

Towamencin Township Park, Recreation, and Open Space Preservation Plan Update

Adopted: September 27, 2006

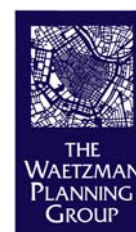


**ADOPTED BY TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS
BY RESOLUTION #06-51**

Prepared with the assistance of:
THE WAETZMAN PLANNING GROUP
1230 COUNTY LINE ROAD
BRYN MAWR, PENNSYLVANIA 19010

and

EDM Consultants, Inc.
1101 South Broad Street
Suite 200, PO Box 1545
Lansdale, Pennsylvania 19446



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The preparation of the report was made possible by
a grant from Montgomery County's *Green Fields/Green Towns* Program

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Chapter 1. Introduction

Towamencin Township has abundant natural resources, recreational areas, and public and private parks and open lands; however these open space amenities are threatened by growth pressures on the Township. As residential, commercial, office and industrial development expands, landscape changes will result, and the visual quality of the Township will shift to a predominately suburban character. Approximately 19,000 people live in Towamencin Township at present. Population forecasts indicate that the Township can expect a population of 21,000 by the year 2030. Jobs are projected to increase by 74% by 2030. At the same time that land is being developed for residential and commercial uses, the demand for recreational areas, facilities and programs will grow due to increased population and changes in preferences. Strategically located sites capable of serving local recreational needs must be preserved to meet the Township's demand for recreational areas, facilities and programs.

In 1993, Montgomery County created what is now considered Phase 1 of their Open Space Program to help municipalities, such as Towamencin, preserve their open spaces. Under Phase 1, Towamencin received a planning grant for which they created the *Park, Recreation & Open Space Preservation Plan* (1995). The Township received additional funds under Phase 1 to help implement their plan (see Table 1: Grants Since 1995 for Open Space Projects); this table also documents grants from other sources received for open space projects.

Table 1: Grants Since 1995 for Open Space Projects

Project	Acres	Year	Source	Amount
Township Tree Farm (Ellis Tract)	6.92	1998	County	\$117,900
Rittenhouse Property (Municipal Complex)	15.26	1996	County	\$270,000
Arneth Property (Fischer's Park Addition)	22.98	1996	County	\$247,500
Reiff Road Properties	4.42	1999	County	\$142,200
Tree Planting (Bustard Road)		1996	County	\$11,474
Tree Planting (Park Trees)		1999	County	\$21,330
Tree Planting (Park Trees)		2000	County	\$6,994
			County Subtotal	\$817,398
Tree Planting (Tree Farm)		2001	America the Beautiful	\$1,500
Grading Permits & Playing Field Design (Bustard Park/Green Lane, Grist Mill Park)		2004	DCED	\$15,000
Fischer's Park Tot Lot and Parking Lot		2002	DCNR	\$98,000
Fischer's Park Trails		2001	Growing Greener	\$99,968
Pool Construction		2001	HUD	\$898,020
			Other Grants Subtotal	\$1,112,488
			Total All Grants	\$1,929,886

Green Fields/Green Towns

Phase Two of Montgomery County's open space program is now underway and Towamencin must update their 1995 Plan to participate and receive Montgomery County funding. The *Green Fields/Green Towns* program has three major funding components (in addition to the planning grants) as described by the Montgomery County Planning Commission:

Phase two of the Montgomery County open space program began when the Montgomery County Commissioners officially adopted the new *Green Fields/Green Towns* program on December 18, 2003. The ten-year \$150 million program was approved by voter referendum in November 2003. The *Green Fields/Green Towns* program is made up of three basic components: municipal grants (\$67 million), private organization grants (\$8 million), and county open space expenditures (\$75 million).

Municipal Grants

All Montgomery County municipalities are eligible to apply for open space grants. The first round (the first four years of the program ending April 2008) will provide guaranteed allocation grant funds for each municipality. The second round of the program will provide the remaining grant funds to municipalities on a competitive basis. Municipalities will need to update their existing open space plans. Once this done, they can turn their attention to the open space projects listed in the new plans. In addition to land acquisition, municipalities may direct funds toward heritage resource conservation, green infrastructure, farmland preservation, floodplain restoration, community trails that connect to the County's trail network, and implementation of the Schuylkill River Greenway.

Private Organization Grants

Private organizations experienced in land preservation and heritage conservation will be eligible for open space grant funds. Applicants may use open space funds toward the acquisition and easement of properties and buildings, given natural resource or heritage value. Projects involving buildings must be accompanied by a strategic plan for fundraising and restoration or adaptive reuse. Open space grant funds may not be used to restore structures.

County Open Space Projects

Over the next ten years, the County will pursue five major open space goals aimed at creating a connected open space network. These include the development and preservation of trails and greenways; land acquisition and easement of lands that expand, protect, and enhance county parks, historic sites, and natural areas; capital improvement and planning for parks and historic sites; continuation and expansion

for the farmland preservation program; and implementation of the Schuylkill River Greenway.

This update to the 1995 Plan provides current demographic and land use data for Towamencin, sets goals, and makes recommendations. The development trends documented in 1995 have continued and resulted in increased residential lands and fewer farms. The goals in this update reflect the physical changes in the Township and also emphasize cooperation with other municipal governments. Towamencin has also elected to take advantage of the *municipal trail and pathway development* optional plan element offered by the County to prioritize certain open space preservation efforts.

Audit of the 1995 Plan

An audit of the 1995 *Park, Recreation, and Open Space Plan* was conducted by Township Staff and the Open Space Planning Committee to determine how effective the Plan's goals and objectives were and which goals and objectives require additional planning. On the whole, the 1995 was very successful. Seven properties were either donated or acquired for preservation totaling over 90 acres (See Map 2: Existing Open Space). A number of farms began participation in the State Agricultural Security Area program. The Township also made several changes to their zoning and land development ordinances that help to preserve open space, such as allowing clustered development. Additionally, several recreation plans were conducted including park master plans and a township-wide trails plan.

A few elements of the 1995 Plan need additional attention. While the Township adopted a clustering ordinance, the minimal tract size is 100 acres, which leaves very few possible sites. Additional zoning tools such as performance zoning were recommended but not carried forward. The full audit of the 1995 Plan with the goals and objectives is attached as Appendix B.

Chapter 2. Community Background

Regional Setting

(The following section is reproduced from the 1995 Park, Recreation, and Open Space Preservation Plan)

Towamencin Township is located in the west-central portion of the North Penn Area of Montgomery County. In addition to Towamencin Township, the municipalities that comprise the North Penn area are: Franconia Township, Hatfield Borough, Hatfield Township, Lansdale Borough, Lower Salford Township, Montgomery Township, North Wales Borough, Souderton Borough, Telford Borough and Upper Gwynedd Township. Adjacent municipalities include: Franconia Township, Hatfield Township, Lansdale Borough, Lower Salford Township, Skippack Township, Upper Gwynedd Township and Worcester Township.

Several of these communities have recreation facilities which provide recreation opportunities for Towamencin Township residents. Evansburg State Park, a portion of which is located in Towamencin Township, also includes some acreage in Worcester Township and the bulk of its acreage is located in Skippack Township. The Philadelphia Variety Club Camp for handicapped children and adults, the Peter Wentz Farmstead County Park and the Center Square Golf Club are located in Worcester Township but provide recreational opportunities to Towamencin Township residents. Mainland Golf Course which contains an eighteen-hole golf course is located in both Lower Salford and Towamencin Townships. Another eighteen-hole golf course is located at the Indian Valley Country Club in Franconia Township. Additional swimming pool facilities are located at the Nor-Gwyn Pool in Upper Gwynedd. A public library, the North Penn Boys Club, the North Penn YMCA, and two pools are located in Lansdale, but provide recreation opportunities to Towamencin Township residents. Senior Adult Activity Centers are located in Lansdale and Lower Salford Township and provide programming and resources for recreation for older adults living in the North Penn Community.

Existing Land Use

It appears that the Township is nearing its full build out with only 3.46% of the land classified “undeveloped.” However, it should be noted that agricultural uses (with 15.44%) are the second highest land use percentage, and are predominantly found near Evansburg State Park, in the southwestern part of the Township. Nearly half the land area of the Township is residential (47.63%), with the strong majority of all residential uses being single family detached homes, spread throughout the Township. Overall, 11.25% of the land area is open space, either public or private; while most of the open space is part of Evansburg State Park, Township parks/open space and homeowners’ association lands are also included. Higher Density Residential homes are principally located in the center of the Township, and industrial uses are concentrated in the northwest corner of the Township. Kulpsville Village is characterized by a mix of uses. The following chart details the exact acreage for each land use, and that land uses’ percent of the total Township Area; and Map 1: Existing Land Use graphically represents all land uses.

Table 2: Existing Land Use as a Percentage of Total Area

EXISTING LAND USE	GROSS ACRES	% OF TOTAL ACRES
OTHER RESIDENTIAL (1)	862.26	12.34%
SINGLE FAMILY DETACHED (2)	2,465.20	35.29%
MIXED USE	43.19	0.62%
RETAIL	112.56	1.61%
OFFICE	40.67	0.58%
INDUSTRIAL	334.38	4.79%
INSTITUTIONAL	592.13	8.48%
UTILITIES	397.41	5.69%
UNDEVELOPED	241.82	3.46%
PUBLIC OPEN SPACE	679.41	9.73%
PRIVATE OPEN SPACE	105.85	1.52%
AGRICULTURE	1,078.36	15.44%
WATER	32.80	0.47%
TOTAL	6,986.04	100.00%

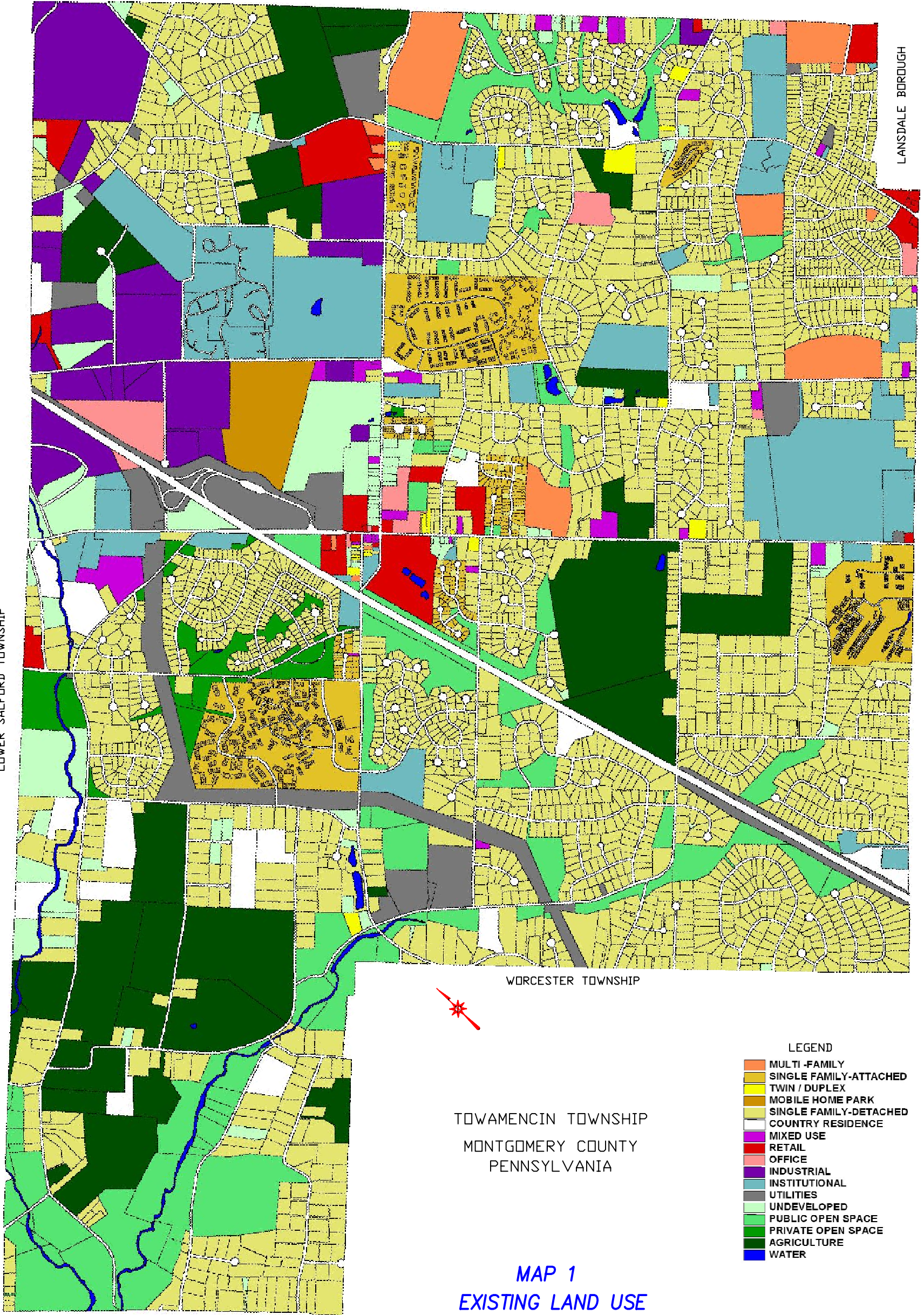
NOTES: 1) Includes Multi-Family, Single Family Attached, Twin / Duplex and Mobile Home Park.
 2) Includes Single Family Detached and Country Residence

HATFIELD TOWNSHIP

LANSDALE BOROUGH

UPPER GWYNEDD TOWNSHIP

LOWER SALFORD TOWNSHIP



WORCESTER TOWNSHIP

TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

LEGEND

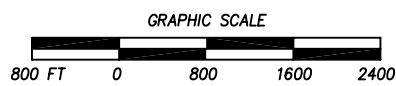
- MULTI-FAMILY
- SINGLE FAMILY-ATTACHED
- TWIN / DUPLEX
- MOBILE HOME PARK
- SINGLE FAMILY-DETACHED
- COUNTRY RESIDENCE
- MIXED USE
- RETAIL
- OFFICE
- INDUSTRIAL
- INSTITUTIONAL
- UTILITIES
- UNDEVELOPED
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- AGRICULTURE
- WATER

MAP 1
EXISTING LAND USE

NOVEMBER 2005



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Demographics, Housing, and Employment

The following section describes the demographic characteristics of Towamencin Township. Most of the data is derived from the 2000 U.S. Census. Information is provided regarding population growth, education, age structure, income, household type/size, special needs groups, and employment.

Population Growth

Towamencin experienced a 27.5% increase in population from 1980 to 1990, while Montgomery County only experienced a 5.4% increase during the same time period. From 1990 to 2000, Towamencin continued to grow at a fast pace, increasing its population by another 24.2%. From 1990 to 2000, Montgomery County grew by 10.6%.

Table 3: Population Totals and Change 1980-2000

	1980	1990	2000	Change 1980-90	Change 1990-00
Towamencin	11,112	14,167	17,597	27.5%	24.2%
Montgomery County	643,371	678,111	750,097	5.4%	10.6%

Sources: US Census, www.census.gov, 1995 Park, Recreation, & Open Space Preservation Plan

According to the 2000 Census, the total population for Towamencin Township was 17,597. The average household size in 2000 was 2.55.

The population of Towamencin Township is projected to increase by approximately 24% from 2000 to 2025, with a growth rate of 3-5% every five years. The population for Montgomery County is projected to increase by approximately 3% every 5 years through 2020.

Table 4: Population Projections

	2000	2005	2010	Forecasts		
	Census			2015	2020	2025
Towamencin	17,597	18,510	19,400	20,190	20,980	21,740
Montgomery County	750,097	776,340	797,990	818,210	838,700	857,030

Source: DVRPC, Table 3: Forecasted Population Change, Revised 2002 (www.dvrpc.org/data/databull/rdb/db73.htm)

Education

Of the population aged 25 or older, 92% were high school graduates and 43.1% had a bachelor’s degree or higher.

Table 5: Level of Education

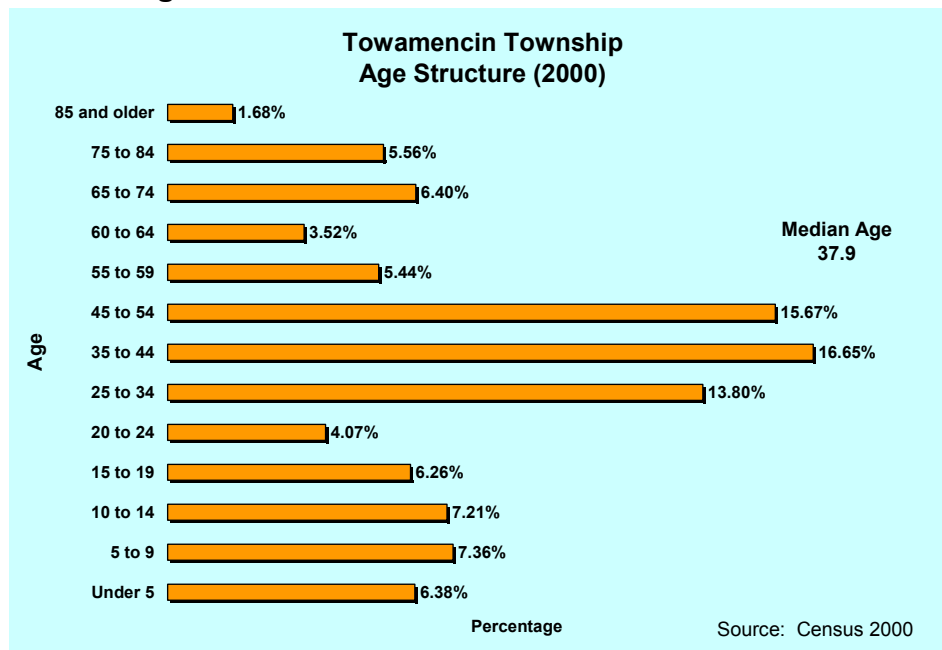
	Number	Percent
Population 25 years or older	12,085	100.0%
High School graduate or higher	11,106	92.0%
Bachelor’s degree or higher	5,203	43.1%

Source: US Census 2000

Age Structure

The median age of a Towamencin resident in 2000 was 37.9. Approximately 27% of the population was aged 19 or younger and 23% of the population was aged 55 or older. The majority of the population (50%) was between 20 and 54.

Chart 1: Age Structure



Age Comparison to Surrounding Municipalities

The following graph shows the median age of Towamencin Township in comparison to the surrounding townships of: Franconia, Hatfield, Lansdale, Lower Salford, Skippack, Upper Gwynedd, and Worcester; as well as for Montgomery County. The median age

for Towamencin Township (37.9) is about the average median age for the surrounding municipalities illustrated in Table 6 below.

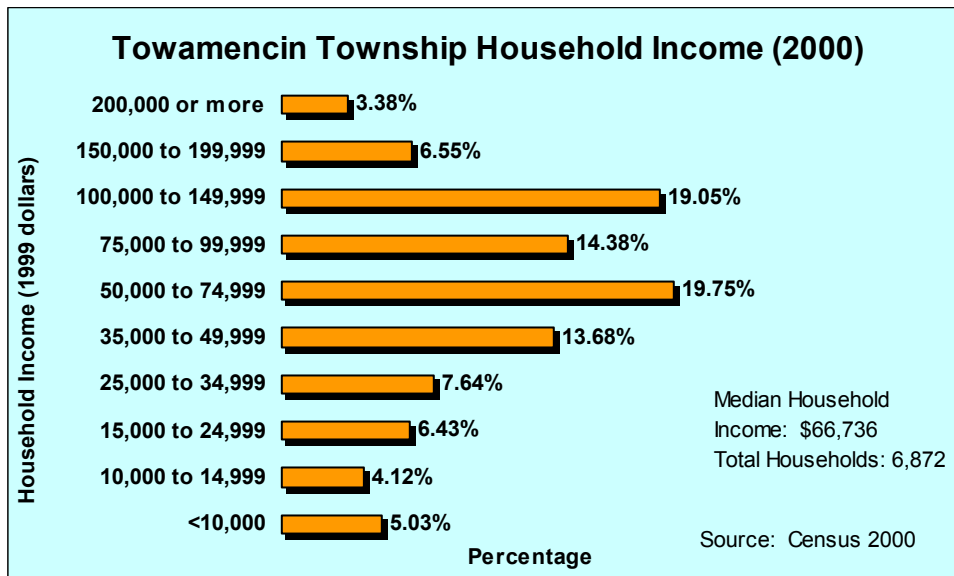
Table 6: Median Age of Surrounding Municipalities

	Median Age
Franconia	39.5
Hatfield	36.6
Lansdale	37.0
Lower Salford	34.6
Skippack	36.0
Towamencin	37.9
Upper Gwynedd	39.9
Worcester	39.9
Montgomery County	38.2

Household Income

The median household income in Towamencin in 2000 was \$66,736, about 10% higher than the \$60,829 median household income for Montgomery County.

Chart 2: Household Income



Household Types

Towamencin is a family-oriented community. Of the 6,872 households living there, 70% of them are family households. 49% of families have children under the age of 18.

Table 7: Household Types

	Number	Percent
Family Households	4,807	70.0%
Non-family Households	2,065	30.0%
Householder living alone	1,764	26.0%
Households with individuals <18	2,437	35.0%
Households with individuals 65 or older	1,742	25.0%
Total Households	6,872	100.0%
Average household Size		2.55
Average family size		3.11

Source: US Census, 2000

Household Size Comparison to Surrounding Municipalities

Towamencin has the lowest average household size of the surrounding municipalities, but almost the same as the average household size for the county. The average household size for Towamencin in 2000 was 2.55, somewhat less than the 1990 figure of 2.71; this is consistent with regional and national trends.

Table 8: Average Household Size

	Average Household Size
Franconia	2.70
Hatfield	2.63
Lansdale	2.36
Lower Salford	2.89
Skippack	2.73
Towamencin	2.55
Upper Gwynedd	2.63
Worcester	2.69
Montgomery County	2.54

Special Needs Groups

Special needs groups live within Towamencin and should be noted. Of the 13,152 civilian population aged 18 or older, 1,528 or 11.6% of them are civilian veterans. Of the 17,597 total population, 2,400 or 13.6% of them are senior citizens and 503 or 2.9% of them live in poverty.

