



Triple Crown Corporation

DEVELOPERS ■ BUILDERS ■ MANAGERS

Providing excellence in real estate services

5351 Jaycee Avenue
Harrisburg, PA 17112
www.triplecrowncorp.com

(717) 657-5729
FAX (717) 657-8125
email@triplecrowncorp.com

PROPOSED TEXT AMENDMENT PRESENTED TO SWAN MEETING

JANUARY 17, 2011

Revised January 27, 2011

PROPOSED TEXT AMENDMENT:

1. A 20% density bonus would be allowed if the following requirements are met:
 - a. The property is located in a residential, low-density R-1 zone.
 - b. The property is comprised of 240 or more contiguous acres.
 - c. At least 45% of the property is maintained as open space.
 - d. At least 10 acres of the open space maintained pursuant to paragraph c above, shall be constructed, dedicated and transferred to the Township for use as a public park designed to the specification to be determined and approved by the Township.

BENEFITS OF THE PROPOSED TEXT AMENDMENT:

1. The original plan as approved by SWAN and the Lower Paxton Township Board of Supervisors in 2008 will remain the same. THERE IS NO INCREASE IN NUMBER OF HOMES AND NO DESIGN CHANGES TO THE PLAN.
2. The amendment is the least possible modification.
3. Maintains the view and increased buffer as negotiated for the Haven Croft Neighborhood.
4. Limits overall density to the agreed 449 units.
5. Maintains the agreement not to seek condemnation or access to Hillsdale and Valley View Road and Woodcrest Circle and Woodcrest Road.
6. Maintain the unit reconfiguration in lot 6 that intersects with Valley View Road.
7. Maintains the agreement with the Township to spend approximately \$1,800,000 to address chronic traffic problems in the Township. Most importantly, the intersection of Macintosh and Crums Mill and Macintosh and Colonial Road.
8. Maintains the negotiated 45% open space that was increased from 35%.
9. Maintains the negotiated increased buffers along Paxton Creek up to 150 feet on each side of the water way.
10. Maintains the negotiated agreement that the Paxton Creek buffer will not be a public area.

11. Maintains the negotiated agreement to change the initially proposed townhomes off Paxton Church and Crums Mill Road to the single-family detached homes on lot 2 and increase the buffers on Paxton Church Road.
12. Maintains the approximately 8500 lineal feet of lit nature trail.
13. Maintains the public park to be built within the community at an approximate cost of \$960,296. This includes the following:
 - a. Approximately 11.5 acres of public park land.
 - b. 70 X 120 foot playground area.
 - c. Combination basketball/tennis courts.
 - d. 120 X 210 foot open play (soccer) field.
 - e. 30 X 60 foot pavilion with 6 picnic tables.
 - f. 24 parking spaces.
 - g. Nature trail bridge over Paxton Creek near the Manor House.

AGE RESTRICTED HOUSING IS THE ONLY CHANGE ON THE PLAN:

1. The housing types will stay exactly the same as shown on the plan all with first floor master bedrooms down.
2. Price point for these homes will stay exactly the same as previously discussed beginning at approximately \$250,000.
3. TCC has constructed a similar community called The Enclave in Camp Hill which was not age restricted but based on the home design, 63% of the buyers were 55+ and 37% were between the ages of 34 and 54. The housing design dictates a mature buying population.
4. TCC has constructed a similar community in Susquehanna Township called Oakwood which was not age restricted but based on the home design, 34% of the buyers were 55+ and 66% were between the ages of 32 and 54. The housing design dictates a mature buying population.
5. Studies from the National Association of Home Builders has indicated that the bulk of the baby boomers has moved through to their senior status and the demand for this product is decreasing.
6. Economic conditions indicate that the restriction of 53% of the homes to age-restricted is not viable today.
7. TCC will have a separate club house, rec facility and parking for this area.