable insects.**
 - **A concern about animal expense and maintenance was raised.**
 - **Another Committee Members asked if animal facilities could be used by 4H or similar organizations.**
 - **It was also suggested that animals might be brought to the park only for special events.**
- F. Although generally endorsed, suggestions for expanded park pathways also generated some stakeholder concerns related to security.
- **It was noted that the height of proposed meadow plantings must remain low, and that visibility of all walkways from other park areas is critical.**
 - **The posted hours of lawful park use shall remain from dawn to dusk.**
- G. Traffic signals at all North Front Street park entrances were suggested by one Committee member.
- **John noted that traffic volumes entering and exiting the park are most likely insufficient to warrant signalized intersections.**



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**Preliminary Sketch Plan Review
Fort Hunter Mansion and Park
October 21, 2009**

- **It was also noted that PennDOT standards require certain separation distances between traffic signals making it more unlikely that all park entrances could be signalized.**
- H. The proposed locations of two pedestrian bridges were then discussed.
- **Concern from adjacent property owners about suggested bridge proximity to their properties was noted.**
 - **Some study committee members believe that the bridge nearest North Front Street should be located closer to, or actually cantilevered from, the existing vehicular bridge.**
 - **John noted an intent to place this pedestrian bridge where it would not disturb existing wetlands nor compromise views of the vehicular bridge; he noted that it might be possible to place pedestrian bridge decking over the wetlands, or to include mitigation of such sensitive areas during the suggested creek restoration project.**
- I. The feasibility of a non-motorized boat launch within Fishing Creek was questioned due to frequently insufficient water depth, and the presence of rocks where the creek enters the Susquehanna River.
- **This concern was recognized; further study is required during the creek restoration process to determine if non-motorized boating could be feasible with future floodplain modifications.**
- J. A Committee member asked if the County could purchase the Nicholas Dulak property.
- **Carl stated that such purchase was previously considered, but the property is not presently for sale.**
- K. Another Committee member asked if the restored Fort Hunter Service Station is to look like a gasoline station.
- **Carl explained that desired restoration would result in a service station appearance much like that of the historical post card image included in the Preliminary Sketch Plan.**
 - **John further noted the importance of transportation history to the Fort Hunter Park site.**



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**Preliminary Sketch Plan Review
Fort Hunter Mansion and Park
October 21, 2009**

- L. Covered bird blinds were requested within various park habitat areas including the river, creek, woodlands, wetlands, and proposed meadow.
 - **John indicated that these park amenities could be provided in strategic park locations.**
- M. A Study Committee member asked if the stone wall at the former Heckton Church site could be dismantled and reconstructed at the new church location.
 - **Carl stated that the existing wall will remain in its current location; if a new wall were to be proposed at the new church site, it would not be built from the old wall's materials due to inherent costs.**
- N. Another Study Committee member asked how the previous church site will be used in the future.
 - **Carl indicated that this area will be used for passive recreation, and that picnic tables might be provided for park visitors.**
- O. A concern was raised about hunters and their proximity to the park and its proposed non-motorized boat launch areas.
 - **In response to a suggested hunting setback requiring hunters to remain farther from the park's shoreline, John stated that this issue appears to be one of required law enforcement.**
- 5. John thanked everyone for their attendance and participation. He indicated that TCA's next planning tasks include:
 - Preliminary Sketch Plan revisions to address Committee feedback;
 - Preparation of a Preliminary Estimate of Probable Costs; and
 - Public presentation of a revised plan and the completed estimate at an upcoming November meeting.
- 6. Carl Dickson also thanked everyone who participated in this evening's Preliminary Sketch Plan discussion. The session adjourned at approximately 8:05 PM.

Respectfully submitted,

John D. Hershey, Project Manager
Thomas Comitta Associates, Inc.



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

135 North Duke Street
Lancaster, PA 17602
Tel: 717.606.2098
Fax: 717.394.1362

±ZA Attention.

| <u>Name / Organization</u> | <u>Phone No.</u> | <u>Address</u> | <u>Email</u> |
|------------------------------------|------------------|----------------|--------------|
| Sheryl Rozman | | | |
| Julia Hair | | | |
| KEITH Hoke | | | |
| CAROL CRAIG | | | |
| Kimberly LANCASTER-MID ATLANTIC BX | | | |
| Hope Primas | | | |
| JAY LIGHTCAP | | | |



THOMAS COMITTA ASSOCIATES, INC.
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Preliminary Sketch Plan Review – Public Meeting
Fort Hunter Mansion and Park
November 19, 2009