Table 9: Special Needs Groups

	Number	Percent
Civilian population 18 or older	13,152	100.0%
Civilian veterans	1,528	11.6%
Total Population	17,597	100.0%
Seniors 65 years and older	2,400	13.6%
Individuals below poverty line	503	2.9%

Source: US Census, 2000

Civilian Non Institutionalized Population

Some of the people residing in Towamencin live with a disability and this should be noted and taken into consideration when planning for future recreational needs. Of the population aged 5-20, 4.6% of them have a disability. 12.8% of the population aged 21-64 live with a disability. Almost a third of the population aged 65 and older (32.1%) lives with a disability.

Table 10: Non Institutionalized Population

	Number	Percent
Population Age 5-20	3,699	100.0%
With a Disability	171	4.6%
Population Age 21-64	10,331	100.0%
With a Disability	1,320	12.8%
Population Age 65 and older	2,264	100.0%
With a Disability	727	32.1%

Housing Information

The majority of homes in Towamencin Township are single family detached (50.3%). 20.3% of the homes are single family attached.

Table 11: Units per Structure

	Number	Percent
1-unit, detached	3,538	50.3%
1-unit, attached	1,431	20.3%
2 units	97	1.4%
3 or 4 units	290	4.1%
5 to 9 units	477	6.8%
10 to 19 units	391	5.6%
20 or more units	698	9.9%
Mobile homes	116	1.6%
Total housing units	7,038	100.0%

Source: Census 2000 www.census.gov

Employment

The largest eight employers in the Township provide 2,442 jobs representing roughly 48% of Towamencin’s total employment.

Table 12: Towamencin Largest Employers

North Penn School District	595
Green Tweed	570
Dock Woods Community	370
Accupac Acquisitions	230
SKF USA Inc.	225
MArttech Medical	260
Clemens Markets	112
Roy Lomas Carpets	80
Total	2,442

Montgomery County’s employment is forecasted to increase 21.2% by 2030 while Towamencin’s is forecasted to increase 73.8%. It is assumed that one of the reasons for such a high forecast is the anticipated development and redevelopment of properties in the Kulpsville Village area.

Table 13: Forecasted Employment Change, 2000 through 2030

	2000	2005	2010	2015	2020	2025	2030
Montgomery County	492,677	504,009	531,225	547,162	563,029	579,920	597,300
Towamencin	5,466	5,948	6,664	7,291	7,964	8,702	9,500

Source: Delaware Valley Regional Planning Commission

Demographic Implications

Reviewing Towamencin’s demographic information reveals several trends which have important implications for recreation and open space planning.

Like many of the surrounding communities in Montgomery County, Towamencin is a community with a large proportion of families. The average household size is relatively high, confirming the presence of children (the Township’s average family size is 3.11). This being the case, there should be a continued focus on providing sufficient active recreational opportunities such as sports fields or courts, playground equipment, and large multi-purpose open space areas.

Towamencin also has a prevalence of senior citizens. As population ages in place, this segment of the population has the potential to increase significantly. Consideration should be given to recreation and open space that is appropriate for an older population. While many seniors enjoy more passive recreational opportunities such as

walking trails, bird-watching, and passive open spaces, others enjoy active recreation as well.

Previously, Towamencin has demonstrated a balanced approach to recreation and open space planning. There are many factors beyond age that contribute to someone's recreational and open space preference, so by maintaining a balance of active and passive opportunities, the preferences of most of the citizens should be met. Based on the demographic profile of the township and projections, it is appropriate to continue this approach.

Existing Plans and Ordinances

Comprehensive Plan

In the most general sense, Towamencin Township's Comprehensive Plan, adopted in 1988, had as "Major Objectives" the preservation and enhancement of major environmental features and open space within the Township and for the provision of a coordinated system of needed municipal parklands and recreation areas. Again, speaking in generalities, the plan detailed approximately 488 acres of open space/recreation facilities in the study area for the Township. (It should be noted that this total does not detail the specific acreage for Evansburg State Park or Fischer's Pool within Towamencin Township).

Specifically, the Natural Features Plan within the Comprehensive Plan calls for the protection of critical environmental features through the following methods (this list is not every method outlined within the Comprehensive Plan; the list only contains those items which are pertinent to this Open Space Plan):

- Steep Slopes
 - Keep natural vegetation intact
 - Preserve areas with a slope greater the 25%
 - Require larger lots in steep slope areas
- Floodplains
 - A prohibition on all building in the floodplains
 - Permanent preservation as public or private open space
 - Avoiding the disturbance of natural vegetation with any paved surfaces
- Groundwater
 - Determine the maximum area of pervious surfaces so that maximum groundwater recharge can occur
- High Water Table Soils
 - Preserve all wetlands as open Space

- Wooded Areas
 - Remove diseased and dead trees from Township-owned Open Space and replant trees as needed
- Natural Drainage Channels
 - Preserve adequate width along channels. Keep lands open within fifteen feet of banks of natural drainage channels and small drainage-ways.
- Creeks
 - Require building and paving setbacks from creek and intermittent stream banks (twenty five foot minimum)

The Land Use Plan within the Comprehensive Plan does not specifically detail the parcels, if any are proposed for Open Space Preservation. However, the document does detail various options in place within the Township's Zoning Ordinance for Open Space to be set aside as part of the development process.

The Community Facilities Plan details the Township's plans for park and pathway development. The Plan shows two proposed parks; the first in the northwest portion of the Township (near the Walton Farm School) and the second south of Sumneytown Pike near North Penn High School. In addition, it shows one 'bikeway/pathway' along the PECO right-of-way west of Route 463 and north of Evansburg State Park (to be acquired through limited easements).

Township-Wide Trail Master Plan

The *Township-Wide Trail Master Plan* (adopted in January 1996) identifies a network of trails to serve all non-automobile transportation in the Township. The Trail Plan is an extension of the 1995 *Park, Recreation, and Open Space Preservation Plan* and its recommendations are therefore consistent with the recommendations made in this Plan Update. Specifically, the Plan Update recommends connecting the Liberty Bell Trail in the northern part of the Township with the Evansburg Trail in the southern part of the Township. The connecting trail, discussed later in this Plan, utilizes many of the same trail alignments established in the Trail Plan.

The Trail Plan also provides a detailed inventory of Towamencin's existing right-of-ways. An extensive trail network is proposed and different classifications are assigned to trail segments based on intensity and purpose of use. Implementation and funding strategies are developed that prioritize the trails based on need, safety, and likelihood of development. Partnerships and funding possibilities are also suggested as are design standards that address grading, landscaping, signage, and crossing standards.

Zoning Ordinance of Towamencin Township

There are three major sections of the Towamencin Township Zoning Ordinance, as amended through April 25, 2001, that relate to the creation, design and maintenance of open spaces. The Ordinance provides a residential cluster district that requires open space dedication. A floodplain district limits development, protects natural features, and creates open space in the 100-year floodplain. Last, the Ordinance provides environmental performance standards that protect various natural features including steep slopes.

The **Mixed Residential Cluster District** provides an option for tracts that are 100 acres or larger and are served by public water and sewer. The purpose and intent of the district according to Section 153-303.A.(8), is to “encourage a creative approach to the use and development of land while preserving open space and natural features, to promote a more desirable visual character in residential areas and to provide affordable housing and a variety of housing types in the Township within a neighborhood setting with usable open areas designed into the neighborhood and with the creation of, and connection to, open space corridors throughout the district and Township.” Requirements of the district are established in Section 153-408. The minimum open space set aside is 25% of the gross tract area. The required maximum density in the District is 2.5 units per acre (excluding the right-of-way of existing streets). Three types of residential structures must be included in the development. At least 50% must be single-family detached and the other uses must not be less than 15%.

Subsection K. describes in detail the requirements for the design and maintenance of the created open space. Open spaces must be “located and so shaped as to be suitable for the purpose intended. Consideration shall be given to contiguous portions of existing and potential open space lands in adjacent tract.” In addition to the required 25% minimum for open space, 25% of open space lands must be for active recreational purposes. Open space lands must be offered for dedication to the Township unless used for private purposes. The Township can require the dedication of specific open space lands if they are deemed to be a “key element” of the open space plan.

Towamencin’s Zoning Ordinance also provides a **Floodplain Conservation Overlay District** for all area in the 100-year floodplain. The intent of the District is in part to, “protect areas of floodplain subject to, and necessary for, the containment of floodwaters, and to permit and encourage the retention of open space land uses which will be so located and utilized as to constitute a harmonious and appropriate aspect of the continuing physical development of Towamencin Township.” Specific statements of purpose and intent are listed including to, “To maintain undisturbed the ecological balance between those natural system elements, including wildlife, vegetation, and marine life, dependent upon watercourses and water areas.” (Section 153-303)

Section 153-617 of the Zoning Ordinance describes the permitted, prohibited, and banned uses and activities in the Floodplain Conservation District. The permitted uses are:

- (1) Cultivation and harvesting of crops in accordance with the recognized soil conservation practices.
- (2) Pasture and grazing land in accordance with recognized soil conservation practices.
- (3) The growing of plant stock or an orchard in accordance with recognized soil conservation practices.
- (4) Wildlife sanctuary, woodland preserve, arboretum, and passive recreation or parks, including hiking, bicycle and bridle trails, but including no facilities subject to damage by flooding.
- (5) Forestry, lumbering and reforestation in accordance with recognized natural resource conservation practices, but permitting no structures.
- (6) Utility transmission lines.
- (7) Sealed public water supply wells and pipelines with approval of proper state agencies.
- (8) Sanitary sewers, including pumping stations and similar uses, and storm sewers with the approval of the Township Engineer and the Pennsylvania Department of Environmental Resources.
- (9) Front, side, or rear yards, and required lot area for any district.
- (10) Public roadways with approval of applicable state agencies and the Board of Supervisors.
- (11) Golf courses, not miniature, but permitting no structures.
- (12) Picnic grove, but permitting no structures.
- (13) Piers and docks along a waterway.

Prohibited activities and uses relate to the addition, expansion, removal, or modification of structures, soils, water, and vegetation in the floodplain are enumerated in the Ordinance. Banned uses include the storage of hazardous materials, which are also listed in the Ordinance. Procedures and standards for the application, variance, and special exception of the Floodplain District are also described in this section.

The Zoning Ordinance provides **Environmental Performance Standards** (Section 153-616), which are applicable to “Any site alterations, grading, filling or clearing of vegetation ... when necessary in accordance with an approved subdivision.” The standards limit the development activity within floodplains, lakes, wetlands, streams and watercourses, steep slopes, woodlands, and tree protection areas by requiring special exceptions for development. Specifically the Zoning Ordinance states:

Floodplain protection standards. No structures, filling, piping, diverting, or stormwater detention basins shall be permitted within the floodplain as defined by this chapter except that roads, dams, culverts, bridges, storm or sanitary sewer facilities may be located in the floodplain or on floodplain soils where approval is obtained from the Pennsylvania Department of Environmental

Resources, the Zoning Hearing Board by special exception, and other regulatory agencies.

Lakes and ponds protection standards. No development, filling, or diverting shall be permitted in lakes or ponds or within lake/pond margins [50 feet] except where used for farm irrigation purposes.

Wetlands protection standards. Wetlands shall not be altered, regraded, developed, filled, piped, diverted, or built upon except that roads may cross wetlands where approval is obtained from the township by special exception of the Zoning Hearing Board and the U.S. Army Corps of Engineers or, as applicable, the Pennsylvania Department of Environmental Resources, and where no other access to the property is available. The property owner/applicant shall identify wetlands and where encroachment is anticipated shall obtain the applicable state and federal permits. One hundred percent of these wetland areas shall be protected. [Standards in this section include a 50 foot buffer, but exclude *limited value wetlands*.]

Streams and watercourses. Streams and watercourses (any lake, pond, perennial or intermittent stream shown on the U.S.G.S. map and/or identified by field survey) shall be 100% protected and shall remain as open space [Includes a 50 foot margin except where approved by special exception].

Steep slopes [Slopes in excess of 15%]. [The Zoning Ordinance provides detailed standards relating to the application of this section, stripping of vegetation, design standards, liability, and restrictions. These standards relate to the following stated intents of this section:]

- [1] All structures will be located away from steep slopes on safe, stable grounds away from possible landslide or erosion activities.
- [2] All roads and driveways will have safe and stable side slopes or shoulders.
- [3] Development activities such as grading and stripping of vegetation will be minimized on steep slopes to reduce accelerated stormwater runoff and soil erosion of the slope, thereby preserving water quality.
- [4] Environmentally sensitive native wildlife habitats (such as woodlands) located on steep slopes will be minimally affected by development.
- [5] The visual integrity of steep slopes areas will be maintained throughout development.

Woodlands. Mature trees with a circumference of 60 inches or greater measured 14 inches above ground shall be identified and preserved, unless the Board of Supervisors agrees to a different disposition.

Tree protection area. The purpose is to ensure that trees which are to be protected do not suffer damage during the development. The tree protection area is an area radial to the trunk of a tree and shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the drip-line (the line marking the outer edge of the branches of the tree), whichever is greater. Where there is a group of trees or woodlands, the tree protection area shall be an area encompassing the protection areas for the individual trees.

Subdivision and Land Development Ordinance

The Subdivision and Land Development Ordinance of the Township of Towamencin, adopted April 17 1995, as amended through March 24 1999, establishes design, development, and maintenance standards for open spaces.

Section 136-502. Community facilities, requires both the Township Planning Commission and a developer to address community facilities for proposed developments or subdivisions including public requirements for open space. Subsection A. states, "In reviewing subdivision plans, the Township Planning Commission shall consider whether community facilities in the area are adequate to serve the needs of the additional dwellings proposed by the subdivision and shall make such report thereon as it deems necessary in the public interest." Subsection B. states, "Subdividers shall reserve land for both public and quasi-public community facilities and will reserve areas for facilities normally required in residential neighborhoods, including churches, libraries, schools and other public buildings, and parks, playgrounds and playfields." Playground and neighborhood park requirements are based on the number of dwelling units. Subsection B. requires:

Table 14: Park Area Requirements

Dwelling Units	Min. Park Acres
1 to 49	1.5 to 2.5
50 to 100	2.5 to 3.5
100 to 200	3.5 to 5.0
200 to 400	5.0 to 7.0
Each additional 100 units	1.0 to 2.0

The Ordinance provides minimum open space area dedication for residential land uses and provides a payment of a fee in lieu of dedication for non-residential land (and for residential land under certain circumstances). Lands that are not suitable for open space may not be used to meet the requirements of this section. Open space set asides

must be contiguous unless approved by the Board of Supervisors and they must conform to the Comprehensive Plan and Park and Recreation Plan. The maintenance and administration of open spaces not dedicated to the Township must be described in the plan. Additionally, all open space must be designated on plans as one of the four following categories:

- (1) Lawn. A grass area, with or without trees, which may be used by the residents for a variety of purposes and which shall be mowed regularly to insure a neat and tidy appearance.
- (2) Natural area. An area of natural vegetation undisturbed during construction, or replanted. Such areas may contain pathways. Meadows shall be maintained as such and not left to become weed-infested. Maintenance may be minimal, but shall prevent the proliferation of weeds and undesirable plants such as honeysuckle and poison ivy. Litter, dead trees and brush shall be removed, and streams shall be kept in free-flowing condition.
- (3) Recreation area. An area designated for a specific recreation use including, but not limited to, tennis, swimming, shuffleboard, playfield, and tot lot. Such areas shall be maintained so as to avoid creating a hazard or nuisance, and shall perpetuate the proposed use.
- (4) Agricultural area. An area designated for family vegetable plots or to be leased for an agricultural use.

Section 136-510 Landscape requirements. provides installation and maintenance standards for development plans. There is an emphasis on maintaining mature trees and vegetation in this section. The Section also outlines various requirements for buffers and landscaping in proposed developments; all of these are based on specific standards found in the Township Engineering Standards.

Chapter 3. Goals and Objectives

The following set of goals and objectives have been developed to guide the formulation of the 2005 update to the *Towamencin Township Park, Recreation & Open Space Preservation Plan*. These goals and objectives have been established in order to protect and enhance the quality of life sought by individuals living and working in the Township. In order to ensure that these goals and objectives continue to reflect current Township policies and that they are being actively pursued, they will be reviewed at least once a year by a committee appointed by the Board of Supervisors. As the need arises, this committee will recommend modifications of the goals and objectives to the Board.

Goal 1 Actively pursue new open space opportunities within the Township

- a. Adopt methods to require useful and sustainable green space in areas to be redeveloped.
- b. Develop various types of playing fields and additional recreational facilities to meet the current and growing needs of the community, and when appropriate, require the same of developers.
- c. Coordinate the location and development of new open spaces with other existing and projected land uses so that they enhance one another.
- d. Centrally locate recreational land within established and developing neighborhoods.
- e. Establish a working list of priorities for immediate and long-term projected recreational and open space acquisitions and improvements and review and update this list annually.

Goal 2 Expand and maintain existing parks, open space and recreational areas

- a. Plan new and existing parks, recreational areas, and recreational facilities to address a variety of uses.
- b. Conduct an audit of existing uses and facilities at the Township's parks to determine if they are still appropriate based on current demands, and to assess the need for any repairs or renovations.
- c. Conduct an audit of existing recreational uses in public open space areas within established residential developments to determine if additional facilities (for example, tot lots) should be installed.
- d. Select park and recreation sites based on the land's suitability for their intended purposes.

- e. Develop public and private partnerships to enable services and commercial ventures within our parks and recreational areas.
- f. Work with local organizations to carry out similar open space goals.
- g. Seek public input on plans for acquiring and developing open space lands, using all available options (Township newsletter, website, public meetings, etc.).

Goal 3 Protect Historic and Cultural Resources

- a. Identify potential historical resources and sites within the Township.
- b. Promote existing historical areas within the Township.
- c. Partner with similar Township organizations and developers to preserve these areas.
- d. Explore opportunities to preserve historic resources through the zoning and subdivision/land development processes.

Goal 4 Coordinate Township efforts with the regional open space network

- a. Coordinate open space preservation, trail linkages, and facilities planning efforts with the efforts of other levels of government, abutting municipalities, and institutional entities.
- b. Work with county on regional trail planning.
- c. Continue to develop existing and new Township trails and linkages with the countywide trail system.

Goal 5 Protect and preserve natural resources

- a. Separate residential uses from inharmonious land uses by utilizing topographic features, stream corridors, woodland, lakes, and other natural features, landscaped greenbelts, and open space as transition areas between uses.
- b. Minimize the loss of open space from development through changes in zoning requirements, including consideration of adding cluster and performance zoning provisions.
- c. Continue to protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Confirm the adequacy of the controls on the permitted disturbance of critical resources during land development.

- d. Continue to preserve and enhance the Township's existing green spaces.

Goal 6

Maximize the use of scarce financial resources available for open space and recreation

- a. Pursue the rights of 'first refusal' for vulnerable parcels.
- b. Monitor and take advantage of the resources available through various grant programs administered by all levels of government and other sources.
- c. Encourage the use of innovative and least cost techniques to acquire land and develop recreation facilities.
- d. Review and amend, as appropriate, Township requirements for developers to set aside open space and provide recreational facilities.
- e. Review "fee in lieu of" requirements and update periodically to reflect current value of land and recreational facilities which would otherwise be required of developers.

Chapter 4. Protected and Potentially Vulnerable Lands

An important component open space planning is to establish a baseline of how much open space exists in a municipality and where it is located. A baseline inventory helps to identify where open space is most needed and where acquisition, maintenance, and open space linkage objectives have already been met. To help guide where open space preservation might be most important, it is also important to conduct an inventory of where vulnerable lands are located. Vulnerable lands have certain physical or cultural characteristics that make them more desirable as open space. The next section provides an inventory of Towamencin's open spaces followed by inventory of vulnerable lands.

Permanently and Temporarily Protected Lands

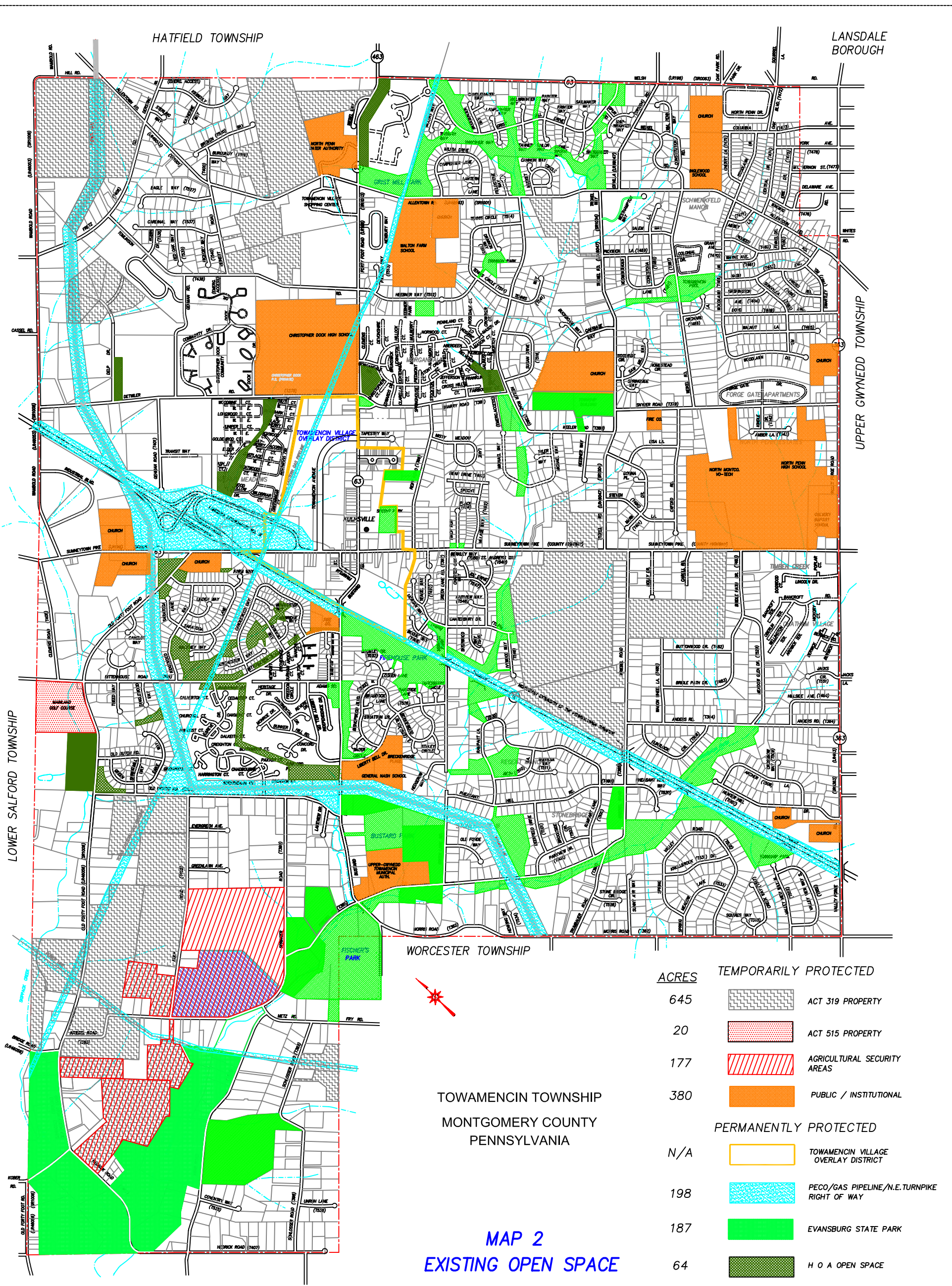
Open space protection can be provided by public governments or programs, private individuals or companies, or by not-for-profit land trusts through a variety of development restrictions. The greatest protection is offered through the purchase of a property, or a property's development rights, in order to restrict development permanently. Lesser forms of protection are offered through incentive programs that encourage a property owner to not develop their property; but do not offer permanent restriction. There are also open spaces for which protection is less clear. Institutional uses such as schools often have open spaces and recreation areas, which may developed if the school decides to move to a new location.

The *Green Fields/Green Towns* manual divides open space protection into two categories: permanently protected and temporarily protected. The manual then assigns the different tools to protect open space into the two categories (see Table 15: County Identification of Protected lands.). Most of the ways in which land is protected are fairly straight forward. Lands that are in municipal ownership, for example, are protected by the municipality. There are a few state programs that require some explanation however. Act 515 land refers legislation enacted in 1965 that allows property owners, on a voluntary basis, to defer certain property taxes on land so long as their land is not developed. Act 319 is a similar program enacted in 1974 that offers tax abetments for land that is used for agricultural purposes. Agricultural Security Areas are part of another state program that offers incentives for land preservation and ultimately can permanently preserve land through the acquisition of development rights.

Table 15: County Identification of Protected Lands

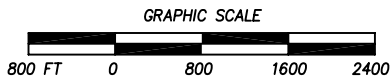
Permanently Protected		Temporarily Protected	
Municipal parks and open space	362	Act 515 land	20
County parks and open space	0	Act 319 land	645
State parks and open space	187	Golf courses	0
Federal parks and open space	0	Private recreation lands	0
Utility right-of-way	198	Large institutional holdings	380
Watershed association/conservation org. land	0	Agricultural security areas	177
Homeowners association land	77		
Other (cons. easements, dev'l rights purchased)	42		
Total	866	Total	1,222

These different open space protection tools have been carefully inventoried for Towamencin, and mapped (see Map 2: Existing Open Space). There are 866 acres of open space in the Township that are permanently protected and 1,222 that are under temporary protection. Combined, this is nearly one third of the Township's total area. The temporarily protected lands are subject to development. Protected lands are fairly evenly distributed with somewhat less open space in the northwest quadrant.



**MAP 2
EXISTING OPEN SPACE**

NOVEMBER 2005



ACRES	TEMPORARILY PROTECTED
645	ACT 319 PROPERTY
20	ACT 515 PROPERTY
177	AGRICULTURAL SECURITY AREAS
380	PUBLIC / INSTITUTIONAL
N/A	PERMANENTLY PROTECTED
	TOWAMENCIN VILLAGE OVERLAY DISTRICT
198	PECO/GAS PIPELINE/N.E.TURNPIKE RIGHT OF WAY
187	EVANSBURG STATE PARK
64	H O A OPEN SPACE
254	EXISTING TOWNSHIP OPEN SPACE
42	DEVELOPMENT RIGHTS EASEMENT (PURCHASED AFTER 1995)
13	H O A OPEN SPACE ADDED AFTER 1995
108	EXISTING TOWNSHIP OPEN SPACE ADDED AFTER 1995



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Potentially Vulnerable Resources

There are numerous physical and cultural characteristics that make open space a more valuable amenity. If open space abuts water for example, it has greater potential for recreation use and for connecting with trails. Because of the increased importance of these open spaces, they are more vulnerable from a preservation perspective. *Green Fields/Green Towns* provides a list of physical and cultural attributes that make land more vulnerable (see inset below). The amenities that occur in Towamencin are described below followed by a map showing their locations.

Green Fields/Green Towns Potential Vulnerable Resources

1. Natural Features:

a. Geology:

- unique geologic features
- geologic hazard areas (sink holes, limestone formations, etc.)
- rock outcroppings
- aquifer characteristics (including recharge potential).

b. Topography:

- steep slopes (15+ percent and 25+ percent)
- watershed boundaries
- drainage areas

c. Soils:

- agricultural soils (prime farmland; soils of statewide importance)
- seasonal high water table

d. Surface Waters:

- water bodies (streams, lakes, ponds, etc.)
- headwater streams and springs
- wetlands (hydric soils, national wetlands inventory)
- floodplains (100-year)
- water quality (cold water fisheries, exceptional waters)
- riparian buffers

e. Vegetation and Wildlife:

- wooded areas (of defined size and width)
- locally important vegetation
- significant wildlife habitats
- Pennsylvania Natural Diversity Inventory locations
- Montgomery County Natural Areas Inventory

2. Scenic Resources:

- a. scenic roads.
- b. scenic vistas.

3. Historic and Cultural Resources:

- a. national register and national landmark sites.
- b. other historic sites (locally important and other).
- c. archaeological sites or ruins
- d. sites of local cultural significance.

Natural Features – Geology and Soils

The entire Township is Brunswick Shale and Sandstone. According to the Montgomery County *Open Space Natural Resources and Cultural Resources Plan* (2005) “The Brunswick formation underlies most of the northwestern half of the county, except where several diabase intrusions are found. Brunswick shale and sandstone are characterized by reddish brown shale, mudstone, and siltstone. The topography of the formation is characterized by rolling hills. Groundwater yields are highly variable. The rocks are generally fine-grained and allow little primary porosity. Secondary openings, such as joints and fractures, are the key to adequate groundwater flow. This rock is a good to fair source of construction aggregate and fill material.”






Topography, Hydrology, Vegetation, and Wildlife

Towamencin does not have significant amounts of unusual topography. The steeper parts of the Township are generally those around stream corridors, although there are some steeper hills. Steep slopes are generally not ideal for development and can therefore be used as open space. Because steep slopes are often transitional areas between different habitats they are often home to diverse species. Map 3: Environmental Features shows the location of all slopes greater than 15% in the Township.

Towamencin is located in the Skippack Creek Basin and the Towamencin Creek Sub-Basin. There are a number of 100 year floodplains located along the Township’s major streams. There are also numerous wetlands. Both floodplains and wetlands offer diverse habitats for wildlife and have limited development possibilities. Therefore they present excellent opportunities for open space preservation. These areas are shown in Map 3.

No sites in Towamencin are identified in the Natural Areas Inventory prepared by the Nature Conservancy. There are *Areas of Hydrologic and Terrestrial Convergence* identified in Montgomery County’s *Open Space, Natural Features, and Cultural Resource Plan* within the Township, but most of those are within Evansburg State Park, which is already protected.

LEGEND

-  ALLUVIAL SOILS
-  100 YEAR FLOODPLAIN
-  STEEP SLOPES
-  WOODLANDS
-  WETLANDS

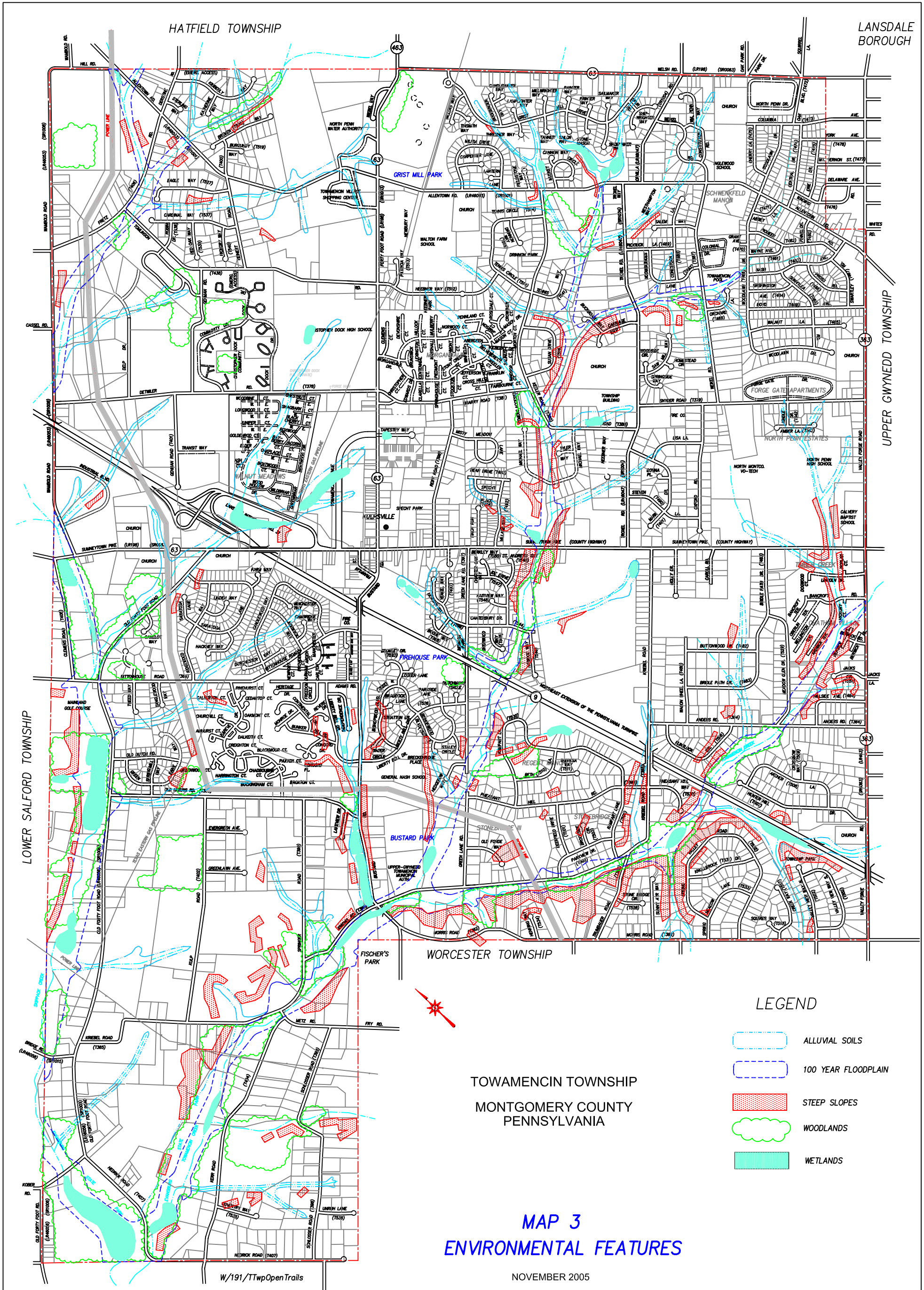
MAP 3
ENVIRONMENTAL FEATURES

NOVEMBER 2005

GRAPHIC SCALE



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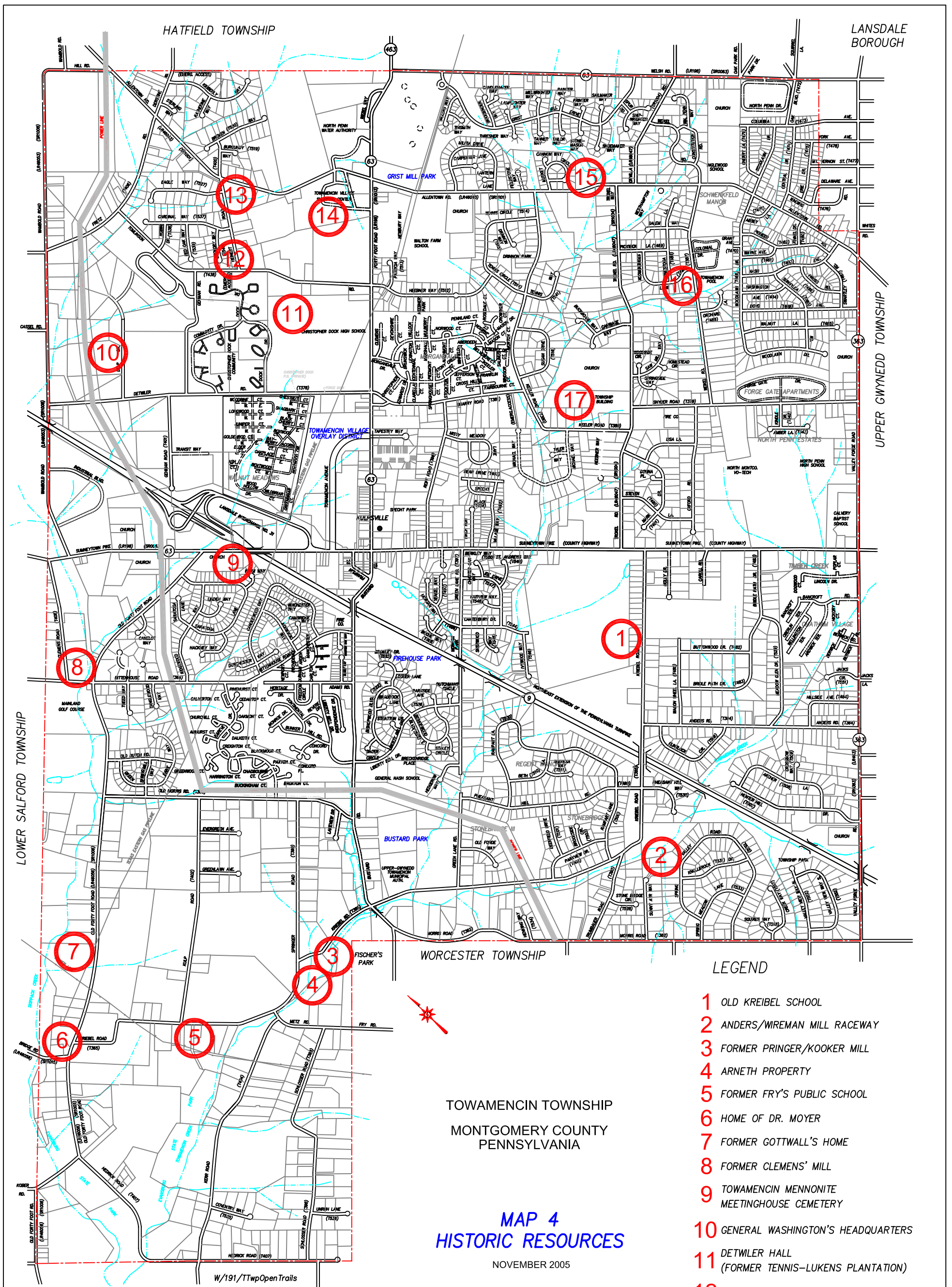
Scenic, Historic, and Cultural Resources

(Adapted from Historical Society of Towamencin promotional flyer, *Historic Tour of Towamencin October 2002*, compiled by Historic Society of Towamencin, Dr. Thomas Hollenbeck)

Towamencin, a Native American term for a poplar tree, was first inhabited by the Lenni Lenape tribe who moved down from the mountainous regions of the Delaware Valley in the winter to the New Jersey shore in the summer, searching for food. The earliest European settlers, German Mennonites, inhabited the area of the Township in 1702. In 1725, those settlers erected their first Quaker Meetinghouse, and in 1728 the Township was officially incorporated. Historic sites are plentiful in Towamencin Township, ranging from former Mill sites, to one room school houses, to markers identifying the earliest roads. The following chart and the accompanying Map 4: Significant Historic or Cultural Sites lists a few of the sites within the Township.

Table 16: Historic Sites in Towamencin Township with a brief description

Site	Description
Old Kreibel School	One of the few remaining one room schoolhouse in the North Penn Area
Anders/Wireman Mill Raceway	
Pringer/Kooker Mill	Headwater site for the Mill, thought to be in operation during the encampment of George Washington
Arneith Property	Donated to the Township
Fry's Public School	Modified from the original structure with dormers and an attached garage
Home of Dr. Moyer	Home to an early physician in the Township
Former Gottwall's Home	Site of where General Francis Nash died following the Battle of Germantown in October 1777
Former Clemens' Mill	Along Skippack Creek and was in operation until the early 1970's
Towamencin Mennonite Meetinghouse Cemetery	Site of various fallen soldiers from the Battle of Germantown, including General Francis Nash
General George Washington's Headquarters	A small plaque identifying the location of General George Washington's Headquarters during his 1777 encampment in the Township
Detwiler Hall (former Tennis-Lukens Plantation)	A site used in the Underground Railroad prior to and during the Civil War
Former Sunny Hill School	Believed to have been moved from Allentown Road
1789 Stone Marker	Noting the site traveled by the Liberty Bell when it was moved from Philadelphia to Bethlehem in 1777
Tennis-Lukens Cemetery	Contains the remains of Revolutionary War casualties
Farm of Charles and Anna Moyer	A farm settle in the early 1800's
Morgan Log House	Home of the Grandparents of Daniel Boone
Rittenhouse Farmstead	Adaptive reuse of the Farmstead, now used as Towamencin's municipal complex



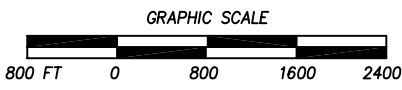
**MAP 4
HISTORIC RESOURCES**

NOVEMBER 2005

LEGEND

- 1 OLD KREIBEL SCHOOL
- 2 ANDERS/WIREMAN MILL RACEWAY
- 3 FORMER PRINGER/KOOKER MILL
- 4 ARNETH PROPERTY
- 5 FORMER FRY'S PUBLIC SCHOOL
- 6 HOME OF DR. MOYER
- 7 FORMER GOTTHALL'S HOME
- 8 FORMER CLEMENS' MILL
- 9 TOWAMENCIN MENNONITE MEETINGHOUSE CEMETERY
- 10 GENERAL WASHINGTON'S HEADQUARTERS
- 11 DETWILER HALL (FORMER TENNIS-LUKENS PLANTATION)
- 12 FORMER SUNNY HILL SCHOOL
- 13 1769 STONE MILE MARKER
- 14 TENNIS-LUKENS CEMETERY
- 15 FORMER FARM ANNA & CHARLES MOYER
- 16 MORGAN LOG HOUSE
- 17 FORMER RITTENHOUSE FARMSTEAD

SEE TEXT FOR DESCRIPTION OF HISTORIC RESOURCES



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Potential Open Space Linkages

Integral parts of the community, such as schools, neighborhoods, institutional buildings, commercial centers, and recreation areas benefit from being linked through an extensive trail network. There are numerous elements in Towamencin Township, and in neighboring municipalities that should be linked by a trail; whether that trail is on or off road, bikeway, or even just linear open space, the impact and accessibility of a community facility for the general population is greatly enhanced by the connection. The inventory of natural and built features in this Plan shows several important areas for connection.

However, of all the important areas for linkage within the Township and into the neighboring municipalities, Evansburg State Park is the largest and most important destination. In addition, with the recent feasibility study of the Liberty Bell Trail, a preferable route for connecting the Park to the northern areas of the Township have been previously studied, and offer a well documented route for connections throughout the Township. Remaining trails within the Township can make use of many existing rights-of-way, stream beds, or existing roads. As an example, the PECO or the Texas Eastern Gas rights-of-way provide an existing corridor that is accessible and has been used as trail locations in many other municipalities. In addition, Towamencin has many stream beds that have been developed as trails; however, those natural features can be further used for trail development. Skippack Creek and Towamencin Creek are two examples of trail corridors that have been developed, but can be expanded.

Chapter 5. Analysis of Unprotected Resources

Currently in Towamencin Township, there are 1,222 acres of temporarily protected open space land. Over half this land is currently protected under PA Act 319, a preferential assessment program, which lowers the assessed value of a property (based on a farm use). However, this program, or land use designation can be voluntarily removed by the landowner (once the difference in taxes between the farm use and the proposed use, and penalties have been paid).

The second largest portion of unprotected land within the Township is land held by large institutions. With landowners such as the North Penn School District (North Penn High School and Walton Farm School), the Mennonite Church (Christopher Dock High School), and the North MontCO Technical Career Center, these properties could be considered less likely to be developed than the Act 319 Land.

Table 17: Temporarily Protected Land in Towamencin Township

Act 515 land	20
Act 319 land	645
Golf courses	0
Private recreation lands	0
Large institutional holdings	380
Agricultural security areas	177
Total	1,222

Overall, the risk of losing the majority of unprotected land within Towamencin may be low; however, this should not preclude the Township from a continual monitoring process. The Board of Supervisors should authorize the Open Space Advisory Committee to undertake a survey of the availability of the unprotected parcels on an annual basis and advise the Board of Supervisors to potential development on these sites.

In addition to unprotected tracts of land, an important element in the preservation of the land is the view to that land. The Township has identified one scenic road and numerous scenic views worthy of protection. Kriebel Road, near the Towamencin Creek, and specifically the southern portion of that roadway is a highly scenic road. Currently a linear park helps protect this roadway, but as any of the larger residential lots south of the creek develop, caution will need to be taken to ensure the view's preservation. The scenic views, as noted on Map 7, Open Space Plan (page 54) generally look onto the open spaces (park or agricultural land) within the Township, primarily in the southeastern, least developed area. Because the roadway and the views

provide even the casual observer with a glimpse into natural features of Towamencin Township, they should be considered when preservation decisions are being made.