1. Approximately 24 Study Committee members and other local residents were in attendance at Fort Hunter's Centennial Barn for a public presentation of the Preliminary Sketch Plan. Carl Dickson, John Hershey, and Michael Young led this session.
2. At 7:10 p.m., Carl welcomed all meeting participants on behalf of Fort Hunter. He then introduced Fort Hunter staff and the Master Plan consultants from Thomas Comitta Associates, Inc. (TCA).
3. John also welcomed all in attendance, and he gave a general description of the master planning process. He explained that the Preliminary Sketch Plan presented this evening is a conceptual vision to guide future park enhancements. After sharing an overview of three previous Study Committee meetings held in July, August, and October, John lead a PowerPoint presentation which addressed the following plan components:
 - Site Survey and Wetland Delineation
 - Site Analysis
 - Previous Study Committee Input
 - Overall Preliminary Sketch Plan
 - Fort Hunter Station Redevelopment
 - Fishing Creek Restoration
 - Outdoor Amphitheater
 - Potential Uses for the Centennial Barn Area
 - Pennsylvania Canal Segment Restoration
 - Meadow Establishment
 - Heckton Church Site Development
 - Alternative Non-motorized Boat Launch Sites
 - Vehicular Circulation Patterns
 - Looped Pedestrian Circulation Patterns
 - Site Lighting Concepts
 - Other Suggested Site Enhancements
 - Preliminary Estimates of Probable Costs
4. Following TCA's presentation, Study Committee members and other local residents provided these valuable comments and questions:
 - A. One attendee agreed that North Front Street 'traffic-calming' is essential. He asked if one suggested traffic-calming measure (replacing paved shoulders with stabilized turf) gave due consideration to the needs of bicyclists; he currently rides on this roadway's paved shoulders which provide greater separation between motorists and bicyclists. In addition to turf shoulder areas, he believes that a designated bike lane would be ideal.



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Preliminary Sketch Plan Review – Public Meeting
Fort Hunter Mansion and Park
November 19, 2009

- B. Another attendee suggested installation of flashing yellow signals as an additional ‘traffic-calming’ measure at the park’s northern and southern boundaries along North Front Street.
- C. A concern was then raised regarding the proposed amphitheater location and the potential impact of vehicular noise on amphitheater performances.
 - **John stated that a vegetative screen/sound buffer could be incorporated to diminish these sounds; larger performance events would continue to occur on the lawn adjacent to Centennial Barn.**
- D. Another attendee asked for clarification of the proposed walking trail’s location adjacent to Fishing Creek.
 - **John then noted that this trail would not be constructed immediately adjacent to the creek bank, and that its final location would be field-verified prior to actual construction in order to avoid needless removal of mature vegetation.**
- E. Concerns regarding amphitheater lawn maintenance were raised.
 - **John stated that future amphitheater design details will be critical to minimize required maintenance. For example, inclusion of a narrow paved surface at the base of each seat-wall could facilitate mowing.**
- F. A concern was raised regarding potential pedestrian and vehicle conflicts at the intersection of North Front Street and Fort Hunter Road due to the proximity of the proposed amphitheater to this intersection, and due to limited intersection sight distances. Sight distances must be carefully reviewed if the amphitheater is to be constructed in this location.
- G. A meeting participant requested more information regarding proposed crosswalk materials and future maintenance requirements; he dislikes recently constructed crosswalks in Lemoyne, PA.
 - **John stated that specific crosswalk design details relate directly to future maintenance requirements. For example, crosswalks with textured pavers (e.g. bricks) should be contained within a concrete crosswalk edge allowing adjoining asphalt to be milled and repaved when needed, and keeping bricks from migrating. Alternatively, heat-transferred road pavement markings could also delineate crosswalk areas, but require routine replacement of faded markings.**

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**Preliminary Sketch Plan Review – Public Meeting
Fort Hunter Mansion and Park
November 19, 2009**

- H. A question regarding pedestrian bridge materials was received.
- **It was noted that such details have yet to be determined, but the consultants prefer a weathered steel structure which blends harmoniously with the surrounding park context.**
- I. A Study Committee member asked if mulched paths were being suggested; she favors paved pathways.
- **While woodchip paths are initially more cost-effective, the consultants prefer more permanent trail material such as asphalt with a gravel surface overlay. An example of this paving type can be seen on the pedestrian paths nearest Fort Hunter's covered bridge.**
- J. Another participant questioned whether the historic character of Old North Front Street would be preserved if parking facilities were added and vehicular access were restored.
- **John indicated that the vegetated mound located between Old North Front Street and this roadway's present alignment will remain as a buffer for users of the original road corridor. Due to increased parking demands following Heckton Church and boat launch development, existing parking areas will be redesigned for greater efficiency and safety, while new parking facilities will be added to the west side of Old North Front Street (avoiding the noted mound/buffer, but requiring some tree removal and earthwork).**
- K. A meeting participant asked if picnic tables and pavilions were proposed behind Fort Hunter Station and along the Susquehanna riverfront.
- **Carl mentioned that the former Heckton Church site could accommodate picnic tables and other passive recreational uses. John stated that some picnic facilities might also be located in the wooded area behind the Fort Hunter Station.**
- L. A Study Committee member asked about future Fort Hunter Station uses.
- **John restated the uses previously suggested by the Study Committee and he cautioned that a Market Study should be completed to determine which use (or uses) is most economically**



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Preliminary Sketch Plan Review – Public Meeting
Fort Hunter Mansion and Park
November 19, 2009

viable. Parking facilities for Fort Hunter Station will be shared with other park facility users to minimize impervious site coverage.

M. One meeting participant observed that the park's wetland areas seem to be "filling in".

- **John stated that these areas could benefit from the selective removal of some rampant, non-native plant species in order to encourage non-invasive plant growth.**

N. The ownership of Fort Hunter Road was questioned.

- **Fort Hunter Road is a township road (T-314).**

O. A meeting participant asked that the construction timeline and project priorities be shared.

- **Carl responded by indicating that a set timeline does not exist. He stated that there are many factors (e.g. specific funding sources) which could affect prioritization of these proposed park enhancements. A completed Master Plan will now enable Fort Hunter to petition for additional funding, and it is typically required for highly-competitive grant requests. A matching grant is now pending and, if received, could fund some initial park improvements. Carl further stated that his prioritization is as follows:**
 - o **Continued improvements to the new Heckton Church site**
 - o **Construction of the looped trail system**
 - o **Addition of proposed non-motorized boat launch facilities**
 - o **Support for Fort Hunter Station redevelopment initiatives**

P. Following this period of public discussion, one meeting participant suggested a rotary/traffic circle at the intersection of Fishing Creek Valley Road and North Front Street.