Growth Area Calculations – Build Out Analysis

Through analysis of the available land (including unprotected open space) it has been determined that once completely built out, Towamencin Township’s population will include 3,961 new residents (assuming that all new homes built within the Township will be inhabited by new residents). In addition, there will be an additional 928,000 square feet of new light industrial space developed, which would presumably create 1,856 new workers. The following table, Table 18: Population and Job Growth details the areas of growth:

Table 18: Population and Job Growth

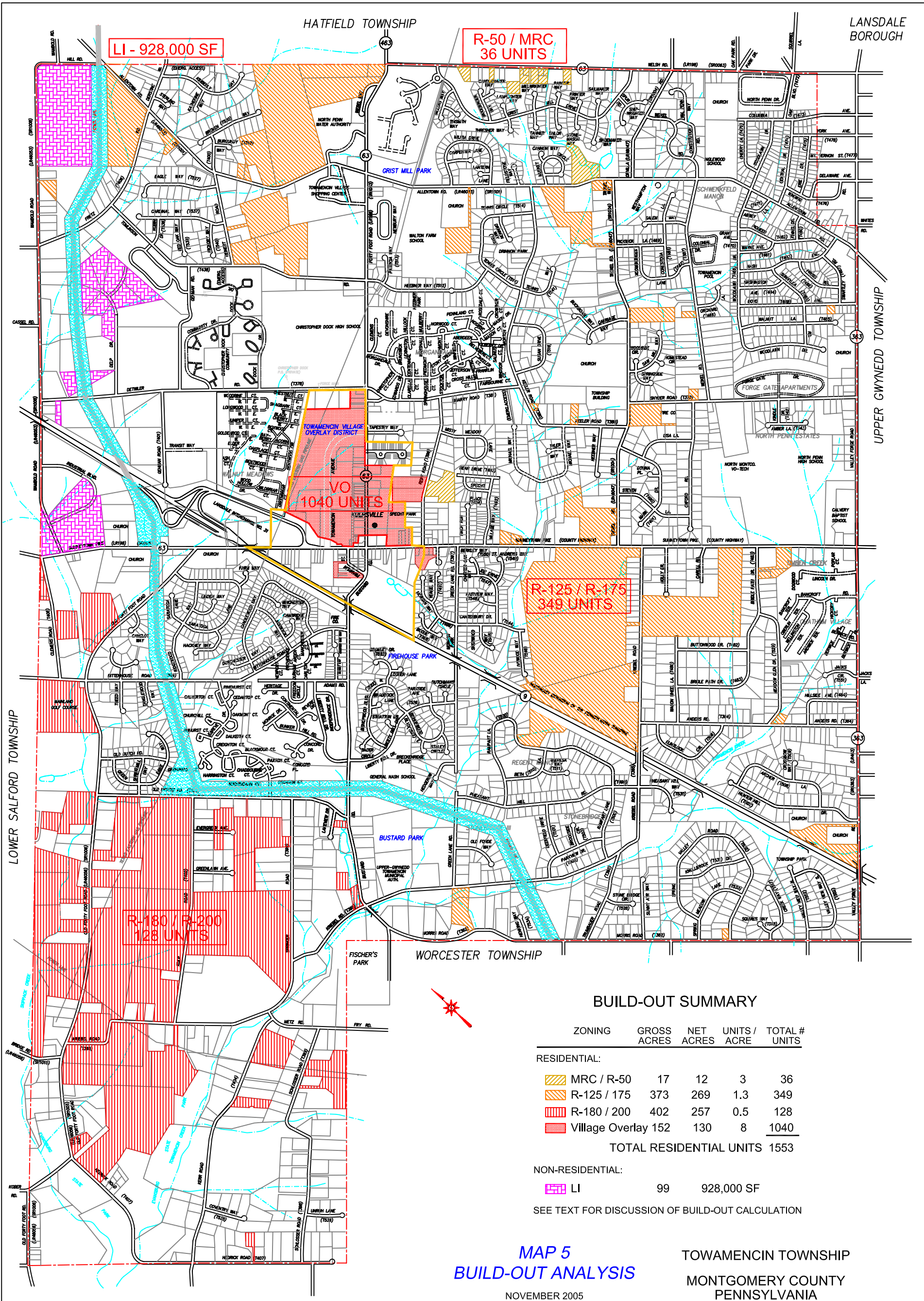
	Gross Acres	Environmental Constraint Reduction (percentage)*	Infrastructure Reduction (percentage)**	Net Acres	Units/Acre	Units Produced
MRC/R50	17	10	20	12	3	36
R125/R175	373	10	20	269	1.3	349
R180/R200	402	20	20	257	0.5	128
Village Overlay	152	5	10	130	8	1,040
Total	944		Total	668	Total	1,553
				New Residents:		3,961

	Gross Acres	Environmental Constraints*	Infrastructure Reduction**	Net Acres	Building Coverage	Square Footage Produced
Non-Residential						
Light Industrial	99	10	20	71	30%	928,000
					Jobs Created:	1,856

*Gross acreage is reduced by the percentages listed, to account for any environmentally constrained land.

**Gross acreage is reduced by the percentages listed, to account for any infrastructure installed in a development.

It should be noted that while the Village Overlay District allows a range of uses, it was assumed that the land in that District would all be developed residentially. This is the most conservative assumption since residential use has the greatest impact on the need for open space.



BUILD-OUT SUMMARY

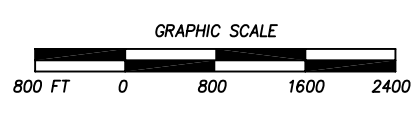
ZONING	GROSS ACRES	NET ACRES	UNITS / ACRE	TOTAL # UNITS
RESIDENTIAL:				
MRC / R-50	17	12	3	36
R-125 / 175	373	269	1.3	349
R-180 / 200	402	257	0.5	128
Village Overlay	152	130	8	1040
TOTAL RESIDENTIAL UNITS				1553
NON-RESIDENTIAL:				
LI	99	928,000 SF		

SEE TEXT FOR DISCUSSION OF BUILD-OUT CALCULATION

**MAP 5
BUILD-OUT ANALYSIS**

NOVEMBER 2005

TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA



EDM CONSULTANTS, INC.
1101 South Broad Street
Lansdale, PA 19446 Phone (215) 393-0670 Fax (215) 393-0652

Evaluation of Open Space Needs

Historically, open space plans used a needs standard developed by the National Recreation and Park Association (NRPA) of 10 acres per 1,000 residents. This was a regional recommendation and primarily was used to calculate active recreation in developed areas. This one size fits all approach was determined to be too general to meet the needs of diverse communities, so the NRPA developed a new approach in their most recent publication *Park, Recreation, Open Space and Greenway Guidelines (1995)*. Their new approach recommends considering the needs, desires, and resources of communities as well as changing environmental, social, economic and demographic trends.

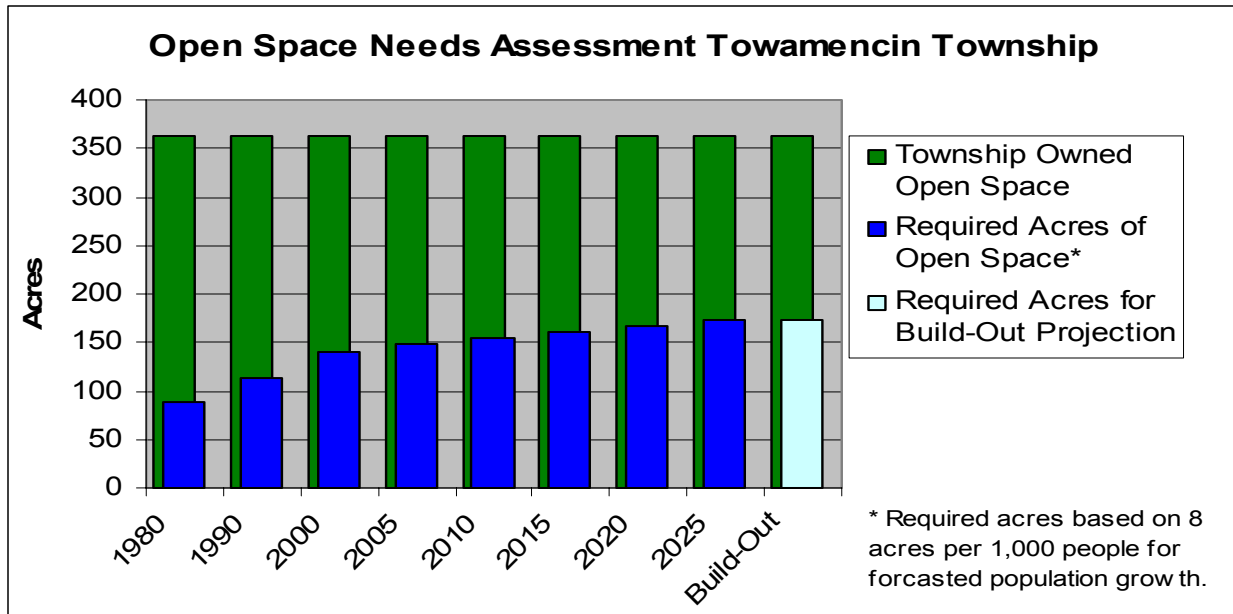
The Delaware Valley Regional Planning Commission (DVRPC) in following the NRPA's guidelines developed a density based formula for assessing open space needs in the Delaware Valley. It should be noted that the DVRPC is a regional entity and focuses on sub-regional (county) and regional (state and federal) open space requirements but also includes standards for local open space needs. In their 2002 report *Recreation Open Space Needs Analysis for the Delaware Valley*, the DVRPC determined need should be density based. For example, 1,000 residents in Philadelphia would not have the same open space needs as the same number of people in a rural township.

Towamencin Township, with a 2000 population density of 1,827 residents per square mile, falls into a density category that calls for eight acres of open space per 1,000 residents. In 2000, Towamencin had a population of 17,597 requiring 140.775 acres of open space based on the DVRPC standard. This amount does not include county, state, or federal parks which are viewed as regional or sub-regional open spaces. The current non-county or state open space land far exceeds this amount (see Table 19). The existing amount of open space is sufficient well beyond 2025 as shown in Chart 3.

Table 19: Existing Open Space Area

	Acres
Facilities ROW	198
Institutional	380
Evansburg State Park	187
Private Open Space	64
Open Space	254
ASA – Easement	42
Since 1995	
Private Open Space	13
Open Space	73
Total	1,211

Chart 3: Open Space Needs Assessment



Towamencin’s open space needs are therefore focused on preserving the rural and natural lands that exist and creating active open spaces that can meet the needs of the residents of Towamencin. For example, while it is essential that the younger children and teens have sufficient fields and courts for their recreational needs, nearly half of the Township (46%) was between the ages of 25 and 54 in 2000 according to the US Census. It will therefore be important to provide a full range of recreational opportunities for whatever lands are acquired.

Chapter 6. Comparison to Abutting Plans

Towamencin is surrounded by six municipalities and is located within Montgomery County. Each has developed their own open space plan that meets the needs of the individual communities, but also influences Towamencin due to trail linkages and other overlapping regional open space planning. To ensure consistency and promote coordination, each of the surrounding municipality's open space plans were examined. Important overlaps are described below.

Montgomery County

Shaping Our Future: A Comprehensive Plan for Montgomery County

Open Space, Natural Features, and Cultural Resources Plan – Shaping Our Future: A Comprehensive Plan for Montgomery County (2004) guides open space decision making through the year 2025. *Shaping Our Future* inventories existing conditions, sets goals, and makes policies for the preservation of Montgomery County's natural features, open spaces, trails, farmland, and historic resources. Not surprisingly this document provides much of the information and is similar in format to the requirements of Montgomery County's *Green Fields Green Towns* manual upon which Towamencin's Open Space is based.

Shaping Our Future provides general information such as goals that can be applied to the County as a whole and specific information that can be applied to municipalities or sub-regional areas. The Plan's goals are listed below along with a short description of each goal.

Goal 11. Preserve Large Interconnected Areas of Significant Open Space. This goal includes purchasing of lands, adopting zoning ordinances, limiting sewer and water infrastructure in non-developed areas, fostering communication among interested parties and endorsing comprehensive open space plans.

Goal 12. Protect and Manage Wetlands, Stream, Steep Slopes, Woodlands, and Natural Habitats. Elements of this goal include protecting wetlands and environmentally sensitive areas on and for development plans and adopting riparian steep slope, and landscaping ordinances.

Goal 13. Create a Greenway System along Rivers, Creeks, and other Sensitive Natural and Historic Features. This goal will be achieved through ordinances,

purchasing land or development rights, and connecting open spaces to keep greenways in their natural state and to move development away from important greenways.

Goal 14. Develop a County-Wide Network of Interconnected Trails. This goal will be achieved through building trails along major corridors and working with different levels of government and the public to create interconnected trails.

It is noted that the County Trail Plan proposes three trails that impact Towamencin Township. The first, the Evansburg Trail meets a second trail, The Power Line Trail, at the southern-most Township border with Skippack Township. The third trail, the Liberty Bell Trail, touches the Township its boundary with Lansdale Borough. It is the primary goal of this Plan to develop a trail that is complementary of Montgomery County's proposed trails. As will be described later within this document, Towamencin is proposing a trail, named the Liberty Bell/Evansburg Park Trail, which will connect all the County Trails in the Township while also providing access to schools, neighborhoods, and community facilities throughout the Towamencin.

Goal 15. Provide Park Facilities to Meet the Public's Recreation Needs. This goal intends to place active recreation areas as close to population centers and growth areas as possible through zoning ordinances that require active open spaces, purchasing lands, and encouraging schools to allow their open spaces to be used by the general public.

Goal 16. Preserve Farmland. This goal will be achieved by through purchasing development rights and adopting zoning provisions that encourage large lots of preserved land.

Goal 17. Protect Scenic Roads, Vistas, and Viewsheds. This goal will be achieved through inventorying scenic corridors, providing scenic easements, and creating ordinances that cluster development, allow for transfers of development rights, and control the intensity and character of development.

Goal 18. Protect Historic Resources and Cultural Landscapes. This goal will be achieved by purchasing structures, using grants to improve and protect facades in historic areas, planning for historic resources, and creating ordinances to create village commercial areas and encourage adaptive reuse.

Lower Salford

Lower Salford's Open Space plan is being prepared by the Montgomery County Planning Commission. Examination of a draft of their open space plan and discussion with County staff indicate that there are limited opportunities for coordination between Lower Salford and Towamencin. There is overlap between the goals of the two Townships and collaboration on efforts to achieve these goals should be pursued where appropriate. Lower Salford's open space goals are to:

- Protect and Maintain Remaining Rural Character
- Protect Sensitive Natural Features
- Maintain and Enhance Recreation

Protect and Maintain Remaining Rural Character

Remaining areas of rural character have been diminishing during the past ten years. Therefore, it has become a high priority goal to identify key areas of the Township where significant rural qualities and characteristics can still be conserved, including the following:

Preserve Farmland, Scenic Views and Roads, Historic Sites and Landscapes

Rural character cannot be maintained if these elements are not effectively preserved and protected from the spread of suburban development. Therefore, protection of these rural features should be pursued aggressively through acquisition of land and/or easements, enactment of ordinance standards that require protection, and cooperation among landowners, developers, and the Township to maximize retention of rural character.

Preserve the Identity and Character of Existing Villages

The historic character of the Township's villages makes a vital contribution to the rural agricultural heritage of the Township and region. Measures that encourage retention of the identity and character of these villages are critical to the overall goals of this open space plan.

Protect Rural Character Using Regional Planning Concepts

The Township has historically permitted a wide variety of housing types from low to high density, and non-residential development with a wide variety of goods, services, and employment opportunities. As a member community in the Indian Valley Region, Lower Salford has planned for growth areas and rural resource conservation areas. In concert with the Future Land Use Plan element of the Indian Valley Regional Comprehensive Plan, the Township's Open Space Plan intends to protect vital elements of rural character and use land appropriately for active and passive recreation within those areas.

Protect Sensitive Natural Features

Natural features are critical elements of the rural character of the Township and they extend throughout the developed areas as well. Protection of these natural features should be aggressively pursued for both aesthetic benefits and environmental qualities using regulatory and stewardship methods.

Protect Steep Slopes

Avoid increased runoff and sedimentation from disturbed slopes, improve water quality and stormwater management, and retain habitats for plants and wildlife.

Protect Stream Corridors, Floodplains, and Wetlands

Carry floodwaters, reduce erosion, protect water quality, facilitate groundwater recharge, provide plant and animal habitats, and provide recreation opportunities.

Protect Woodlands

Reduce the impact of rainfall and control erosion, filter the air, protect privacy, provide windbreaks, cool the summer air, muffle noise, absorb odors, provide plant and animal habitat, and improve the appearance of the area.

Maintain and Enhance Recreation Opportunities

Most areas of the Township have convenient access to Township parkland and the need to acquire more land for active recreation has diminished. Therefore, the Open Space Plan recommends optimized use of existing parklands for active and passive purposes, and encourages establishment of a variety of recreation programs to serve the Township's residents.

Optimize Use of Existing Parklands

Community level parks are places to play a variety of organized sports such as soccer, baseball, softball, tennis, and basketball, and neighborhood level parks are conveniently accessible, especially as play areas for younger children. Greenway corridor parks along waterways protect natural features and facilitate trail connections and passive recreation activities.

Continue to Expand the Trail Network

The Township's existing trail network provides opportunities for recreation and alternative transportation. Wherever appropriate, new development should provide segments for the trail network and the network should interconnect with trails in adjoining communities, as outlined in the Indian Valley Regional Comprehensive Plan, and with the County's trail system.

Skippack

While not finalized, the Skippack Township Open Space Plan has a connection to Towamencin Township. The draft Plan details the acquisition of an easement along the

PECO right-of-way that would also connect to Evansburg State Park. This complements the proposed trail network within this plan.

Upper Gwynedd

In review of Upper Gwynedd Township's Trail Master Plan and Open Space Plan we note that it shows trails and land proposed to be acquired, yet there is little to no impact to the Township. In addition, the proposed trails do not extend to the border shared with Towamencin Township, nor do they connect to proposed trails in Towamencin Township. However, there are no conflicts with Towamencin's Plan.

Worcester

Preserve designated open space priority lands in the township in order to protect sensitive natural resources, preserve important agricultural lands and working farms, and conserve historic and heritage resources.

Objectives:

- Utilize local, state, and federal funding mechanisms in order to preserve approximately 50 to 100 acres annually.
- Discuss options for a local funding mechanism for the purpose of preserving additional Open Space Priority Lands.
- Preserve farmland surrounding Peter Wentz Farmstead to buffer the historic site from development and to preserve the unique attributes of the farmstead.
- Review and revise local ordinances as necessary to protect and promote the continued economic viability of working farms of all types in the township, in order to encourage existing farmers to continue farming as well as to attract additional farm owners to the township.

Preserve suburban open space lands in the township in order to prevent further sprawl development and reduce costs for public services such as schools, sewers, water, and roads.

Objectives:

- Enact a mandatory conservation subdivision zoning ordinance for all new subdivisions (except minor subdivisions), using Growing Greener-Conservation by Design Model.
- Create an Environmental Advisory Council, to review the specifics of land development plans in order to assure the protection, to the greatest extent possible, of important natural, cultural, and historic resources in the township.

- Enact a historic preservation ordinance to promote the preservation of lands and structures that may have local, state or national historic significance.
- Amend the current Subdivision and Land Development Ordinance to include more progressive site design techniques for stormwater management which will minimize the need for structural stormwater controls in all new developments.
- Identify and consider protection of local mill sites as historic and heritage resources of local significance.

Develop a network of parks and recreational trails to connect the passive and active open space within the township, as well as throughout the county.

Objectives:

- Identify potential linkages between existing or planned destinations within the township and in neighboring townships, and identify possible strategies to implement these linkages.
- Develop a recreation facilities assessment plan for the township to determine how to address recreation needs as well as the ideal location of the facilities.
- Enact a Park & Recreation Fee Ordinance in conjunction with the proposed Park & Recreation Assessment Plan to help create and preserve more active and passive open space.
- Enact a trail ordinance to require developers of larger parcels to provide a trail easement across the parcel so that planned or potential future trail linkages are not blocked by development.
 - Develop the following trail sections:
 - Evansburg State Park to Heebner Park.
 - Heebner Park to Nike Park.
 - Peter Wentz Loop

Connect areas of preserved open space with greenway linkages to enhance and protect the township's potential as an important natural habitat.

Objectives:

- Implement an environmental impact fee ordinance for variances granted under floodplain, riparian buffer, and steep slope protection ordinances, and use these fees to supplement municipal funding efforts to protect greenway areas.
- Establish a protected greenway along the Zacharias Creek (including feeder creeks and headwater areas) to handle floodwaters, minimize erosion, protect water quality, and provide important wildlife habitat.

- Establish a protected greenway along the Stoney Creek feeders (including headwater areas) to handle floodwaters, protect against erosion, protect water quality, and provide important wildlife habitat.
- Use “SmartConservation” mapping to identify and prioritize areas of environmental significance in order to plan for future protection of sensitive natural resources.

Hatfield

Bordering Towamencin Township along most of its northern edge, Hatfield Township has drafted their Open Space Preservation Plan (the plan is not officially adopted as of this printing). The draft Plan calls for the development of a trail network. These proposed trails are planned to connect to the proposed trail network contained within this plan.

The first short term Action Item in the Hatfield Multi-Municipal Open Space Plan (in conjunction with Hatfield Borough) is to design and build the Liberty Bell Trail. For the Township this includes the following actions:

- Acquire an easement on the Ruby’s Plastics site at Schawb and Orvilla Roads
- Acquire an easement on the Railroad Corridor adjacent to the electric sub-station
- Acquire an easement on the Snyder property, if the property is developed in the future
- Work with the property owner of the trailer park to acquire the necessary right-of-way for development of the trail
- Pursue any required easements necessary for the complete of the trail through the Township.

While not immediately adjacent to Towamencin Township, the Hatfield Multi-Municipal Open Space Plan recommends the protection and preservation of “several adjacent undeveloped properties to create a large area of protected open space in the southern portion of the Township.” These parcels as listed in the Draft Plan are as follows:

- The 87 acres of movie lots currently owned by the North Penn School District
- The Richard and Eva Baum Properties
- The Palo and Beach Property
- The Ehrlich Property

Overall, the Hatfield Multi-Municipal Open Space Plan in this current draft form, appears to be complementary to the proposed Open Space Plan for Towamencin Township.

Lansdale Borough

The small border that Towamencin and Lansdale Borough share is mostly residential and there are few open space areas around where they border. A portion of the Liberty Bell Trail is located along the border and this plan proposes a trail that will connect with the Liberty Bell Trail. The Goals and objectives of the Lansdale Open Space Plan are below.

2005 GOALS & OBJECTIVES

1. ESTABLISH A GREEN TOWN IMAGE

- A. Fill gaps in the street tree network, especially in the central business district.
- B. Create green gateways at strategic borough entrances.
- C. Direct landowners on how to create and maintain greener public spaces, streetscapes, and parking lots.
- D. Establish a residential neighborhood tree program.
- E. Develop a façade and streetscape improvement plan.

2. PROVIDE OPEN SPACE OPPORTUNITIES IN ALL DISTRICTS

- A. Create new plazas and pocket parks in the central business district.
- B. Adopt methods to require useful and sustainable green space in redeveloped areas.
- C. Maintain existing park, open space, and community facilities

3. ENHANCE EXISTING PARKS TO MEET COMMUNITY NEEDS

- A. Create a balanced open space system with a variety of opportunities for all residents.
- B. Enhance protection of streams, woodlands, and habitat at existing parks and throughout the borough.
- C. Support development of cultural amenities in parks.
- D. Develop public/private partnerships to enable services and commercial ventures within parks.
- E. Expand existing parks when adjacent tracts add significantly to the open space network.

4. CONNECT WITH A REGIONAL OPEN SPACE NETWORK

- A. Participate in regional trail planning.
- B. Develop a local trail plan to compliment the regional system.
- C. Manage sidewalk system to increase pedestrian access throughout the borough.
- D. Develop clear signage to enhance usage of services and businesses in Lansdale.

5. PRESERVE PRIVATE LANDS THE COMMUNITY RELIES ON FOR RECREATION & OPEN SPACE

A. Pursue right of first refusal for vulnerable parcels.

B. Maximize community recreation benefit from private and institutionally-owned facilities.

Chapter 7. Municipal Trail and Pathway Development – Optional Element

As shown on Map 6: Trails, this Plan is calling for an extensive trail network to be developed in Towamencin Township. Currently, Towamencin has over 47,000 linear feet of trails constructed in the Township, 150,000 linear feet of planned trails, including over 41,000 linear feet designed trails. These trails are proposed to crisscross the Township and interconnect all major community facilities with Evansburg State Park, neighboring municipalities, and trails planned by Montgomery County. Table 20 shows the exact details of the length for each type of proposed and existing trail.

Table 20: Linear feet of Trail, proposed and installed

Future on road	Future Off Road	LBT/EPT HP	CMAQ Trail*	Completed Off-Road	Completed On-Road	Total Completed
44,795 feet (8.48 miles)	87,684 feet (16.61 miles)	26,035 feet (4.83 miles)	41,706 feet (7.89 miles)	12,500 feet (2.36 miles)	34,991 feet (6.63 miles)	47,491 feet (8.99 miles)

**the linear feet included in this total are also included in the total linear feet for on and off road trails*

The 41,706-foot CMAQ Trail is separated out since these trail linkages have been designed. It is anticipated that the majority of the funding will come from a grant previously awarded to Towamencin Township. This grant was obtained through a Congestion Mitigation and Air Quality Improvement (CMAQ) Grant, a federal grant through the Delaware Valley Regional Planning Commission (DVRPC). CMAQ and the grant, as described by DVRPC’s website are:

[A] strategic federal initiative, funded through the DVRPC Transportation Improvement Program (TIP). The CMAQ program enables the DVRPC region to target funding to innovative programs that help manage congestion as we work to meet the national air quality standards. Many of these projects, though beneficial, might not be funded if not for this special effort. Periodically, DVRPC conducts a competitive application program open to public agencies, incorporated private firms and non-profit entities. Projects are selected for their ability to cost effectively reduce emissions from highway sources. CMAQ is a reimbursement program which can typically cover up to 80% of eligible project costs, with the project’s sponsor covering at least the remaining 20%. (Source: www.dvrpc.org)

Of all the trails proposed in this Plan, the highest priority is the Liberty Bell Trail/Evansburg Park Trail; this trail also represents the highest priority recommendation for this plan. This trail will connect the proposed Montgomery County Trail in Evansburg State Park on the extreme southwest corner of the Township

to the proposed Liberty Bell Trail, which touches the Township on the extreme northeast corner. It also takes into account the County's proposed Power Line Trail. This trail is expected to be a combination of on- and off-road trail segments.

The high priority trail will directly serve a large cross-section of the Township's pedestrian and bicycle traffic. This trail provides linkages to other planned trails, and is designed to provide access between the Township's parks, residential neighborhoods, and the Towamencin Village District.

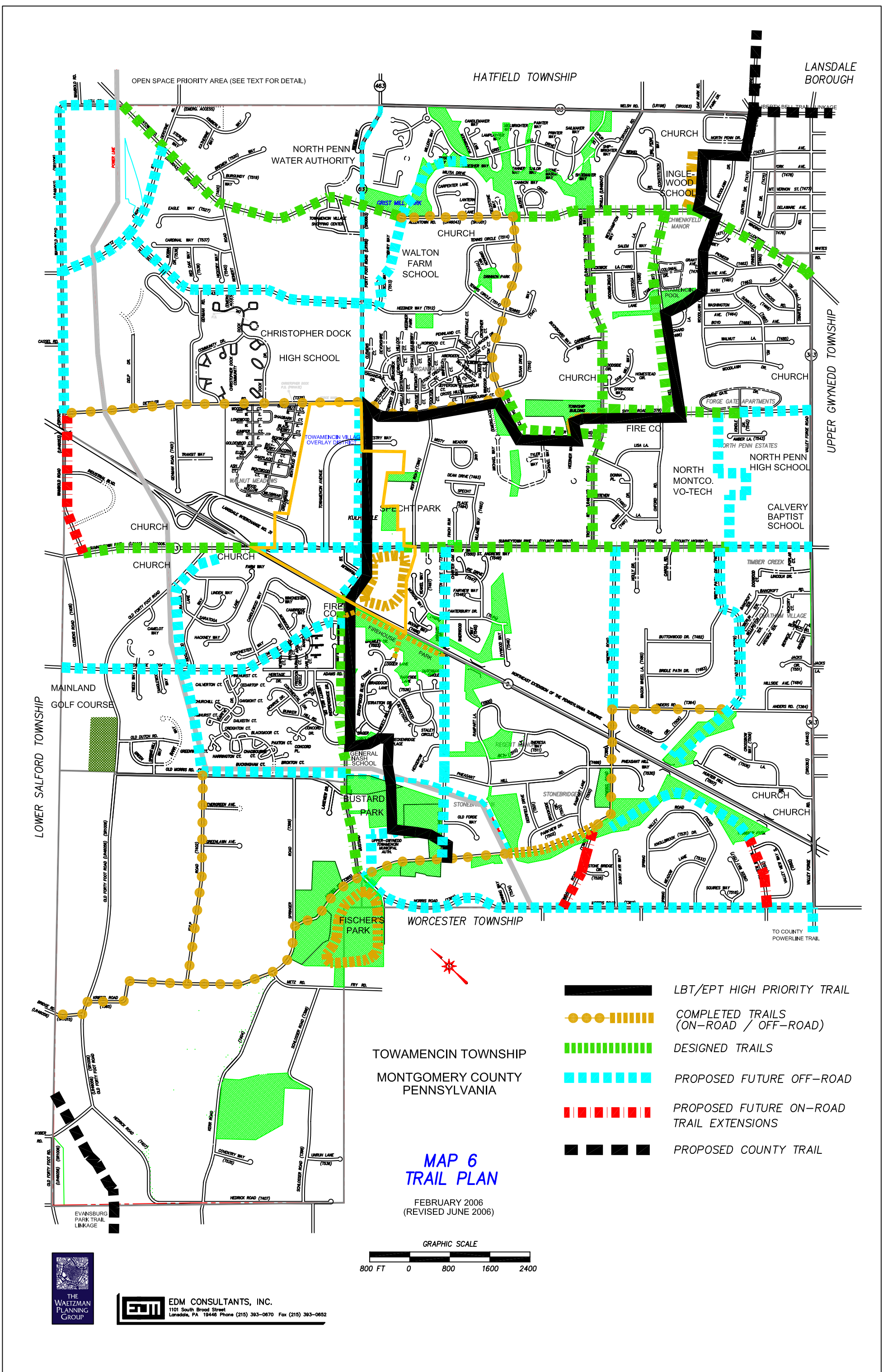
With regard to some specific destinations, the trail network proposed for Towamencin Township will connect the County's Liberty Bell/Evansburg State Park Trails, with two other "spines" connecting various destinations within the Township and provide excellent linkages, both on- and off- road. The first, Bustard Road/Forty-Foot Road nearly divides the Township down the middle. This provides a north-south spine, which generally connects important sites such as Christopher Dock High School, the Walton Farm Elementary School, and the Towamencin Village area through Township parks ending in Evansburg State Park. Leading from this spine, a trail has been planned between the Township Complex, an historic site, and the Towamencin Pool complex, adjacent to the Morgan Log House, also an historic site. The second major spine along Sumneytown Pike (Route 63, west of Forty-Foot Road) provides the east to west portion of the trail network, establishing a connection between the North Penn High School/North MontCO Vo-Tech School area and the Bustard Road/Forty-Foot Road spine, and through Township parklands, and again, ending at Evansburg State Park. It should be noted that Map 6 does not include specific delineation of trails within Evansburg State Park; it is recommended within the Action Plan that the Township work with the State on the development of the trail network within the Towamencin portion of the park.

In addition, all other trails, while still remaining a priority through the "window" of this plan, are planned for long term implementation. Primarily off road trails, the depiction of the trail locations on Map 6 (and Map 7: Open Space Plan) is merely representational; the exact location, ownership (easements or out-right Township acquisition), and exact construction details (materials, width, etc.) will be determined as each trail is programmed.

Various techniques can be used to acquire land for trail development by a municipality; according to the Guidelines for Trail Development within Montgomery County, Pennsylvania (the document is included in full in Appendix E), there are three acceptable methods:

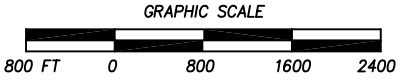
- 1) Fee Simple Acquisition: A complete transfer of land ownership from one landowner to another party, usually by purchase.

- 2) Easement: Grants the right to use a specific portion of the land for a specific purpose or purposes. Easement may be limited to a specific period of time or may be granted in perpetuity; or the termination of the easement may be predicated upon the occurrence of a specific event. An easement agreement survives transfer of landownership and is generally binding upon future owners until expires on its own terms.
- 3) License/Lease Agreement: the temporary grant of an interest in land upon payment of determined fee. The fee does not have to monetary, but some consideration must be given for the right to use the land, or the lease will not be legally binding.
 - i. License/lease agreements (between public utility agencies) will only be recognized and accepted by the Green Field/ Green Towns Program if the agreement is for 25 years or longer (with renewal options) and the municipality agrees to maintain and police the trail segment for that time span. The above stated condition of approval is to ensure that the municipality is 100% committed to planning, designing, building, and maintaining their public asset and recreation amenity.



**MAP 6
TRAIL PLAN**

FEBRUARY 2006
(REVISED JUNE 2006)



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Chapter 8. Recommendations

The Towamencin Open Space Planning Committee established a series of six goals and multiple objectives to guide open space preservation in the Township. Some of these goals can be implemented immediately by the Township while others will take additional planning, time, and resources. The Township is assisted in this process by their Round 1 municipal allocation of \$1,314,808 from the *Green Fields/Green Towns* Program, which Towamencin is entitled to receive prior to April 2008. This initial funding is a logical vehicle to assist in the implementation of the Township's short-term priorities. The competitive funding provided by the County after 2008, presents an opportunity to assist in the implementation of long-term priorities. Other funding sources are available to assist in both short and long-term priorities.

Short-term Recommendations (2005-2008)

- Design and build the proposed Liberty Bell Trail/Evansburg Park Trail connector Trail (LBT/EPT Trail). The proposed LBT/EPT Trail is shown on Map 6: Trail Plan and Map 7: Open Space Plan.
- Develop the bike trails using previously awarded Congestion Mitigation and Air Quality (CMAQ) funding.
 - Towamencin was awarded this funding from the federal transportation budget through the Delaware Valley Regional Planning Commission. The funding is for bike trails that have already been designed for construction by Schor dePalma Engineers (Township Engineer). Towamencin should move forward with this project and provide matching funds from their Round 1 allocation from the *Green Fields/Green Towns* program.
- Acquire recreation land in the Northwestern Section of the Township, represented on the Open Space Plan, Map 7, using the following criteria:
 - Preference will be given to parcel(s) that are preferably 20 acres or larger (15 acres at a minimum)
 - Land should not have large areas encumbered by environmental constraints that would make it unsuitable for recreational fields or courts.
 - Track the status of private development in the northwest section, and give priority to any land areas that may be donated to the Township.
 - The selected property should be accessible to:
 - Suitable through road(s)

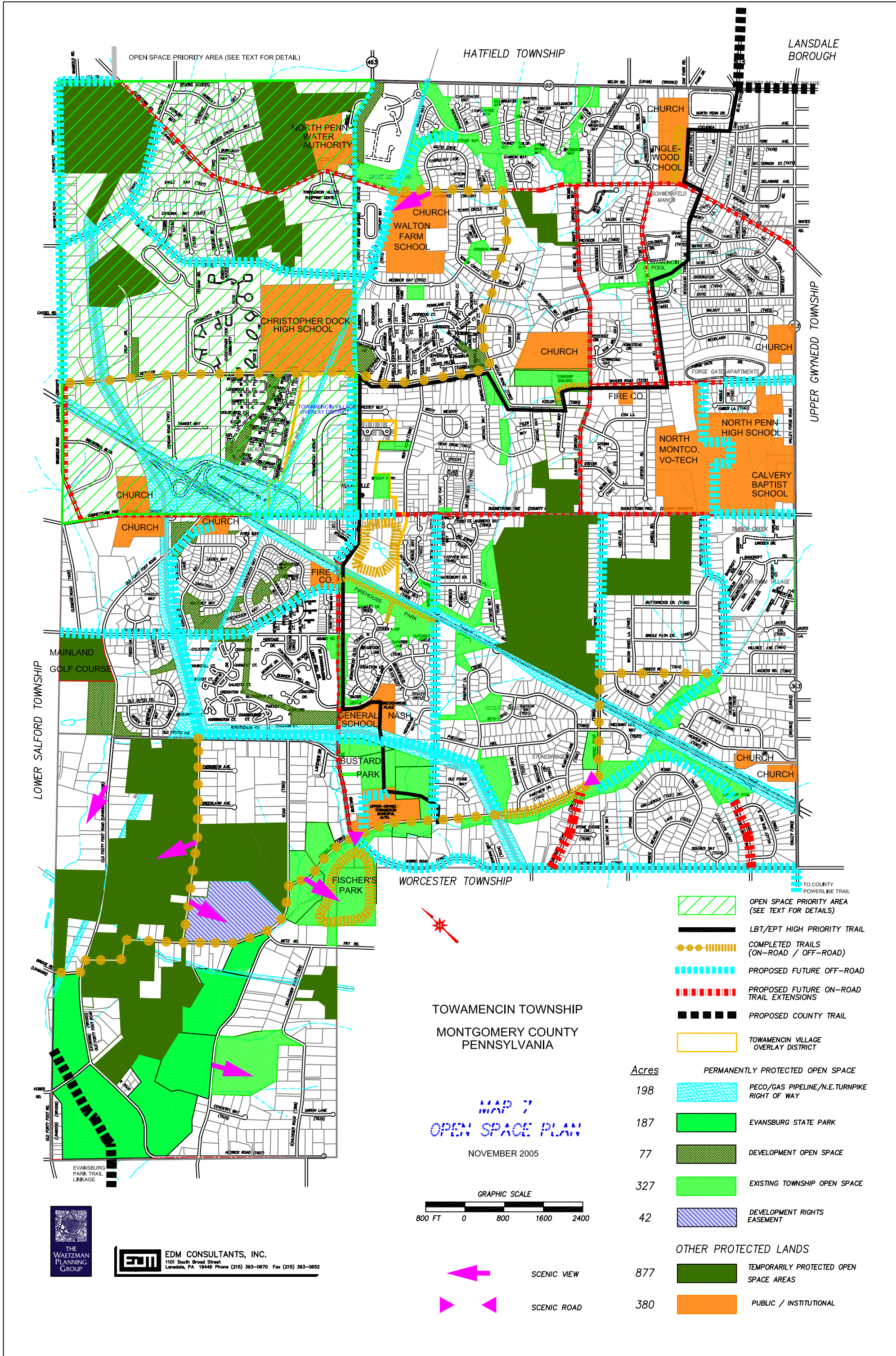
- Pedestrian paths
 - Residential areas
 - Prioritize properties that could be developed in conjunction with:
 - Christopher Dock School
 - Hatfield Township
 - Lower Salford Township
 - North Penn School District
 - Other agencies or organizations.
 - Prioritize properties that can be linked to the PECO power line right-of-way.
- There are several amendments to the Township Zoning Ordinance that the Planning Commission should investigate and if appropriate, draft language for the Board of Supervisors' approval, including:
- Amend the clustering provisions of the ordinance to, at a minimum, expand its use in other districts, reduce the minimum tract size where clustering applies, and increase the minimum open space set aside requirement. In amending the clustering provisions, include application to the R-200 Zoning District parcels with adjacent uses; these provisions should be written so that existing farmland is protected and development on agricultural tracts is not encouraged (with open space required around the periphery of the tract). This amendment will require a commitment for some form of on-site sewer provision; municipal sewer is not planned for this area.
 - Investigate the possibility of amending the clustering provisions to include attached units and permit lot averaging (to allow for farm homes on larger sites). All attached unit provisions should have proper controls that ensure the development will have the appearance of large single homes. Design of the clustering subdivision should also ensure the protection of views.
 - Add a subsection to the General Requirements that the donation or provision of open space or recreation amenities must be reviewed by the existing Township Open Space and Parks Advisory Committee to ensure consistency with this Plan.
 - Add a subsection to the General Requirements creating historic resources performance standards to protect the cultural aesthetic of historic resources.
 - Research legal techniques to fund open space acquisition and maintenance in addition to those currently enforced in the Township.

- There are several amendments to the Township Subdivision and Land Development Ordinance that the Planning Commission should investigate and if appropriate, draft language for the Board of Supervisors' approval, including:
 - Amend Section 136-502. of the ordinance to consider increasing minimum park acreage set-aside requirements per dwelling unit proposed.
 - Review and possibly update the other standards in Section 136-502.
 - Add a subsection that establishes open space design requirements for all developments similar to those in the MRC Zoning District. (These standards should be removed from the MRC District and merged into this proposed section.)
- The Board of Supervisors should authorize the Open Space and Parks Advisory Committee to conduct an audit of existing recreation facilities to determine where demand and maintenance needs are greatest.
- The Board of Supervisors should authorize the Open Space and Parks Advisory Committee to submit annual maintenance and improvement/acquisition priority reports to the Board.
- The Township should provide incentives to direct development into the Village Overlay District and other growth areas (through a streamlined development process) in order to guide growth away from lands to be preserved.
- Review land values and the fee charged as "fee-in-lieu of open space" for both non-residential and residential development. Assuming land values have risen since these fees were established, upward adjustments should be considered.

Long-term Recommendations (beyond 2008)

- The Board of Supervisors should request that the existing Agricultural Security Area Advisory Committee submit a status report of lands under Act 319, Act 515, and Agricultural Security Area protection and to prioritize farms that should be targeted for permanent preservation. This report should be shared with area land trusts to foster implementation.
- Design and develop the other Township trails identified on Map 6 and Map 7.
- Continue coordination with surrounding municipalities and the County for trail development and open space linkages.

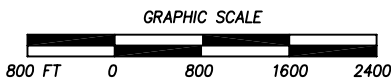
- Work with the State to develop appropriate locations for the trails within Evansburg State Park and the connection points to those trails planned in Towamencin Township.



TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

MAP 7
OPEN SPACE PLAN

NOVEMBER 2005



- OPEN SPACE PRIORITY AREA (SEE TEXT FOR DETAILS)
 - LBT/EPT HIGH PRIORITY TRAIL
 - COMPLETED TRAILS (ON-ROAD / OFF-ROAD)
 - PROPOSED FUTURE OFF-ROAD
 - PROPOSED FUTURE ON-ROAD TRAIL EXTENSIONS
 - PROPOSED COUNTY TRAIL
 - TOWAMENCIN VILLAGE OVERLAY DISTRICT
-
- | Acres | PERMANENTLY PROTECTED OPEN SPACE |
|-------|---|
| 198 | PECO/GAS PIPELINE/N.E.TURNPIKE RIGHT OF WAY |
| 187 | EVANSBURG STATE PARK |
| 77 | DEVELOPMENT OPEN SPACE |
| 327 | EXISTING TOWNSHIP OPEN SPACE |
| 42 | DEVELOPMENT RIGHTS EASEMENT |
-
- | OTHER PROTECTED LANDS | |
|-----------------------|--|
| 877 | TEMPORARILY PROTECTED OPEN SPACE AREAS |
| 380 | PUBLIC / INSTITUTIONAL |



EDM EDM CONSULTANTS, INC.
1101 South Broad Street
Lansdale, PA 19446 Phone (215) 393-0670 Fax (215) 393-0652

- SCENIC VIEW
- SCENIC ROAD

Policies and Methods for Protecting Open Spaces

While outright acquisition is always an option, it is by far the most expensive option. Without actually buying land, there are numerous techniques that communities have available that preserve vulnerable resources. However, while all of the following methods will add to the public open space system, some land may be privately held land, as with permanently preserved agricultural land. The methods that could be used are described below.

[Editor's Note: This narrative has been extracted from documents prepared by Montgomery County Planning Commission. These policies and methods are generally applicable to most open space plans of this type. Editor's notes have been added indicating the specific applicability to the Towamencin Township Plan.]

Agricultural Zoning

This technique substantially lowers the density in rural areas so that only agricultural lots are created or perhaps a few residential lots. The minimum lot size must be large enough to support profitable farm operations (for example, from 10 to 40 acres). Generally 10 acres is used as a minimum farm size, which is consistent with Act 319 and other state and federal criteria. Whatever size is used, it will be a very restrictive minimum lot size and, except for estate lots, will exclude almost all residential development. A variation of this maintains a density of one home per 10 to 40 acres but allows homes to be put on smaller lots of 1 or 2 acres in size. This still limits the area to an agricultural density but allows small lots to be subdivided. As a result, farmers who need some income can subdivide off a few residential lots without changing the agricultural character of the area.

Still another variation relates the minimum lot size to the type of soil located on the property. Areas that have prime agricultural soils and soils of statewide importance would have one home per 10 to 40 acres, depending on the community's desires. Areas with other soil types could have homes on smaller lots (1 to 2 acres). This approach directly relates the zoning to the preservation of agricultural soils.

In order to use any of these zoning techniques, a municipality should have a strong, viable agricultural community and a limited amount of rural residential development. The zoning has to be clearly related to protecting agriculture, not just rural character. In addition, relating the zoning to the preservation of agricultural soils will strengthen the ordinance.