5. Carl and John thanked everyone for their attendance and participation. It was noted that the Final Fort Hunter Park Master Plan will soon be posted on Fort Hunter's website. This session was then adjourned at approximately 8:15pm.

Respectfully submitted,

John D. Hershey, Project Manager
Thomas Comitta Associates, Inc.

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THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Fort Hunter

Study Committee Survey

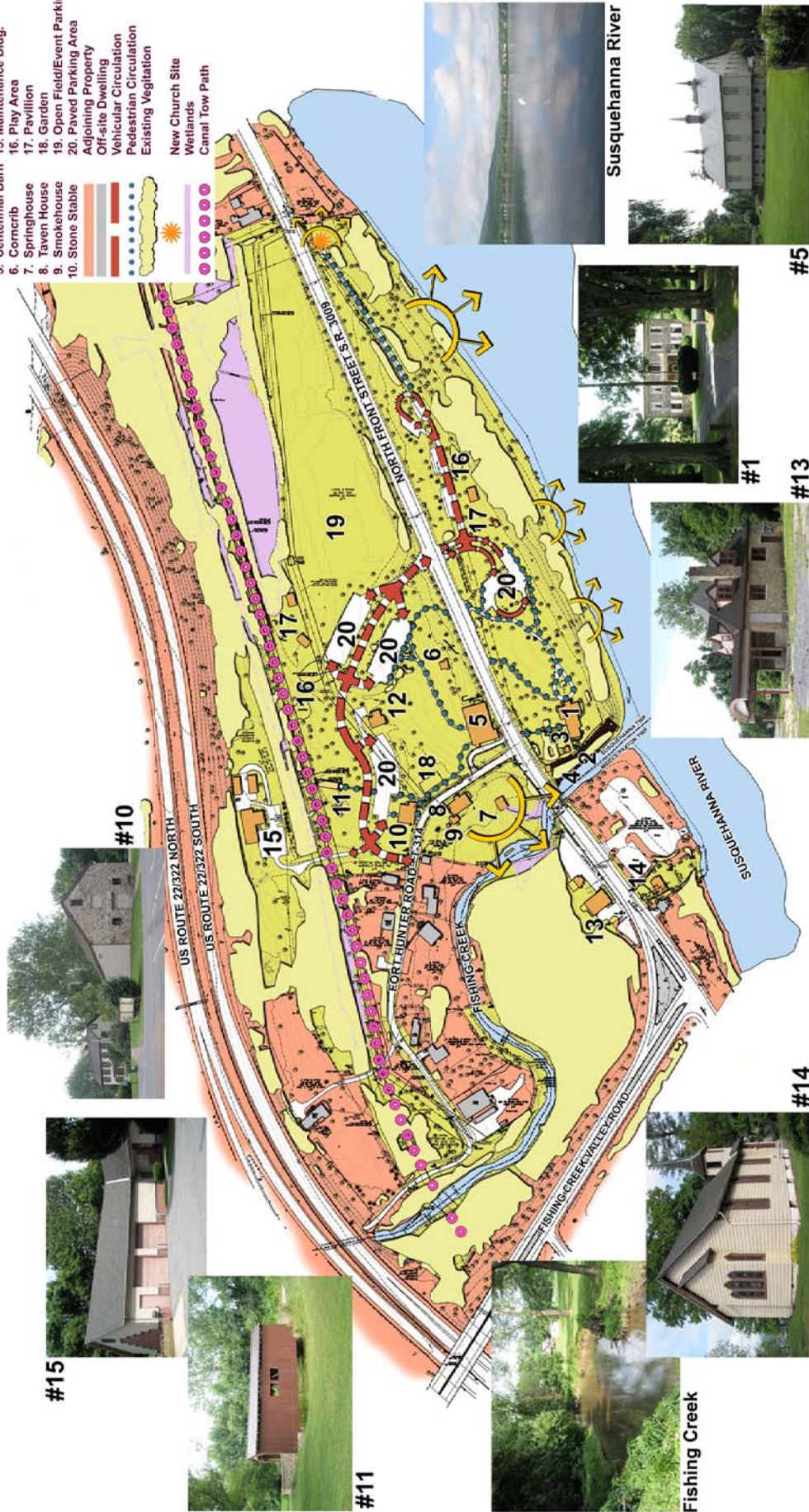
July 8, 2009

1. What are Fort Hunter's **best attributes**?
2. What makes Fort Hunter **distinctive and unique** when compared to other nearby parks?
3. What, if anything, would you like to **change** about Fort Hunter?
4. What **concerns**, if any, do you have regarding:
 - Vehicular Traffic, Pedestrian Circulation and Parking Availability?
 - Lighting and Accessibility of Public Gathering Spaces?
 - Perceptions of Park Safety and Security?
 - Conveyance of Historical and Environmental Messages?
5. Are some desirable **amenities** presently missing from your park?
6. What **traffic-calming** measures, if any, would be appropriate for Front Street?
7. If you were to re-visit Fort Hunter in ten years, what **other improvements** would you hope to see?
8. If you were to tell Dauphin County representatives how best to improve your park with public funding, what **prioritized improvements** would you recommend?



KEY MAP

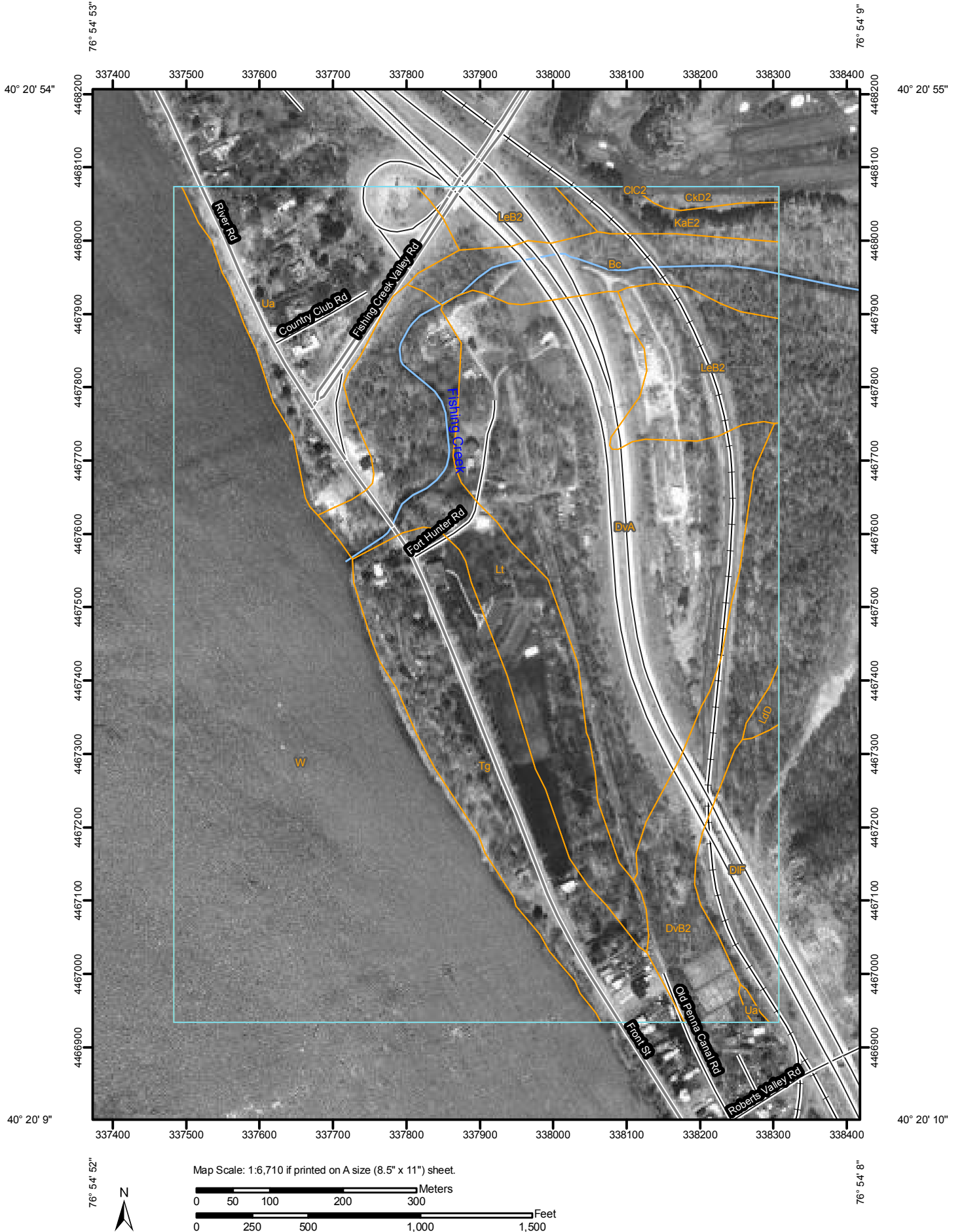
1. Mansion House
 2. Privy
 3. Icehouse
 4. Dairy
 5. Centennial Barn
 6. Corncrib
 7. Springhouse
 8. Tavern House
 9. Smokehouse
 10. Stone Stable
 11. Covered Bridge
 12. Farmhouse
 13. Service Station
 14. Heckton Church
 15. Maintenance Bldg.
 16. Play Area
 17. Pavillion
 18. Garden
 19. Open Field/Event Parking
 20. Paved Parking Area
- Adjoining Property
 Off-site Dwelling
 Vehicular Circulation
 Pedestrian Circulation
 Existing Vegetation
 New Church Site
 Wetlands
 Canal Tow Path


































































Site Analysis Plan



Soil Map—Dauphin County, Pennsylvania
(Fort Hunter Park)



MAP LEGEND

| | | | |
|---|---|---|---|
| Area of Interest (AOI) |  | Area of Interest (AOI) |  |
| Soils |  | Soil Map Units |  |
| Special Point Features |  | Special Line Features |  |
|  |  |  |  |
|  |  |  |  |
|  |  | Political Features |  |
|  |  | Water Features |  |
|  |  |  |  |
|  |  | Transportation |  |
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MAP INFORMATION