[Editor's note: Although it would appear that this may not be the most appropriate technique for Towamencin, it should be considered given the concentration of non-permanently protected agricultural land in the southwest corner of the Township.]

Create or Join an Agricultural Security Area and Encourage the Sale of Farmland Development Rights

State law allows groups of farmers, with municipal approval, to create agricultural security districts. These districts must comprise at least 500 acres, although the farms do not have to be contiguous. If a municipality has farms but cannot meet the acreage requirement, it can join another municipality's

district. Landowners who join one of these districts have absolutely no obligations whatsoever, but they do receive three distinct benefits. First, farms in agricultural security areas are protected from new ordinances that would restrict normal farming operations or define farms as nuisances. However, the farm operation must use acceptable farming practices that do not threaten the public health, safety, and welfare.

Second, condemning land in agricultural security areas is more difficult. Land condemnations by the Commonwealth or local municipal authorities, school boards, and governing bodies must be reviewed and approved by a state agricultural board before any action can be taken. Third, farms in an agricultural security area can apply to sell their development rights to the county and state. When development rights are sold, farmers receive the difference between the development value of their property and the farm value of their property. In return, a conservation easement is placed on the property permanently restricting any nonfarm development on the property. This program permanently preserves farms.

[Editor's note: As documented in this Plan, the Township already has an active ASA program, Encouraging existing participants, as well as any new ones, to sell their development rights, should be a priority.]

Performance Zoning

With this type of zoning, the minimum lot size in rural areas is directly related to the natural characteristics of a site. Through ratios put into the zoning ordinance, the lot size corresponds to the type and extent of natural features that present development constraints such as high water table soils, floodplain, and steep slopes. When a lot of these features are present, the minimum lot size must be increased. In contrast, where none exist, the minimum lot size will be relatively small, perhaps as small as 1 acre.

This type of zoning, known as performance zoning, has recently been upheld by the Pennsylvania courts as a viable way to controlling the impact of development on natural features. The simplest performance zoning ordinances subtract certain environmental constraints, such as floodplains and wetlands, from the net lot area. The area that is not environmentally constrained must meet the zoning district's minimum lot size. For example, if the zoning district allowed 2-acre lots and an applicant proposed a plan with a 2.5-acre lot but this lot had 1 acre of floodplains, the lot would not be permitted because it only has 1.5 acres of net area after floodplains are subtracted.

More complicated performance zoning ordinances apply ratios, ranging from 1 percent to 100 percent, to a wide range of environmental constraints such as floodplains, wetlands, steep slopes, soils, geology, woodlands, etc. The ratio is multiplied by the constrained portion of the lot. This is subtracted from the lot area to derive net lot area. For example, a 5-acre lot has 1 acre of floodplains and 1.6 acres of steep slopes. The zoning ordinance uses a ratio of 100 percent for floodplains and 50 percent for steep slopes. The 1 acre of floodplain is multiplied by 100 percent, which yields 1 acre. The 1.6 acres of steep slopes are multiplied by 50 percent, which yields .8 of an acre. The floodplain and steep slope constraints are added together, which totals 1.8 acres, and then subtracted from the lot area of 5 acres to yield a net lot area of 3.2 acres.

Reduce the Visual Impact of Rural Development

Communities can reduce the visual impact of rural development that occurs by encouraging or requiring homes to be hidden from view. For example, the zoning could allow a smaller lot size if

homes are located in wooded areas or behind ridgelines. On the other hand, the community could require homes that will be located on existing roads to have a larger lot size, bigger setbacks from the road, or screen buffers between the road and the home.

Often, municipalities require rural subdivisions to provide curbing and to widen the road, even though these improvements may not be necessary. It is necessary to widen streets and provide curbs in some areas. However, when these improvements are required in locations that do not need them, the historic rural character of the roadway is changed. Sometimes, special features of the landscape, such as historic bridges, tree rows, fences, and hedges, are also destroyed in the process.

Cluster Homes

Open space can be preserved within a proposed development by clustering the homes on one portion of the site while keeping the remainder as permanent open space. The overall density of the site remains approximately the same, but homes are put on smaller lots. The preserved open space might contain rural views, historic landscapes, farmland, woodlands, steep slopes, floodplain, wetlands, or any other vulnerable resource. The open space also may be dedicated to the township for parkland.

When homes are clustered on a site, significant portions of the site can be preserved-sometimes as much as 75 percent or 80 percent. Some of this open space can be left in the developed portion of the site so homes face neighborhood open space. In addition to benefiting the community by preserving important natural resources, clustering also benefits the developer by lowering infrastructure cost, usually by reducing the length of roads and utility lines.

[Editor's note: As documented in this Plan, some forms of cluster development already exist in the Township. Some recommendations to strengthen the effectiveness of this technique in the Township have been included in this Plan..]

Incentive Zoning

Communities can encourage developers to provide open space, recreation facilities, trails, and parkland through incentives. The incentive, which is put into specific zoning districts, might be that the developer gets a higher density than otherwise permitted, or perhaps a smaller lot size, or a waiver from certain landscaping requirements. The ordinance must be designed so that the cost of providing the amenity does not exceed the benefit received from the incentive. Otherwise, the developer will not take advantage of the incentive.

Natural Resource Protection Ordinances

These ordinances protect specific natural features such as floodplains, stream corridors, wetlands, groundwater, steep slopes, and woodlands.

- **Floodplains.** Floodplain ordinances, which exist in all of Montgomery County's communities, restrict or prohibit all development within floodplains, especially development within the 100-year floodplain. There are three levels of floodplain restrictions often seen in the county. Some floodplain ordinances, typically found in boroughs, allow development within the floodplain provided buildings are flood-proofed. Many ordinances do not allow most types of development within the floodplain. This approach protects property from flood damage, protects the environment within the floodplain, and reduces the possibility of raising the flood level. Other ordinances not only restrict development within the floodplain but also require a minimum setback from the edge of the floodplain. This approach protects the floodplain and may protect,

depending on its width, the unique wooded habitat, known as riparian woodlands, often located next to the floodplain.

- **Stream Corridors.** Stream corridor protection ordinances go further than floodplain ordinances, which are primarily intended to limit property damage. The intent of stream protection ordinances is to protect the water quality of the stream as well as plant and animal habitats. Typically, these ordinances impose a minimum setback from the stream bank in which no development may occur. For example, a minimum setback of 75 feet from the stream bank will help stabilize the stream bank, control sediment, remove nutrients that would pollute the stream, moderate stream temperature, and provide wildlife habitat. The area within the buffer should be left in its natural state, which will usually be a riparian woodland.

- **Wetlands.** Federal and state governments regulate wetlands and so can municipalities. Sometimes, development occurs on wetlands, and the state and federal governments are unaware of this development. Municipalities that prohibit development on wetlands and require wetlands to be shown on development plans, can stop development of wetlands from slipping through the cracks. Sometimes, developers receive all of the federal and state permits they need, but they locate homes right next to wetland areas. Although this is permitted by state and federal regulations, it can lead to future problems if individual homeowners decide to fill in the wet spot behind their home to have a more usable back yard. Local municipalities can eliminate this problem by requiring a minimum building setback from wetlands. In addition, federal and state regulations only address the filling of wetlands, not the destruction of vegetation within the wetlands. Local municipalities can require the replacement of destroyed wetlands vegetation.

- **Groundwater.** Groundwater quality can be protected with wellhead protection ordinances or aquifer recharge ordinances. Because aquifers are so large, wellhead protection ordinances are more common. These ordinances, which only protect public wells not individual wells, regulate development in an area that could potentially contaminate the groundwater supplying a well. This area, called a wellhead protection area, can be identified in a number of ways. The most accurate method is to conduct a hydrogeologic survey. Development within the wellhead protection area can be regulated by restricting certain uses such as gas stations, limiting the intensity of development (such as limiting the density of single-family detached homes with individual septic systems), and/or by controlling how a land use activity occurs (such as farming with specific types of pesticides, herbicides, and other chemicals). In addition, a community may impose design standards on new construction that might pollute the groundwater. This could include hazardous materials containment structures or areas, surface water runoff collection systems, and large impervious areas such as parking lots and buildings.

- **Steep Slopes.** Steep slope ordinances restrict or prohibit development in steep slope areas, which are typically areas with slopes of 15 percent or more. Usually, on slopes of 15 percent to 25 percent, development is permitted if the minimum lot size is increased and/or the percent of the lot disturbed is limited. Some steep slope ordinances prohibit all development, although this prohibition does not normally occur until the slopes are extremely steep-25 percent or more.

- **Woodlands.** Woodland preservation ordinances are intended to protect existing trees and woodlands. Some of these ordinances provide minimum standards, which must be followed during construction for trees that will remain. Other ordinances allow developers to put up fewer street trees, buffers, or individual lot trees when existing trees are preserved. Some ordinances

require developers to replace trees that are cut down. Other ordinances, which may face legal challenge, prohibit the destruction of any trees.

[Editor's note: Also as documented early in the Plan, the Township already has many regulatory provisions in place to protect sensitive environmental features, such as those discussed above. Recommendations to improve/supplement these regulations with additional ones, is included herein as well.]

Transfer of Development Rights

This method of preserving rural land transfers development from rural areas to growth areas. With a transfer of development rights program, rural landowners can sell their development rights to developers in the township's growth areas instead of developing their rural land.

For example, a rural landowner who has 50 acres might normally be allowed to subdivide them into 20 two-acre lots. Instead, with a TDR program, the landowner sells the right to build these 20 lots to a developer in a growth area. The developer adds those 20 units, or more as appropriate, to the number of units normally allowed to be built. The rural landowner, who has been paid for these development rights, is then required to deed restrict the land against any future development.

Encourage Donations of Properties for Permanent Open Space

Sometimes, landowners want to preserve their land by donating the full title of the property or by donating their development rights to nonprofit land conservation groups. Either of these approaches will permanently preserve land as open space. Landowners who donate development rights will receive tax benefits, but the land must be permanently restricted from future development. There are a number of land conservation groups operating in Montgomery County that would be willing to take these donations. These groups include the Montgomery County Lands Trust, the Brandywine Conservancy, the Natural Lands Trust, the Nature Conservancy, the Conservancy of Montgomery County, and the Wissahickon Watershed Association.

Some land conservation groups can also help local landowners develop some of their land while keeping the majority open and deed-restricted. With this approach, the land is developed in a very sensitive manner. The landowner receives some money, while the most important environmental amenities on the site are preserved.

[Editor's Note: The Township recently was the recipient of a donation of open Space, the 35 acre Kibler Estate. The Township should work with land preservation organization to better educate landowners about donations.]

Require Developments to Provide Open Space or Pay a Fee In Lieu of Such Open Space

Through the zoning and/or subdivision ordinance, municipalities can require developers to provide open space. If this requirement is put into the zoning ordinance, it must be located in specific zoning districts such as the high-density residential district. The zoning ordinance may specify that a certain percentage of a site, perhaps 15 percent to 20 percent, must meet a number of criteria and be maintained as common open space. The municipality cannot require this open space to be dedicated or to be open to the public or to include specific recreational facilities. The community can, however, require the land to meet specific standards such as the open space must consist of flat, open land that is suitable for playing fields.

According to the Pennsylvania Municipalities Planning Code, the subdivision and land development ordinance can also require developers to provide open space, but it can go much further than the zoning ordinance. It can require the land to be dedicated to the township. If a developer does not want to provide land, the ordinance can require fees in lieu of land. In order to have this type of requirement, the community must have an adopted recreation plan, and the ordinance must follow specific standards in the municipality's code. Usually, unless a development includes an area the community wants to use for parkland, it is better for municipalities to accept fees in lieu of open space. This is so large, central parks can be provided rather than a number of small, inaccessible, and limited park sites.

Generally, requiring developments to provide open space allows municipalities to meet the needs of new residents without building new municipal parks. With this technique, for instance, the developer of a large townhouse development or single-family detached development would have to provide parkland for the homeowners in these developments. If there were no land and facilities provided by the developer, these homeowners might eventually put pressure on the township to provide open space and parkland.

[Editor's note: This practice is already in force in the Township. When open space cannot practically be provided, fees in lieu are collected. This plan recommends the amount of these fees be reviewed and adopted as appropriate to account for reviewed land values.]

Historic Preservation Ordinances

Although not directly related to open space preservation, saving historic properties does add to the character of an area. There are a number of techniques communities can use for historic preservation. First, they can amend their building codes to require a review before demolition permits are issued. This approach delays demolition and allows community input but does not stop demolition or encourage preservation of the building. Second, communities can also amend their zoning ordinance to encourage historic preservation. This could be done by creating a village ordinance which gives development bonuses for preserving buildings or restricts the uses that can go into the district. Incompatible uses, such as gas stations, are not permitted in these districts.

The zoning ordinance can also encourage historic preservation by allowing historic buildings to have more uses than normally permitted in a particular district. For example, apartments, bed and breakfast establishments, or offices might be permitted in historic homes located in a single-family detached residential district. Third, communities can create historic districts with the approval of the Pennsylvania Museum Commission. This approach is the most restrictive. After a historic district is created, townships have stringent control over design and preservation of facades. A township architectural review board has to be created to review all proposed changes to historic buildings.

[Editor's note: While a historic district does not appear appropriate for Towamencin, give the dispersal of resources, other zoning techniques could be advantageous. In addition to supplemental uses for some types of historic buildings, a historic and cultural overlay district is a possibility. This would ensure that these resources are properly considered during the development process.]

Chapter 9. Action Plan

On the following pages is an Action Plan which lists the various recommendations contained throughout the Plan. It lists the recommended implementation strategy (or 'action'), the responsible parties to undertake the action (in many cases there will be multiple parties, but the major 'players' are listed), the priority for the action, an estimated cost, and potential funding sources. In each case, Township revenues are possible funding sources, but are not listed since they would apply to all. Specific funding or grant programs which might fund particular types of actions are listed.

In terms of funding sources, the Township has several at its disposal. Currently, Towamencin Township requires that each development pay a fee-in-lieu of open space when none is set aside; the fee is dependant on the number of dwelling units developed or square footage of non-residential area developed (\$1,000 per dwelling unit or \$1,000 per 2,000 square feet for non-residential). Over the past five years, this fund has been averaging over \$40,000 per year in contributions.

Additionally, the Township has investigated and obtained a grant from the Congestion Mitigation and Air Quality Improvement (CMAQ) Program; while this program is possibly a "one-time" funding source, others shall be investigated (as have been identified in the Action Plan Chart following this section).

Action Plan Chart

Implementation Strategies (Actions)	Responsible Parties	Priority	Cost	Potential Funding Sources
Design and build the proposed Liberty Bell Trail/Evansburg Park Trail connector Trail (LBT/EPT Trail).	Board of Supervisors, Open Space Committee, Township Staff, Township Engineer	Short Term	<p>Using the Montgomery County standard linear foot cost for a six foot wide multi-use trail, paved the approximate cost for the 26,035 linear feet of proposed trail would be: \$559,750. *</p> <p>*This figure does not include preliminary or final engineering costs or land acquisition (easements have been assumed). The cost, according to Montgomery County would be \$21.50 per linear foot for “virgin” territory; cost would be less for areas where less earth moving is necessary.</p>	<p>Montgomery County Open Space Funding,</p> <p>Rivers, Trails, and Conservation Assistance Program (Nat'l Park Service)</p>
Develop the bike trails using previously awarded Congestion Mitigation and Air Quality (CMAQ) funding.	Board of Supervisors, Open Space Committee, Township Staff, Township Engineer	Short Term	<p>Using the Montgomery County standard as described in the previous row, and with the estimated 41,706 linear feet of proposed trail, the approximate cost for trails in this category would be \$896,679. *</p> <p>*This figure does not include preliminary or final engineering costs or land acquisition (easements have been assumed). The cost, according to Montgomery County would be \$21.50 per linear foot for “virgin” territory; cost would be less for areas where less earth moving is necessary.</p>	<p>CMAQ (DVRPC), Montgomery County Open Space Funding</p> <p>Rivers, Trails, and Conservation Assistance Program (Nat'l Park Service)</p>

Implementation Strategies (Actions)	Responsible Parties	Priority	Cost	Potential Funding Sources
<p>Acquire recreation land in the Northwestern Section of the Township, represented on the Open Space Plan, Map 6</p>	<p>Board of Supervisors, Open Space Committee, Township Staff</p>	<p>Short Term</p>	<p>The cost to acquire twenty acres in the Northwestern section of the Township would cost approximately \$971,400. This estimate is based on the recent appraisal of the Kibler Estate, at \$1.7 million for 35 acres (\$48,570 per acre); the Kibler parcel is the most recent land donation and appraisal in Towamencin Township. Prices for acquisition will vary depending on market conditions, condition of the land, and numerous other factors. Engineering fees, or other costs for final land development are not included in this figure.</p>	<p>Montgomery County Open Space Funding, Community Conservation Partnership Program (DCNR) PECO Energy "Green Region" Funding</p>
<p>Review land values and the fee charged for "fee-in-lieu of open space."</p>	<p>Board of Supervisors, Township Staff</p>	<p>Short Term</p>	<p>Administrative Cost</p>	

Implementation Strategies (Actions)	Responsible Parties	Priority	Cost	Potential Funding Sources
Zoning Text Changes				
<p>Amend the clustering provisions of the ordinance to, at a minimum, expand its use in other districts, reduce the minimum tract size where clustering applies, and increase the minimum open space set aside requirement. In amending the clustering provisions, include application to the R-200 Zoning District parcels with adjacent uses; these provisions should be written so that existing farmland is protected and development on agricultural tracts is not encouraged (with open space required around the periphery of the tract). This amendment will require a commitment for some form of on-site sewer provision; municipal sewer is not planned for this area.</p>	<p>Board of Supervisors, Planning Commission, Township Staff, Planning Consultant</p>	<p>Short Term</p>	<p>Administrative Costs, possible consultant cost between \$3,500 and \$7,500</p>	<p>PA DCED Land Use Planning and Technical Assistance Program (LUPTAP)</p>

Implementation Strategies (Actions)	Responsible Parties	Priority	Cost	Potential Funding Sources
Zoning Text Changes (cont)				
<p>Investigate the possibility of amending the clustering provisions to include attached units and permit lot averaging (to allow for farm homes on larger sites). All attached unit provisions should have proper controls that ensure the development will have the appearance of large single homes. Design of the clustering subdivision should also ensure the protection of views.</p>	<p>Board of Supervisors, Planning Commission, Township Staff, Planning Consultant</p>	<p>Short Term</p>	<p><u>Note:</u> This action item would be done in conjunction with the item immediately preceding item in this Action Plan; therefore no additional cost figure is included here.</p>	<p>PA DCED Land Use Planning and Technical Assistance Program (LUPTAP)</p>
<p>Add a subsection to the General Requirements that the donation or provision of open space or recreation amenities must be reviewed by the existing Township Open Space and Parks Advisory Committee to ensure consistency with this Plan.</p>	<p>Board of Supervisors, Planning Commission, Township Staff, Open Space and Parks Advisory Committee, Planning Consultant</p>	<p>Short Term</p>	<p>Administrative Costs, possible consultant cost between \$1,500 and \$2,500</p>	<p>LUPTAP</p>
<p>Add a subsection to the General Requirements creating historic resources performance standards to protect the cultural aesthetic of historic resources.</p>	<p>Board of Supervisors, Planning Commission, Township Staff, Historic Society, Planning Consultant</p>	<p>Short Term</p>	<p>Administrative Costs, possible consultant cost between \$3,000 and \$5,000</p>	<p>LUPTAP</p>

Implementation Strategies (Actions)	Responsible Parties	Priority	Cost	Potential Funding Sources
Zoning Text Changes (cont)				
Research legal techniques to fund open space acquisition and maintenance in addition to those currently enforced in the Township.	Board of Supervisors, Planning Commission, Township Staff, Planning Consultant	Short Term	Administrative Costs, possible consultant cost between \$3,000 and \$6,000	LUPTAP
Subdivision and Land Development Ordinance Text Changes				
Amend Section 136-502 of the ordinance to consider increasing minimum park acreage set-aside requirements per dwelling unit proposed.	Board of Supervisors, Planning Commission, Township Staff, Planning Consultant	Short Term	Administrative Costs, possible consultant cost between \$1,500 and \$3,000	LUPTAP
Review and possibly update the other standards in Section 136-502.	Board of Supervisors, Planning Commission, Township Staff, Planning Consultant	Short Term	Administrative Costs, possible consultant cost between \$2,500 and \$4,000	LUPTAP
Add a subsection that establishes open space design requirements for all developments similar to those in the MRC Zoning District.	Board of Supervisors, Planning Commission, Township Staff, Planning Consultant	Short Term	Administrative Costs, possible consultant cost between \$2,500 and \$4,000	LUPTAP
Conduct an audit of existing recreation facilities to determine where demand and maintenance needs are greatest.	Board of Supervisors, Planning Commission, Township Staff, Open Space Advisory Committee	Short Term	Administrative Costs, possible consultant cost	

Implementation Strategies (Actions)	Responsible Parties	Priority	Cost	Potential Funding Sources
The Board of Supervisors should authorize the Open Space and Parks Advisory Committee to submit annual maintenance and improvement/acquisition priority reports to the Board.	Board of Supervisors, Open Space and Park Advisory Committee, Township Staff	On-going	Administrative Costs	
The Township should provide incentives to direct development into the Village Overlay District and other growth areas (through a streamlined development process) in order to guide growth away from lands to be preserved.	Board of Supervisors, Township Staff	Long Term	Administrative Costs, possible consultant cost between \$2,000 and \$4,000	LUPTAP
The Board of Supervisors should request that the existing Agricultural Security Area Advisory Committee submit a status report of lands under Act 319, Act 515, and Agricultural Security Area protection and to prioritize farms that should be targeted for permanent preservation. This report should be shared with area land trusts to foster implementation.	Board of Supervisors, Agricultural Security Area Advisory Committee, Township Staff	On-going		

Implementation Strategies (Actions)	Responsible Parties	Priority	Cost	Potential Funding Sources																
Design and develop the other Township trails identified on Map 6 and Map 7.	Board of Supervisors, Open Space and Park Advisory Committee, Township Staff	On-going	<table border="0"> <tr> <td></td> <td>Prop. linear feet</td> <td>Cost per linear foot*</td> <td>Total Cost</td> </tr> <tr> <td>On road</td> <td>44,795</td> <td>\$13.00</td> <td>\$582,335</td> </tr> <tr> <td>Off Road</td> <td>87,684</td> <td>\$21.50</td> <td>\$1,885,296</td> </tr> <tr> <td></td> <td></td> <td>Total:</td> <td>\$2,467,631</td> </tr> </table> <p>*cost per linear foot based on Montgomery County Trail standards</p>		Prop. linear feet	Cost per linear foot*	Total Cost	On road	44,795	\$13.00	\$582,335	Off Road	87,684	\$21.50	\$1,885,296			Total:	\$2,467,631	
	Prop. linear feet	Cost per linear foot*	Total Cost																	
On road	44,795	\$13.00	\$582,335																	
Off Road	87,684	\$21.50	\$1,885,296																	
		Total:	\$2,467,631																	
Continue coordination with surrounding municipalities and the County for trail development and open space linkages.	Board of Supervisors, Township Staff	On-going																		
Work with the State to develop appropriate locations for the trails within Evansburg State Park and the connection points to those trails planned in Towamencin Township.	Board of Supervisors, Township Staff	On-going																		

Notes:

- (1) Some trail costs herein are duplicative since trail categories overlap in some areas (See Map 6).
- (2) Consultant costs are general estimates; should ordinances amendments be done simultaneously, cost would not necessarily be additive.