Map Scale: 1:6,710 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dauphin County, Pennsylvania
Survey Area Data: Version 5, May 13, 2008

Date(s) aerial images were photographed: 4/13/1999

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Dauphin County, Pennsylvania (PA043) | | | |
|--------------------------------------|---|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| Bc | Basher silt loam | 9.3 | 4.0% |
| CkD2 | Calvin-Klinesville shaly silt loams, 15 to 25 percent slopes, moderately eroded | 1.2 | 0.5% |
| CIC2 | Calvin-Leck Kill shaly silt loams, 8 to 15 percent slopes, moderately eroded | 0.0 | 0.0% |
| DIF | Dekalb and Lehigh very stony sandy loams, 25 to 80 percent slopes | 7.8 | 3.4% |
| DvA | Duncannon very fine sandy loam, 0 to 3 percent slopes | 42.5 | 18.3% |
| DvB2 | Duncannon very fine sandy loam, 3 to 8 percent slopes, moderately eroded | 14.0 | 6.0% |
| KaE2 | Klinesville shaly silt loam, 25 to 50 percent slopes, moderately eroded | 3.4 | 1.4% |
| LdD | Laidig very stony loam, 8 to 25 percent slopes | 0.6 | 0.2% |
| LeB2 | Lawrenceville very fine sandy loam, 2 to 8 percent slopes, moderately eroded | 12.9 | 5.5% |
| Lt | Lindside silt loam | 22.6 | 9.8% |
| Tg | Tioga fine sandy loam, high bottom | 22.3 | 9.6% |
| Ua | Urban land, alluvial materials | 20.1 | 8.7% |
| W | Water | 75.4 | 32.5% |
| Totals for Area of Interest | | 232.0 | 100.0% |

Opinion of Probable Construction Costs

Fort Hunter Mansion and Park

CLIENT: Carl Dickson, Director

MUNICIPALITY: Dauphin County

DATE: November 19, 2009

Prepared By: PJE, MDY

Checked By: JDH



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

| ITEM | DESCRIPTION | UNIT | QUANTITY | UNIT COST | TOTAL COST |
|----------|---------------------------------------|------|----------|--------------|--------------|
| A | DEMOLITION | | | | |
| 1 | CLEARING AND GRUBBING | AC | 3 | \$5,500.00 | \$16,500.00 |
| B | WALKS/ROADWAYS/PARKING | | | | |
| 1 | BITUMINOUS ROADWAY/PARKING | SF | 63,000 | \$2.50 | \$157,500.00 |
| 2 | BITUMINOUS PATHWAYS W/ GRAVEL OVERLAY | SF | 37,800 | \$6.00 | \$226,800.00 |
| 3 | CONCRETE PATHWAYS | SF | 6,500 | \$7.00 | \$45,500.00 |
| 4 | TEXTURED PEDESTRIAN CROSSWALKS | EA | 8 | \$3,000.00 | \$24,000.00 |
| 5 | STOP SIGNS | EA | 2 | \$200.00 | \$400.00 |
| 6 | STABLIZED TURF SHOULDERS | SF | 66,000 | \$12.00 | \$792,000.00 |
| C | OTHER SITE ELEMENTS | | | | |
| 1 | 8' METAL FRAME BENCH | EA | 12 | \$1,000.00 | \$12,000.00 |
| 2 | FLOATING DOCK AND ANCHORING SYSTEM | EA | 2 | \$45,000.00 | \$90,000.00 |
| 3 | PEDESTRIAN BRIDGE | EA | 2 | \$100,000.00 | \$200,000.00 |
| 4 | AMPHITHEATER | LS | 1 | \$175,000.00 | \$175,000.00 |
| 5 | SCENIC OVERLOOK | LS | 1 | \$50,000.00 | \$50,000.00 |
| 6 | RELOCATED CORN CRIB & ENLARGED STAGE | LS | 1 | \$15,000.00 | \$15,000.00 |
| 7 | STREAM RESTORATION | LF | 2,000 | \$305.00 | \$610,000.00 |
| 8 | SPLIT-RAIL FENCE | LF | 2,200 | \$20.00 | \$44,000.00 |
| 9 | STONE PIERS AT PARK ENTRANCES | EA | 12 | \$10,000.00 | \$120,000.00 |
| 10 | REMOVEABLE BOLLARD | EA | 1 | \$500.00 | \$500.00 |
| 11 | LITTER RECEPTACLE | EA | 10 | \$1,450.00 | \$14,500.00 |
| 12 | PICNIC TABLE | EA | 10 | \$850.00 | \$8,500.00 |
| 13 | CONCRETE CURB STOP | EA | 115 | \$50.00 | \$5,750.00 |
| D | PLANTINGS | | | | |
| 1 | TREES | EA | 100 | \$300.00 | \$30,000.00 |
| 2 | LAWN SEEDING | SF | 90,000 | \$0.08 | \$7,200.00 |
| 3 | MEADOW SEED/PLUG MIX | SF | 90,000 | \$0.15 | \$13,500.00 |

| | |
|--------------------------|-----------------------|
| Subtotal | \$2,658,650.00 |
| Contingency (10%) | \$265,865.00 |
| TOTAL | \$2,924,515.00 |

Opinion of Probable Construction Costs

Fort Hunter Mansion and Park

CLIENT: Carl Dickson, Director

MUNICIPALITY: Dauphin County

DATE: November 19, 2009

Prepared By: PJE, MDY

Checked By: JDH



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Notes:

- 1. Because detailed drawings have not yet been prepared, this estimate is based upon Master Site Planning efforts only (See enclosed Master Site Plan).**
- 2. Earthwork (ie grading) is not included in this estimate.**
- 3. Market Study research, design, engineering and permitting costs are not included this estimate.**
- 4. Restoration of the service station is not included in this estimate.**
- 5. Other items excluded from this cost estimate are; signage, art, new or modified play structures, utilities (including geo-thermal), stormwater management facilities, etc.**

Thomas Comitta Associates, Inc.(TCA) is not a construction contractor and therefore probable construction cost opinions are made on the basis of TCA's experience and qualifications as a consultant, these opinions represent TCA's best judgment as an experienced and qualified design professional generally familiar with the industry. This requires TCA to make a number of assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractors will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which TCA has no control. Given these assumptions which must be made, TCA states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs, but cannot and does not guarantee that actual construction costs will not vary from the Probable Construction Cost Opinion prepared by TCA.

Opinion of Probable Construction Costs

Fort Hunter Mansion and Park - Heckton Church Improvements

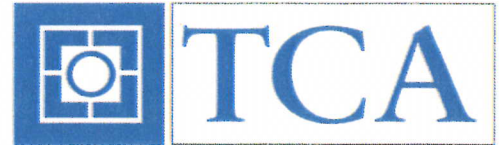
CLIENT: Carl Dickson, Director

MUNICIPALITY: Dauphin County

DATE: November 20, 2009

Prepared By: MDY

Checked By: JDH



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

| ITEM | DESCRIPTION | UNIT | QUANTITY | UNIT COST | TOTAL COST |
|----------|---------------------------------------|------|----------|-------------|-------------|
| A | DEMOLITION | | | | |
| 1 | CLEARING AND GRUBBING | AC | 1 | \$5,500.00 | \$5,500.00 |
| | | | | | |
| B | SITE ELEMENTS | | | | |
| 1 | BITUMINOUS ROADWAY/PARKING | SF | 38,000 | \$2.50 | \$95,000.00 |
| 2 | BITUMINOUS PATHWAYS W/ GRAVEL OVERLAY | SF | 2,750 | \$5.00 | \$13,750.00 |
| 3 | CONCRETE PATHWAYS | SF | 750 | \$5.00 | \$3,750.00 |
| 4 | CONCRETE CURB STOPS | EA | 70 | \$50.00 | \$3,500.00 |
| 5 | PARKING SPACE DELINEATION | LF | 300 | \$15.00 | \$4,500.00 |
| 6 | STOP SIGNS | EA | 1 | \$200.00 | \$200.00 |
| 7 | LIGHTING | LS | 1 | \$35,000.00 | \$35,000.00 |
| | | | | | |
| C | PLANTINGS | | | | |
| 1 | TREES | EA | 30 | \$300.00 | \$9,000.00 |
| 2 | LAWN SEEDING | SF | 87,500 | \$0.08 | \$7,000.00 |

| | |
|--------------------------|---------------------|
| Subtotal | \$177,200.00 |
| Contingency (10%) | \$17,720.00 |
| TOTAL | \$194,920.00 |