Chapter 10. Appendices

Appendix A: Meeting Minutes

**Towamencin Township
Open Space Plan Committee
June 28, 2004
7:00 p.m.**

Present:

Thomas Hollenbeck
Tom Shirley
Monica Burcik
Carol Gifford
Brett MacKay
Joe Meehan
Chris Thaler

Absent:

John Minihan

Dr. Hollenbeck welcomed everyone and stated that before the meeting commenced, the members should appoint a Chairman, Vice Chairman and Recording Secretary.

It was the consensus of the Committee to appointment Joe Meehan as Chairman, Monica Burcik as Vice Chairman and Chris Thaler as Recording Secretary.

Dr. Hollenbeck asked Mrs. Burcik if she would give an overview of the Green Fields/Green Towns Program and the purpose of the Committee.

Mrs. Burcik explained the goals and purpose of the program. She stated it is an 80/20 match program with the County funding 80% and the Township funding 20%. She stated that the program was established to expand upon the previous County Open Space Plan.

A discussion was held on the role of the community with this plan.

The Committee discussed their objectives/goals for this Committee.

It was decided that the Committee would ask Santina DeSipio from the Montgomery County Planning Commission to attend the next meeting to answer questions the Committee may have.

The Committee agreed that priority should be focused on hiring a professional consultant for updating the Open Space Preservation Plan.

Mr. Thaler was directed to have a draft of a Request for Proposal together for the Committee's next meeting in July.

The next Committee meeting will be held on July 19 at 7:00 p.m. There being no further business, the meeting adjourned.

Respectfully submitted,

Chris Thaler, Recording Secretary

**Towamencin Township
Open Space Plan Committee
July 19, 2004
7:00 p.m.**

Present:

Thomas Hollenbeck
Monica Burcik
Joe Meehan
John Minihan

Tom Shirley
Brett MacKay
Chris Thaler
Michael Stokes, MontCO Planning Commission

Absent:

Carol Gifford

The meeting was called to order at 7:00 p.m.

Mr. Hollenbeck introduced Michael Stokes of the Montgomery County Planning Commission to the Committee.

The Committee approved the minutes of the June 28, 2004 meeting.

Mr. Stokes reviewed the grant process for the Green Fields/Green Town Programs. He explained the various funding allocations. Mr. Stokes stated the Township has \$1.3 million available through this program and encouraged the Township to seek partnerships.

Mr. Stokes addressed the Committee member's individual questions concerning this grant program and what the money could be used for. He stated the Township was in a good position of receiving funds than other municipalities as it had an advisory committee in place, was an open minded Township, and had a proven tract record of accomplishments.

Mr. Meehan requested the Committee look at the Bustard Road Park baseball/softball Request for Proposals and use it as a guideline for the preparation of the Request for Proposals for the Open Space Plan revision.

The Committee discussed what should be added to the County's proposed Request for Proposal. Mr. MacKay suggested breaking down the Consultant's payments based on the importance of the project completion. The Committee agreed that the following breakdown was to be incorporated into the RFP.

- 5% - Plan audit
- 25% - Update inventory
- 35% - Analysis
- 15% - Recommendations
- 20% - Acceptance by the County and Board of Supervisors

The Committee came to the consensus that goals were needed to be outlined for the Request for Proposals.

The Committee directed Mr. Thaler to have an update to the Request for Proposal for the August 23 meeting.

**Towamencin Township
Open Space Plan Meeting
August 24, 2004
7:00 p.m.**

Present:

Tom Shirley
Tom Hollenbeck
Joe Meehan
Carol Gifford
Chris Thaler
Beth DiPrete

Absent:

Monica Burcik
Brett Mackay
John Minihan

Joe Meehan called the meeting to order at 7:00 p.m.

Approval of Minutes

The Committee approved the minutes of the July 19, 2004.

Request For Proposals (RFP)

The Committee reviewed the proposed RFP and made corrections.

Mrs. DiPrete asked for clarification on the payment schedule outlined in the revised RFP. Mr. Meehan explained the breakdown and how the Committee came to this conclusion.

Mrs. Gifford questioned how the Committee was to get the community involved in the plan. It was decided the Committee would discuss this matter further with the chosen consultants for this project.

Mrs. DiPrete asked Mr. Thaler to contact other municipalities to see what they are doing to get community involvement in the project and at what stage in the process are they incorporated.

Mr. Thaler was directed to update the RFP reflecting the changes made by the Committee. After the Board's approval, Mr. Thaler was directed to distribute the proposal to various consultants.

The next meeting of the Committee will be held on October 11th at 7:30 p.m. to review bids.

There being no further business, the meeting adjourned at 7:30 p.m.

**Towamencin Township
Open Space Plan Meeting
October 11, 2004
7:30 p.m.**

Present:

Robert A. Ford, Township Manager
Thomas M. Hollenbeck, Vice Chairman, Board of Supervisors
Christopher Thaler, Park & Recreation Coordinator
Thomas Shirley
Monica Burcik
Joseph Meehan
Carol Gifford

Mr. Meehan called the meeting to order at 7:40 p.m.

The Committee approved the minutes of the August 23, 2004 meeting.

Mr. Meehan stated the main focus of this evening's meeting was to review the proposals received to update the Open Space, Park and Recreation Preservation Plan.

Mr. Meehan stated that some items were missing from some of the proposals that were received. He asked for clarification on the missing items and how they would affect the reviewing process.

Mr. Ford explained that it is the Committee's decision on how they would like to handle it. He stated that if the firm was asked to participate in the interviewing process, they could be asked about the items that were omitted from the proposal.

Mr. Shirley asked for clarification on the funding for this project.

Mr. Ford explained it was a 60/40 split. The County's portion would be 60% with the Township being responsible for 40%.

Mr. Meehan asked about approaching some of the firms about lowering their cost for professional services.

Mr. Ford explained that firms know what the County expects from these updates and price accordingly. However, prior to the Township entering into an agreement with the selected firm, the Township can try to renegotiate the fee based on clarification of required plan components.

Mr. Ford suggested that Committee bring in the top three firms for a presentation on the proposals.

The Committee agreed with this approach and felt this would be the best way to select the most qualified firm.

The Committee reviewed and discussed the proposals.

Dr. Hollenbeck asked the Committee to consider what they expect from the chosen firm.

Dr. Hollenbeck asked how important a GIS system was.

Mrs. Burcik explained the GIS system was a mapping tool and explained how helpful it would be to this type of project.

It was noted that the Township does not presently have a GIS system in place.

The Committee selected the following candidates for a presentation:

EDM Consultants and Waetzman Planning Group
Barry Isett and Associates
Gannett Flemming

The Committee directed Mr. Thaler to schedule meetings with the candidates for their next meeting on October 26, 2004.

There being no additional business, the meeting adjourned at 9:20 p.m.

Towamencin Township
Open Space Plan Advisory Committee
February 21, 2005
7:30 p.m.

Present:

Bill Dingman, EDM Consultants
Charlie Guttenplan, Waetzman Planning Group
Robert A. Ford, Township Manager
Chris Thaler, Program Coordinator
Monica Burcik
Joe Meehan
Brett MacKay
John Minihan
Carol Gifford

Absent:

Tom Shirley

Joe Meehan called the meeting to order at 7:30 p.m.

Charlie Guttenplan introduced himself and Mr. Dingman and explained what he would like to accomplish this evening. He reviewed the outline of the agenda for the evening.

Mr. Guttenplan discussed the organization of the group. Mr. Guttenplan asked Mr. Thaler to record the minutes with Mr. Ford assisting. The Committee decided that email was the best method of communication and asked that they be contacted in this fashion.

Mr. Guttenplan discussed the in-process audit of the 1995 Open Space Preservation Plan. Mr. Guttenplan asked the Committee to review the goals and objectives of the 1995 Open Space Preservation Plan and determine what portions of the Plan was achieved over the past ten years and what was not.

Mr. Dingman reviewed what he felt was achieved from the 1995 Plan and asked the Committee to review the Master Trail Plan.

The Committee requested a copy of the "trail map" prior to the next meeting.

Mr. Meehan asked if the Committee wanted to eliminate the primary seven plan areas within the Township identified in the 1995 Plan and start new as open space and community needs have changed since the adoption of the Plan. The Committee agreed that the seven areas should be eliminated and the Township be looked at as a whole.

Mr. Guttenplan reviewed the 1995 Goals and Objectives and requested the Committee create new goals and objectives more specific to the Township's present needs.

Mr. Guttenplan also asked the Committee to consider partnership with other Townships and Township groups such as TYA when doing the new plan. He noted that the original plan did not address goals for funding and that the updated plan would need to address this.

Mr. Guttenplan suggested the Committee meet prior to meeting with the Consultants again to formulate the new goals and objectives and have them ready for discussion at the next Consultant's meeting.

Mr. Guttenplan also suggested that the Committee look into connecting to the Countywide trail system.

Dr. Hollenbeck asked about timelines for grants.

Mr. Ford explained the matching requirements for grants.

Mr. Guttenplan stated that it was important for the Township to budget money for grant matches. He stated the Township needed to meet and decide what grants they wished to pursue and what matching funds would be required.

Mr. Guttenplan requested a record of time spent by the Committee members and staff. Mr. Ford stated he would create a standard form for everyone's convenience.

Mr. Guttenplan reviewed the past and current demographic profile. He suggested that the Committee look at a balance of passive and active recreation based on current demographics.

Mr. Dingman suggested that the Committee incorporate TYA into discussions. Mr. Guttenplan also suggested that the Township look at partnerships with TYA and other similar organizations to discuss their needs.

Mr. Guttenplan reviewed the revised timeline for updating the plan and the Committee concurred with the timeframe.

The next meeting of the Committee will be held on March 9, 2005 at 7:30 p.m. to discuss the new goals and objectives.

Mr. Dingman requested the Township review the open space plan his office had prepared and make any corrections.

There being no further business, the meeting adjourned at 9:10 p.m.

Respectfully submitted,

Chris Thaler
Program Coordinator

**Towamencin Township
Open Space Plan Advisory Committee
March 9, 2005
7:30 p.m.**

Present:

Joseph Meehan, Chairman
Monica Burcik
Tom Shirley
Brett MacKay

Absent:

John Minihan
Carol Gifford

Staff:

Robert A. Ford, Township Manager
Chris Thaler, Park and Recreation Coordinator

Mr. Meehan called the meeting to order at 7:30 p.m.

Approval of Minutes

The Committee approved the minutes of February 21, 2005.

Mr. Meehan reviewed the goal of the meeting to audit the 1994 Plan and formulate goals and objectives for the current plan to present to the consultants.

The Committee reviewed and discussed the 1994 Parks and Open Space Preservation Plan.

Mr. MacKay stated that the goals and objectives from the 1994 Plan are still valid. The Committee agreed and felt however, that additional objectives need to be added to meet the changing needs of the community since the 1994 Plan was developed.

Mr. Shirley stated he felt that the Committee should look at partnerships with local businesses.

Mr. Meehan agreed based on the current financial situation of the Township.

Ms. Burcik stated that there possibly is land available at Orvilla and Route 63 in Hatfield. She wondered about a joint venture.

Mr. Ford stated he will contact Hatfield Township and inquire about the property.

Mr. Shirley stated that importance of discussion with the North Penn School District and TYA and that the Committee needed to anticipate for lost field space in our goals and objectives.

Ms. Burcik concurred that the Committee needed to look at additional recreational needs to meet the objectives of the growing community.

Mr. Thaler handed out a sample of the Lansdale Borough 2005 Goals and Objectives for the same plan. The Committee discussed what goals and objectives they felt needed to be added to this plan.

The Committee noted that one of the objectives in the Lansdale Plan was to pursue rights of first refusal for vulnerable parcels. They questioned whether Towamencin should consider this, especially for properties immediately adjacent to existing Township parks. Mr. Ford indicated that he would discuss this concept with the Township Solicitor to obtain further details required for such an approach.

Mr. Thaler was directed to prepare a draft of goals and objectives for the Committee members to review.

There being no further business, the meeting adjourned at 9:00 p.m.

2005 Goals and Objectives

Goal 1 Provide open space opportunities within the Township

1. Adopt methods to require useful and sustainable green space in redeveloped areas.
2. Add various types of playing fields and additional recreational facilities to meet the current and growing needs of the community.

Goal 2 Expand and maintain existing parks, open space and recreational areas

1. Plan new and existing parks and recreational areas to address a variety of ages and uses.
2. Develop public and private partnerships to enable services and commercial ventures within our parks and recreational areas.
3. Work with local organizations to carry out similar open space goals.

Goal 3 Protect Historic and Cultural Resources

1. Identify potential historical structures and sites within the Township.
2. Promote existing historical areas within the Township.
3. Partner with similar Township organizations to preserve these areas.

Goal 4 Coordination with regional open space network

1. Work with county on regional trail planning.
2. Continue to develop Township trails and linkages to the countywide trail system.

Goal 5 Protect and preserve open space

1. Minimize the loss of open space from development through changes in zoning requirements.
2. Pursue the rights of 'first refusal' for vulnerable parcels.
3. Continue to preserve and enhance the Township's existing green spaces.

Open Space Plan Advisory Committee
April 20, 2005
7:30 p.m.

Present:

Joseph Meehan, Chairman
Monica Burcik
Brett MacKay
Tom Shirley
Thomas Hollenbeck, Liaison, Board of Supervisors
Robert A. Ford, Township Manager
Michael Stokes, Montgomery County Planning Commission
Charles Guttenplan, Consultant
Bill Dingman, Consultant

Absent:

Carol Gifford
John Minihan
Chris Thaler, Recreation Coordinator

Chairman Meehan called the meeting to order at 7:30 p.m.

Approval of Minutes – March 9, 2005

On motion of Tom Shirley, seconded by Monica Burcik, the minutes of March 9, 2005 meeting were approved as written.

Chairman Meehan turned the meeting over the Planning Consultant, Charles Guttenplan of the Waetzman Planning Group.

Mr. Guttenplan had indicated that he spoke with Mr. Ford prior to the meeting regarding the audit of the 1995 Towamencin Township Open Space Plan. Mr. Ford advised that he had spoken with Sandy DiSipio of the County Planning Commission that afternoon and had received a copy of a sample audit that was completed by Lansdale Borough. It was noted that the audit was fairly simple being only two pages in length and Mr. Ford indicated that he and Mr. Thaler would complete the audit within the next week and distribute it to the Committee.

Mr. Meehan and Mr. Dingman commented that they would also be able to provide comments on the audit.

Goals and Objectives

A new set of Goals and Objectives had been distributed with the agenda based on the document prepared by Chris Thaler following the Committee's March 9, 2005 meeting. The Committee as a whole reviewed the draft Goals and Objectives documents and included comments from Carol Gifford that were provided through Mr. Guttenplan. Based on the comments received from the Committee, Mr. Guttenplan advised that he would redraft the Goals and Objectives and distribute them for the subsequent meeting.

Discussion of Township Development Trends

Mr. Guttenplan informed the Committee that he and Mr. Dingman were still working on the plan and would bring this to a later meeting. He would also like to include what neighboring Townships are doing with their development and Open Space Plans.

Mr. Ford briefed the Committee that he and Dr. Hollenbeck attended a meeting at Skippack Township that established the Evansburg State Park Trail Task Force. He noted that they would be meeting again in July but in the meantime they will be getting together with Lower Salford Township to compare common ground where trails could possibility link up.

Public Meeting

The Committee decided that it was appropriate to hold a meeting at the early stages of the project to obtain public input on the Goals and Objectives and the overall Open Space Plan concept. To this end, they decided to hold a public meeting at 8:00 p.m. on Monday, May 23, 2005. Prior to that meeting, the Committee will meet on May 18th as preparation for the public presentation.

There being no further business, the meeting adjourned at 9:21 p.m.

Respectfully submitted,

Robert A. Ford, Township Manager

Open Space Plan Committee
May 19, 2005
7:30 p.m.

Present:

Bill Dingman, Consultant	Carol Gifford
Charles Guttenplan, Consultant	Brett MacKay
Joseph Meehan, Chairman	Chris Thaler, Park and Recreation
John Minihan	
Monica Burcik	

Absent:

Thomas Shirley
Robert A. Ford, Township Manager
Thomas Hollenbeck, Vice Chairman, Board of Supervisors

Mr. Meehan called the meeting to order at 7:35 p.m.

The Committee approved the minutes of the April 20, 2005 meeting.

Mr. Meehan turned the meeting over to Mr. Guttenplan.

Mr. Guttenplan reviewed the agenda and handed out updated maps and a proposed meeting agenda for Monday night's public meeting.

Mr. Guttenplan then turned the meeting over to Bill Dingman to review the 1995 open space map, the existing open space map, existing open space areas and trails.

Mr. Dingman asked the township to check on existing on-road trails on Keeler Road and at the pool complex to see if they are part of the current trail plan. Mr. Thaler stated he would check on this and report back to him.

The Committee asked Mr. Dingman to identify the Fire Company properties as open space on the maps as well as all churches.

Mr. Guttenplan asked if there was a trail plan done in 1995. Mr. Meehan stated and Mr. Dingman confirmed that one was not in place at that time.

Mr. Minihan asked that all items listed on the maps as HOA open space be recognized as development open space.

Mrs. Burcik asked that new acreage be included on the current map. Mr. Dingman stated he would also outline the open space that has been acquired since 1995 so it will be easily identified.

Mr. Dingman said he would make these changes for Monday night's public meeting.

Mr. Dingman asked Mr. Thaler to see if the Township has any old aerial photos of the Township. Mr. Thaler stated he would look into this.

Mr. Guttenplan reviewed the agenda for the public meeting. He stated that there will be four areas set up for public comment and will be staffed by Committee members. They are Goals and Objectives, maps, general suggestions and photos of existing open space.

Mr. Thaler was asked to produce a public comment sheet for this meeting.

Mr. Guttenplan reviewed the revised Goals and Objectives with the Committee and asked for feedback.

Mr. Minihan suggested some verbiage changes, which Mr. Guttenplan will make prior to the public meeting.

Mr. Guttenplan asked the Committee what format they would like to see at the public meeting.

Mr. Meehan stated that it would be important to get comments on Goals and Objectives and what resident thought this early in the planning process.

Mr. Meehan asked Mr. Guttenplan if he would give an overview of the County Open Space Program so the residents not familiar with the program would have a better understanding.

Mr. Guttenplan stated he would put together opening comments for the meeting.

Mr. Guttenplan asked the Township to publicize Monday's meeting.

The meeting of the Open Space Plan Committee is scheduled for Monday, May 23, 2005 at 8:00 p.m. followed by a Committee meeting on Wednesday, June 29, 2005 at 7:30 p.m.

There being no further business, the meeting adjourned at 9:05 p.m.

Respectfully submitted,

Chris Thaler, Park and Recreation Coordinator

Public Meeting Debriefing
Meeting Held May 23, 2005

The majority of the comments from the public meeting fall into two categories. There were several comments recommending increased active recreational opportunities in the Township. The other major concern was about financing open space. Various funding options were commented on including a citizen funded open space account and an increase in taxes. Another popular suggestion was to prioritize the goals. Below is a synopsis of the comments received.

1. Goals need to be prioritized
2. Create a separate fund for citizens to donate to – green space fund???
3. There was a question as to why Fischer’s park is considered to be only passive. Why no basket ball, volley ball or other courts?
4. There was a question and discussion about how to connect into Fischer’s Park from across the stream on the Amen property and to connect the park to Bustard Road Park without using Bustard Road Bridge.
5. There was a suggestion to develop (or increase) a township open space tax.
6. There is a request to consider ball fields in addition to trails for the future open space needs of the community.
7. Another request for more active recreation opportunities – for children specifically.
8. Recommendation to create a central active recreational facility NOT on residentially zoned land.
9. Recommendation to incorporate the Green Lane parcels into the trail system.
10. Retain Specht fields and the old Township Building to preserve open space in the heart of the “Town Center”. Fields and parking exist and is already Township owned.
11. A goal could be to eliminate use of neighborhood parks for more intense uses and make them quiet space for residents. Try and assemble unbuilt lands in center and on main roads for another active park if Bustard Road Park is not sufficient; this could be done by coordinating land that is donated and possibly working with adjacent municipalities.

**Towamencin Township
Open Space Plan Committee
June 29, 2005
7:30 p.m.**

Present:

Joseph Meehan, Chairman
John Minihan
Monica Burcik
Brett MacKay
Carol Gifford

Absent:

Thomas Shirley

Staff:

Robert A. Ford, Township Manager
Chris Thaler, Parks and Recreation Coordinator
Dr. Thomas M. Hollenbeck, Liaison, Board of Supervisors
Charles Guttenplan, Consultant
Bill Dingman, Consultant

Chairman Meehan called the meeting to order at 7:30 p.m.

Approval of Minutes – May 19, 2005

The Committee approved the minutes of the last meeting of May 19, 2005.

Mr. Guttenplan reviewed the comments from the residents that was received from the public meeting. He felt that the two important comments from the meeting were (1) more active recreation space and (2) funding.

Dr. Hollenbeck stated he thought one comment was made regarding accuracy.

Mr. Guttenplan stated he would go back and look at the original comment sheet to check for accuracy.

Mr. Guttenplan asked the Committee if the public comments changed any of the Committee's established goals.

The Committee and consultants agreed that the established goals addressed the comments made at the first public meeting.