Opinion of Probable Construction Costs

Fort Hunter Mansion and Park - Heckton Church Improvements

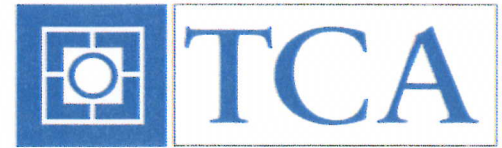
CLIENT: Carl Dickson, Director

MUNICIPALITY: Dauphin County

DATE: November 20, 2009

Prepared By: MDY

Checked By: JDH

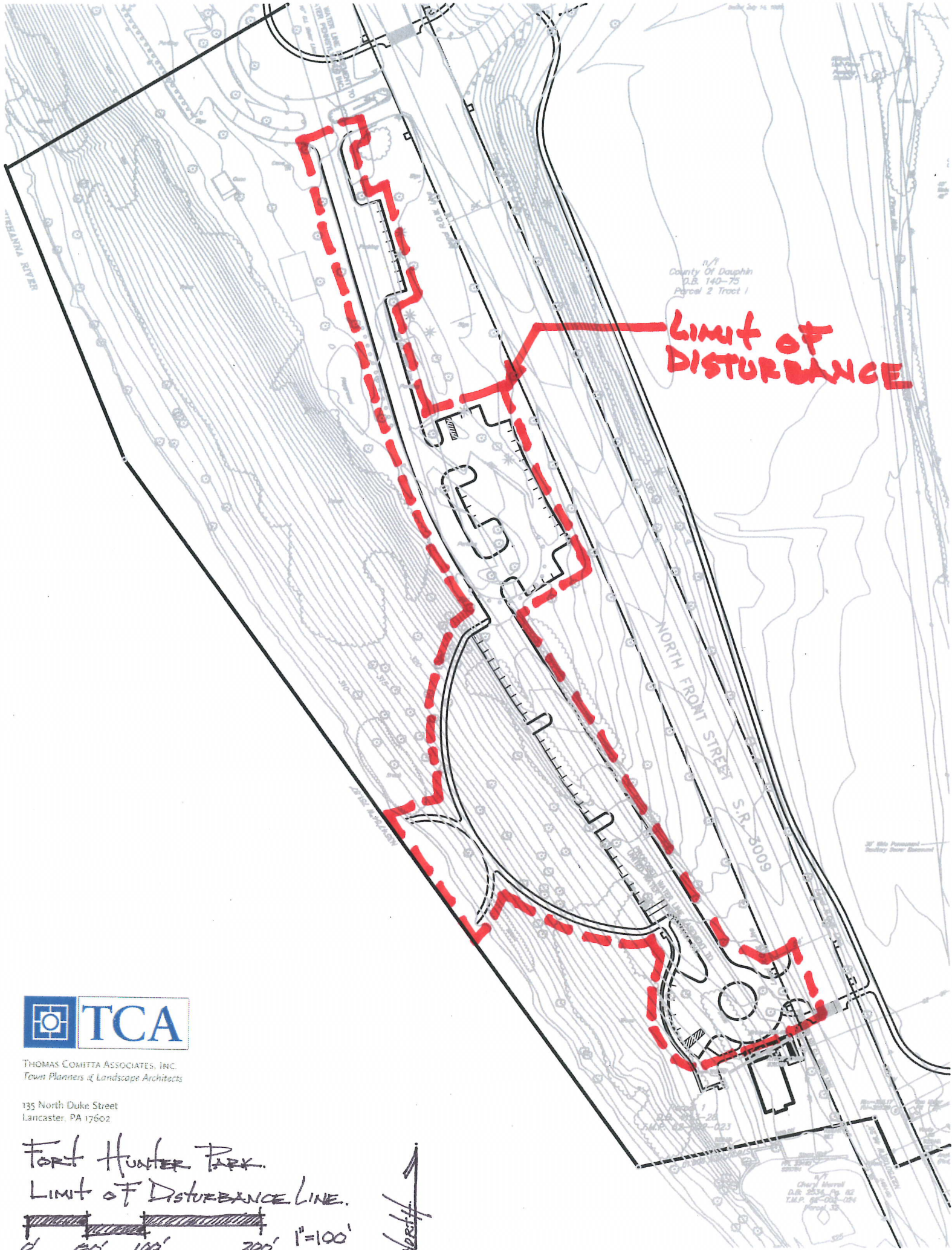


THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Notes:

- 1. Because detailed drawings have not yet been prepared, this estimate is based upon sketch planning efforts only.**
- 2. Earthwork (ie grading) and any required stairs, ramps or retaining walls are not included in this estimate.**
- 3. Design, engineering and permitting costs are not included this estimate.**
- 4. Other items excluded from this cost estimate are: curbing, signage, art, site furniture (benches, picnic tables, etc.), site structures (pavilions), utilities, stormwater management facilities, and boat launch facilities.**

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THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

135 North Duke Street
Lancaster, PA 17602

Fort Hunter Park.
Limit of Disturbance Line.



Opinion of Probable Construction Costs

Fort Hunter Mansion and Park - Service Station Improvements

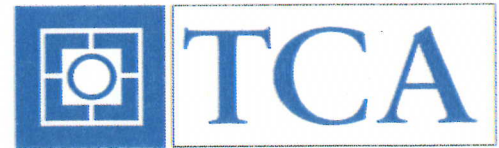
CLIENT: Carl Dickson, Director

MUNICIPALITY: Dauphin County

DATE: November 20, 2009

Prepared By: MDY

Checked By: JDH



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

| ITEM | DESCRIPTION | UNIT | QUANTITY | UNIT COST | TOTAL COST |
|----------|---------------------------------------|------|----------|-------------|-------------|
| A | DEMOLITION | | | | |
| 1 | CLEARING AND GRUBBING | AC | 1 | \$5,500.00 | \$6,875.00 |
| B | SITE ELEMENTS | | | | |
| 1 | BITUMINOUS ROADWAY/PARKING | SF | 22,500 | \$2.50 | \$56,250.00 |
| 2 | BITUMINOUS PATHWAYS W/ GRAVEL OVERLAY | SF | 4,250 | \$5.00 | \$21,250.00 |
| 3 | CONCRETE PATHWAYS | SF | 9,500 | \$5.00 | \$47,500.00 |
| 4 | COLORED CONCRETE PLAZA | SF | 5,000 | \$7.50 | \$37,500.00 |
| 5 | CONCRETE DUMPSTER PAD | SF | 500 | \$10.00 | \$5,000.00 |
| 6 | CONCRETE CURB STOPS | EA | 45 | \$50.00 | \$2,250.00 |
| 7 | PARKING SPACE DELINEATION | LF | 190 | \$15.00 | \$2,850.00 |
| 8 | TEXTURED PEDESTRIAN CROSSWALKS | EA | 1 | \$3,000.00 | \$3,000.00 |
| 9 | ZEBRA-STRIPED PEDESTRIAN CROSSWALKS | EA | 3 | \$625.00 | \$1,875.00 |
| 10 | STOP SIGNS | EA | 1 | \$200.00 | \$200.00 |
| 11 | STONE PIERS AT PARK ENTRANCES | EA | 2 | \$10,000.00 | \$20,000.00 |
| 12 | LIGHTING | LS | 1 | \$35,000.00 | \$35,000.00 |
| C | PLANTINGS | | | | |
| 1 | TREES | EA | 30 | \$300.00 | \$9,000.00 |
| 2 | LAWN SEEDING | SF | 22,500 | \$0.08 | \$1,800.00 |

| | |
|--------------------------|---------------------|
| Subtotal | \$250,350.00 |
| Contingency (10%) | \$25,035.00 |
| TOTAL | \$275,385.00 |

Opinion of Probable Construction Costs

Fort Hunter Mansion and Park - Service Station Improvements

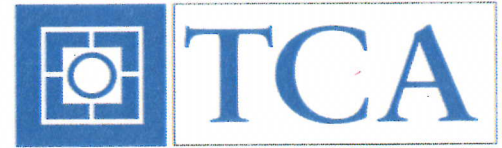
CLIENT: Carl Dickson, Director

MUNICIPALITY: Dauphin County

DATE: November 20, 2009

Prepared By: MDY

Checked By: JDH



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Notes:

- 1. Because detailed drawings have not yet been prepared, this estimate is based upon sketch planning efforts only.**
 - 2. Earthwork (ie grading) and any required stairs, ramps or retaining walls are not included in this estimate.**
 - 3. Market Study research, design, engineering and permitting costs are not included this estimate.**
 - 4. Restoration of the service station is not included in this estimate.**
 - 5. Other items excluded from this cost estimate are: curbing, signage, site furniture (benches, picnic tables, etc.), site structure (pavilions), utilities (including geo-thermal), stormwater management facilities, and boat launch facilities.**
-

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**Limit of
DISTURBANCE**



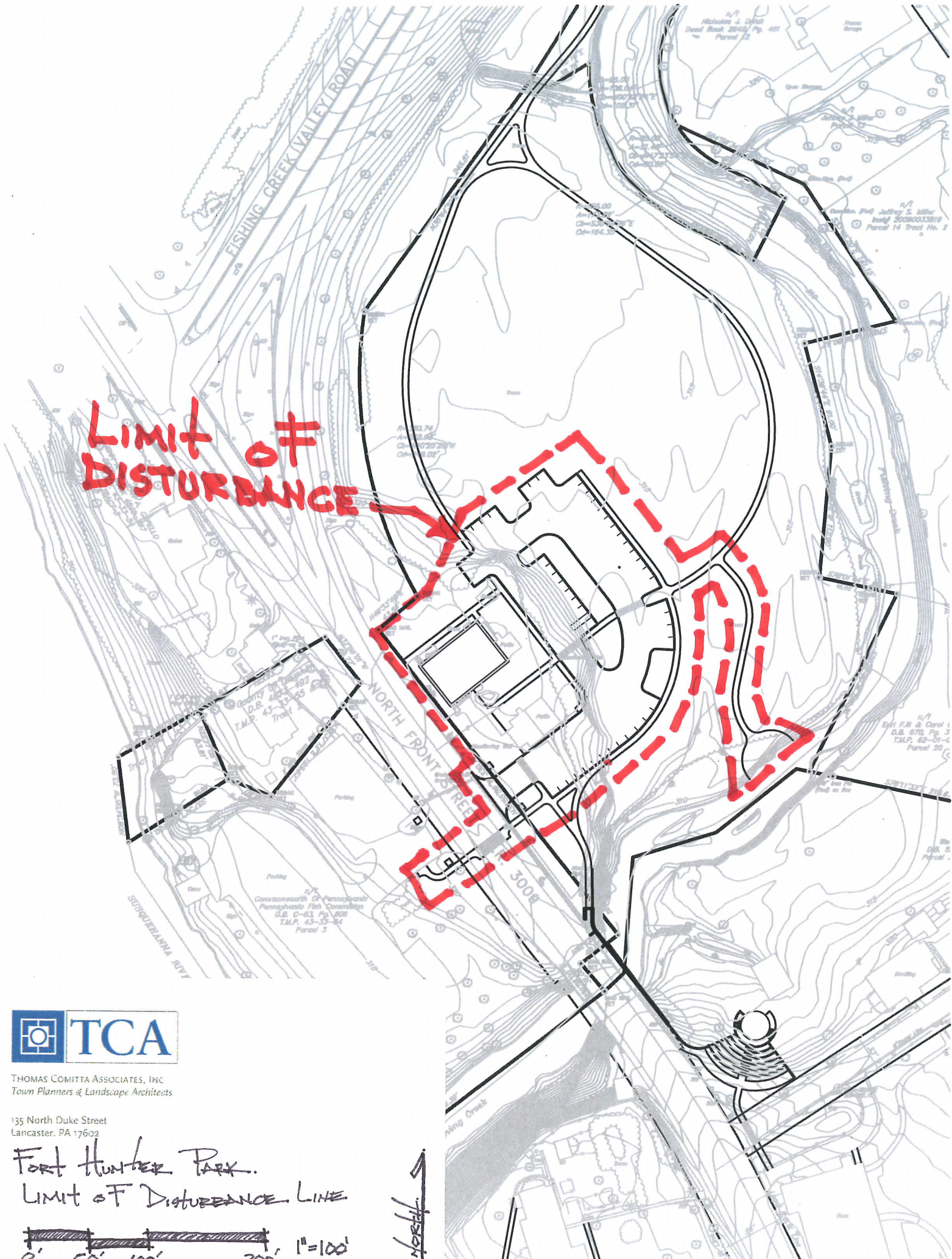
THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

135 North Duke Street
Lancaster, PA 17602

Fort Hunter Park.
Limit of Disturbance Line

0' 50' 100' 200' 1"=100'

North



Fort Hunter Park