Mr. Dingman reviewed the updated Open Space and Trail Plan.

He reviewed the links and trails:

Township Trails
Liberty Bell Trail
Evansburg Trail
Power line Trail

Mr. Dingman stated the current township trails and proposed trails, link to the proposed Evansburg and power line trails.

Mr. Dingman recommended the Committee look at connecting the Township trails to the Liberty Bell Trail.

The Committee asked Mr. Dingman to add the Trefoil trail loop, pool trail, and the adopted Bustard Road Park Plan trail to the trail map.

Mr. Guttenplan asked Mr. Dingman to prepare a map showing short and long term trail linkage plans.

Dr. Hollenbeck stated he felt that long and short term trail plans was a high priority for the plan.

There was a group discussion on a way to link Fischer's Park to the Liberty Bell trail.

Ms. Burcik asked that future trail maps be posted on the website.

Mr. Meehan stated that it is key to connect as many township facilities along the trail route.

The Committee agreed on a connection route from Fischer's to the Liberty Bell trail and requested Mr. Dingman to draft a map to include this link.

Mr. Guttenplan asked if there were any parcels of land along the proposed linkages or within the Township that should be considered for preserving.

The Committee agreed that the northeast corner of the Township needed more open space.

Mr. Dingman suggested that the Committee look at partnerships in this sector.

Mr. Guttenplan handed out a draft report on the Open Space Plan for the Committees review.

The Committee decided the next meeting of the Open Space Plan should be held on July 27, 2005.

There being no further business, the meeting adjourned at 9:35 p.m.

Respectfully submitted,

Chris Thaler
Parks and Recreation Coordinator

**Towamencin Township
Open Space Plan Committee Meeting
July 27, 2005
8:00 p.m.**

Present:

Joe Meehan, Chairman
Monica Burcik
Brett MacKay
Bill Dingman, EDM Consultants
Chris Thaler, Parks and Recreation
Charlie Guttenplan – Waetzman Planning Group
Oliver Carley – Waetzman Planning Group
Thomas Hollenbeck, Liaison to the Board of Supervisors

Absent:

John Minihan
Tom Shirley
Carol Gifford

Chairman Meehan called the meeting to order at 8:00 p.m.

Approval of Minutes – June 29, 2005

The Committee approved the minutes of June 29, 2005 as written.

Plan Overview

Mr. Carley reviewed the highest priority trail alignment development the Committee discussed at the previous meeting. He stated that the Committee discussed the Liberty Bell Trail and the Evansburg State Park Trail at the previous meeting.

Mr. Carley mentioned that after speaking with Mr. Ford, that CMAQ funding may be available for a portion of this proposed trail. Mr. Carley stated he would speak with Mr. Ford further on this option.

Mrs. Burcik asked about a connection on Sumneytown Pike and Green Lane Road for the trail. It was noted that the Committee decided last meeting that due to traffic concerns, the present drafted trail linkage is more suitable.

Mr. Carley stated he spoke with Mike Stokes from the Montgomery County Planning Commission and that Mr. Stokes stated that it was important to set parameters for acquisition of land. (i.e. identifying use and size)

The Committee identified what they felt were active open space priorities:

1. Parcel of land needs to be at least 20 acres.
2. Locate potential properties in the northwest sector of the Township.
3. The use of power lines as a means of trail linkages.

The Committee discussed the type of use for active open space land such as basketball courts, tennis courts, volleyball courts, etc.

It was decided that the Committee would look for active recreation space during the overall process of putting together the master plan and determine the types of activities to be utilized.

Mr. Guttenplan that partnering with other entities would look favorably by the County Planning Commission.

Mr. Guttenplan handed out the first draft of the Open Space Master Plan.

Mr. Meehan questioned the requirements for park areas.

Mr. Guttenplan stated he will compare the Township's requirements to that of neighboring municipalities to see where the Township stands in comparison.

Mr. Carley asked that each Committee member give any suggestions for changes to him.

Mr. Dingman reviewed the changes made to the map since the Committee's June meeting.

Mr. Dingman stated he will draft a specific map identifying the Liberty Bell Trail and the Evansburg State Park Trail link and the important historic Township landmarks along these trails for the Open Space Plan.

Mr. Carley reviewed the Freddy Hill preservation options.

Mrs. Burcik suggested a meeting with the owners of the Freddy Hill properties.

Mr. Guttenplan suggested that the Supervisors should lead this discussion.

Mr. Hollenbeck will discuss this issue further with the Supervisors and Mr. Ford.

It was determined that the consultant team will draft a possible ordinance outlining changes for discussion at the next meeting.

It was decided that the next meeting of the Open Space Plan will be held on September 8th at 7:30 p.m.

There being no further business, the meeting adjourned at 9:55 p.m.

Respectfully submitted,

Chris Thaler, Park and Recreation Coordinator

Open Space Plan Meeting
October 20, 2005
7:30 p.m.

Present:

Robert A. Ford, Township Manager
Chris Thaler, Park and Recreation Coordinator
Charles Guttenplan, Waetzman Planning Group
Joe Meehan
Monica Bursik
Brett MacKay

Absent:

Dr. Tom Hollenbeck, Liaison – Board of Supervisors
John Minihan
Bill Dingman, EDM Consultants

Mr. Meehan called the meeting to order at 7:35 p.m.

Mr. Meehan turned the meeting over to Mr. Guttenplan who handed out a copy of a letter from the Montgomery County Planning Commission requiring that open space plans include a build-out analysis.

Mr. Guttenplan stated this analysis has to be completed and added to our revised Open Space Plan.

This analysis must have the following:

1. An existing development property map.
2. Identify potential development.
3. Calculate potential development.
4. Map potential development.

Mr. Guttenplan will discuss this with Bill Dingman and work on constructing the maps reflecting this analysis.

Mr. Guttenplan explained that the rehabilitation of the trails at Evansburg State Park has been pushed back by the State. He stated this does not change our priorities and we can continue to plan for linkages to the park.

The Committee discussed the Township's existing land use map. Mr. Guttenplan asked that the Township look at this map to check its accuracy. The Township staff will review and update.

The Committee reviewed the existing Open Space Map. The map will be updated indicating Ginny Kibler's property that the Township will acquire.

The Committee reviewed the Township's Environmental Features map. The Committee had no comment concerning this map.

The Committee reviewed the Township's Historical Map. Mr. Guttenplan stated this map should be combined with another map. The Committee agreed that there was no need for separate maps.

The Committee reviewed the current Open Space Plan Map. Mr. Guttenplan recommended identifying land and property that the Committee would be interested in for open space on the current Open Space Map. The Committee decided that they could call this area the “Open Space Priority Areas”.

Mr. Guttenplan stated that money was available through the Congestion Management Air Quality (CMAQ) grant program which could be applied to the Open Space Plan.

Mr. Ford stated he would set up a meeting to discuss the use of these funds for this grant and to gain a better understanding from all groups involved on how this can move forward.

The Committee discussed and agreed that the Liberty Bell/Evansburg Trail would be listed as a high priority on the open space map.

Mr. Ford will draft and send a letter to all Township property owners who own twenty plus acres or more them to attend the public meeting

Mr. Guttenplan handed out a sample agenda for this meeting.

The Committee agreed that the next meeting they would like to have a summary of the Open Space Plan done in Power Point. They would also like an updated copy of the Open Space Map for handouts.

Mr. Ford advised that there is a conflict with having the Open Space public meeting on November 16th previously planned as the Board of Supervisors have a meeting that same night. Mr. Ford indicated that he would check other possible dates and notify the Committee and Mr. Guttenplan.

There being no further business, the meeting adjourned at 9:00 p.m.

Respectfully submitted, Chris Thaler
Park and Recreation Coordinator

**Public Presentation of Draft Plan and Recommendations
November 29, 2005
7:30 p.m.**

The following PowerPoint Presentation was presented at a public meeting prior to the adoption of the draft plan.

Towamencin Township *Park, Recreation, and Open Space Preservation Plan Update*

Presentation of Draft Plan and Recommendations

November 29, 2005



The Draft *Park, Recreation, and Open Space Preservation
Plan Update* was Prepared by the
Towamencin Township Open Space Planning Committee

Joseph F. Meehan, Chairman

Carol Gifford, Member*

Brett H. MacKay, Member

Monica Burcik, Member

Thomas M. Hollenbeck, Member

John E. Minihan, Member

Thomas Shirley, Member*

Township Staff Liaisons

Robert A. Ford, Township Manager

Chris Thayler, Recreation Coordinator

With Technical Assistance by:

THE WAETZMAN PLANNING GROUP

&

EDM Consultants, Inc.

Montgomery County Planning Commission Liaison:

Michael Stokes, Assistant Director

*Former Member



Montgomery County *Green Fields/Green Towns*

- Phase 2 of Montgomery County's Open Space Program
- Began January 2004 and Runs for 10 Years
- Funded by \$150 Million Referendum Passed in November 2003
- Overseen by Montgomery County Open Space Board
- **Requires Open Space Plan Update**

Under Phase 1, Towamencin Township Received \$817,398 in County Grants and Preserved Seven Properties Totaling over 90 Acres



Green Fields/Green Towns

Program Goals

- Providing Recreation Opportunities
- Conserving Natural Lands
- Preserving Historic and Cultural Landscapes
- Maintaining Scenic Quality
- Protecting Water Resources
- Providing Green Infrastructure for Developed Communities
- Shaping the Form of Land Use and Development
- Preserving Agricultural Land



How this Plan Update was Funded

County Grant	\$25,000
Township Cash Contribution	\$8,333
Township In-Kind Services	\$8,333
Total	\$41,666



Green Fields/Green Towns County Grants

Round I

Open Space Plan Update	\$25,000
Implementation Allocation (To be Spent by April 2008)	\$1,289,808

Total **\$1,314,808**

Round II

Additional Competitive Funding will be Available after
April 2008

All Implementation Grants (Round I and II) Require a 20%
Local Match (10% for Jointly Sponsored Projects)



Open Space and Environmental Resource Protection Plan Update

- Audit of 1995 Plan
- Background Data – Existing Land Use, Environmental Conditions, Demographics, Etc.
- Goals and Objectives
- Existing Open Spaces (Temporary and Permanent Protection)
- Comparison to Plans in Abutting Municipalities
- **Optional Element – Municipal Trail and Pathway Development**
- **Recommendations**
- **Implementation/Priorities**

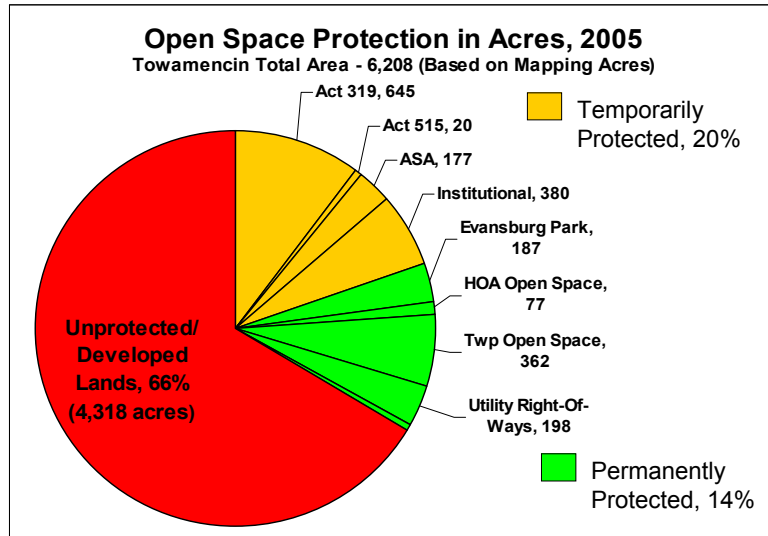


Plan Audit - Progress Since 1995 Plan

- **Open Space Planning**
 - Township Wide Trail Master Plan (1996)
 - Fisher’s Park Master Plan (1998)
 - Grist Mill Park Master Plan (2000)
 - Bustard Road Park (2005)
- **Environmental Conservation Amendments**
 - Zoning Ordinance
 - Subdivision and Land Development Ordinance
- **Acquired New Land**
 - County Grants (4 Properties)
 - Additional Township Lands (Other Means)
 - Farmland Easement Secured



Existing Open Space



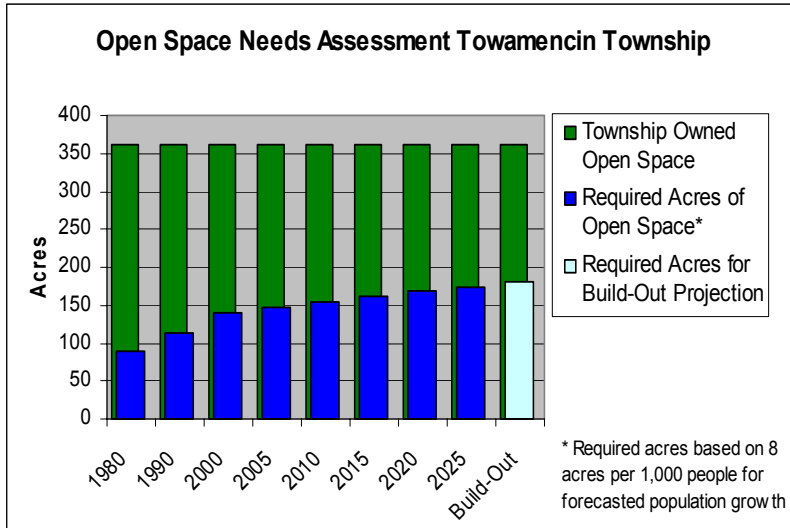
Build Out Analysis

Zoning District	Gross Acres	% Reduction Environmental	% Reduction Infrastructure	Net Acres	Units/Acre	Units Produced
MRC/R50	17	10	20	12	3	36
R125/R175	373	10	20	269	1.3	349
R180/R200	402	20	20	257	0.5	128
Village Overlay	152	5	10	130	8	1,040
Total	944			668		1,553
Non-Residential					% Bldg Cov.	Square Feet
Light Industrial	99	10	20	71	30%	928,000

1,553 Units would House 3,960 Additional People Using Towamencin's 2000 Average Household Size of 2.55 People per Household.



Open Space Needs Assessment



Plan Goals

- Goal 1 Actively pursue new open space opportunities within the Township
- Goal 2 Expand and maintain existing parks, open space and recreational areas
- Goal 3 Protect Historic and Cultural Resources
- Goal 4 Coordinate Township efforts with the regional open space network
- Goal 5 Protect and preserve natural resources
- Goal 6 Maximize the use of scarce financial resources available for open space and recreation

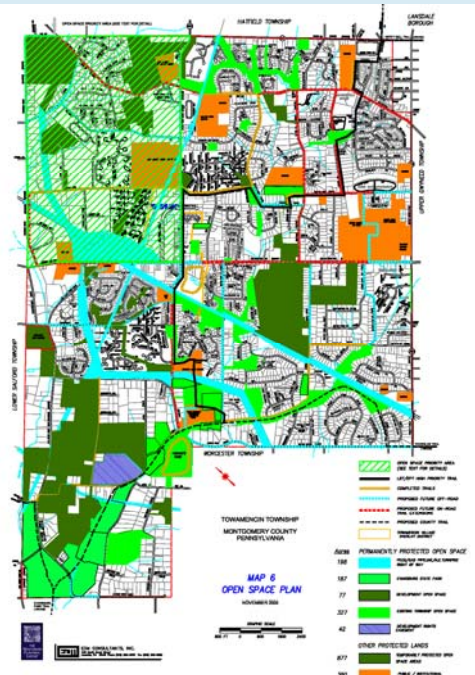


Plan Recommendations

- Amend the Township Zoning and Subdivision and Land Development Ordinances to Increase Open Space Preservation from Land Development
- Provide Incentives to Direct Development into the Village Overlay District and Other Growth Areas
- Conduct an Audit of Recreation Facilities and Submit Annual Reports to the Board of Supervisors



- Acquire New Open Space for Recreational Use
- Design and Build the Proposed Liberty Bell Trail/Evansburg Park Trail Connector
- Develop the Bike Trails Using Previously Awarded Congestion Mitigation and Air Quality (CMAQ) Funding



Implementation

- **Priorities will be Finalized**
 - Short-Term (Through April 2008)
 - Long-Term (Through the End of *Green Fields/Green Towns Program*)
- **Action Plan to be Completed Based on Open Space Plan Recommendations**



Appendix B: Audit Notes

CHAPTER 7 ACTION PLAN AND IMPLEMENTATION APPROACHES

One of primary missions of the Park, Recreation and Open Space Plan is the articulation of the desired goals of the Township with respect to parks, recreation facilities and recreation programs. The goals help to focus the concepts and implementation plan to meet the needs of the Township residents. The primary goals are described below, with several associated implementation strategies for each.

GOAL 1: Maintain a clean aesthetic natural environment for the enjoyment of present and future populations.

Acquisition of Land

The Township has acquired several parcels of land since the 1995 Open Space Plan was adopted. These acquisitions, through grant programs and purchases include:

Schnabel property (4.4 acres) acquired in 2002 at a cost of \$352,000. This property is immediately adjacent to the Township's Bustard Road Park and helps expand that facility.

Arneith House & property (22.98 acres) was purchased in 1996 for \$272,547 (\$247,500 from Montgomery County Open Space Grant Program). This acquisition significantly expanded the Fischer's Park facility that was purchased by the Township in 1989.

Rittenhouse Farm (15.26 acres) was purchased in 1996 for \$431,979 (\$270,000 from Montgomery County Open Space Grant Program). This partially preserved active farmland as well as providing the site of the new municipal complex.

Reiff Road Properties (4.42) The Township acquired two small lots from PennDOT along Reiff Road.

Ellis Tract Tree Farm (6.92 acres) The Township acquired the tree farm located on Kreibel Road south of Pheasant Hill Road.

Christy Tract. The Christy tract was acquired by the Upper-Gwynedd Towamencin Municipal Authority as a buffer and is used by the Township as open space.

Performance Zoning

To protect the significant natural features of the township, Towamencin may impose performance zoning standards on potential developments. These standards set guidelines for how individual sites with natural features are developed by protecting the natural features and adjusting the carrying capacity or net density of the site. The standards may calculate the area of natural features protection and subtract it from the gross site area to arrive at a net developable lot area.

Although the Township does have cluster provisions within its Zoning Code and Subdivision / Land Development Code, it has not enacted Performance Zoning or other such design features such as the Natural Lands Trust "Growing Greener" models.

Expand Cluster Development

Cluster Zoning permits the reduction of lot area while holding the development density so that significant natural features of the area may be preserved. The open space then may be held by a home owners association or dedicated to the municipality for public use. Presently, Towamencin has a zoning ordinance for Mixed Residential Types Cluster Development. This ordinance requires a minimum of 100 acres and a mixture of three housing types to be eligible for this clustering. The township may elect to expand the ordinance to reduce the required acreage and number of types of units so that more clustering can result in more natural features protection.

Although the Township does have cluster provisions within its Zoning Code and Subdivision / Land Development Code, it has not enacted Performance Zoning or other such design features such as the Natural Lands Trust "Growing Greener" models.

Visual Impact Zoning

To protect the rural character of the township, Towamencin could develop and enforce more restrictive front yard setbacks and landscaped buffers from highly visible roadways. This can be accomplished by requiring deeper lots and longer front yards, and increasing the amount and location of vegetative buffering required for all developments in the township.

The Township adopted enhanced landscape buffer yard requirements within its Subdivision / Land Development Code in 2001.

Woodland & Tree Protection Measures

Towamencin has enacted some tree protection measures in its zoning ordinance. These measures call for protection of individual 60" caliper trees to the drip line. Expansion of this ordinance may further protect the existing woodlands and trees of the township.

This could be accomplished by reducing the limit of the size of the existing trees to be protected, and also by incorporating a re-vegetation component to the ordinance. This will ensure more significant trees will be preserved and the planting of new vegetation will be continued.

All land development shall be designed so as to minimize loss of mature trees over six inches (15.24 centimeters) in caliper, hedgerows and woodlands.

The developer is required to plant the identical number of trees to be removed elsewhere on a development site or plant the identical number of trees to be removed in Township parks in accordance with a plan prepared by the developer and approved by the Township Engineer. All replacement trees shall be a minimum of 2 1/2 inches (6.35 centimeters) as measured one foot (0.3048 meters) above the ground level.

Develop site specific master plans for the Townships parks and recreation areas

Establish recreation master plans that pertain directly to the needs of each community within the Township. This would allow for a well balanced variety of leisure time experiences while also maintaining the aesthetic quality of the individual parks. A hierarchy between physical and environmental recreation activities would be derived through these plans.

The Township has prepared and adopted several master plans since 1995. Each plan went through a comprehensive process that included site visits, environmental analysis, significant public participation, and public and work session meetings. The resulting products included the following:

- Township Wide Trail Master Plan (1996)
- Fisher's Park Master Plan (1998)
- Grist Mill Park Master Plan (2000)
- Bustard Road Park (2005)

GOAL 2: Preserve significant cultural resources within the Township.

Agricultural Preservation

The remaining farms in Towamencin hold the legacy of past generations dedicated to agriculture and the Township's past. The preservation of these farms as cultural resources should be as major focus for implementation and should be incorporated into the budgetary planning of the Township.

Encourage the Expansion of the Agricultural Security District

State Law permits groups of farmers to create agricultural security districts provided there are over 500 acres of land not necessarily contiguous and that their farming

practices are not a threat to public health, welfare and safety. Montgomery County has a number of these districts and encourages the development of more.

Towamencin Township has a rich heritage of being a farming community. Since 1993, over 276 acres of farmland has been secured under the Agricultural Security Area. Forty five of these acres have been included since 2000.

GOAL 3: Provide a sufficient number and variety of recreational sites for present and future activities, for residents of all ages, abilities, and interests.

Acquire Lands

The easiest and simplest way for a municipality to acquire land is to purchase it. It is recommended that the Township acquire the highest, most immediate prioritized land for open space and recreation expansion. Towamencin should utilize the county grant mechanism to acquire land, and research other acquisition options such as other grants and/ or increased dedicated open space.

The Township has acquired several parcels of land since 1995, including the "Hanks & Arneith" property (20 acres), the Towamencin Township Tree Farm (5 acres), and the Rittenhouse Farm (15 acres).

Encourage donation of land for tax incentives.

The Township will encourage landowners to donate land to various conservation groups throughout the County, permanently restricting future development from occurring on the property. The landowner would, in return, receive various tax benefits from their donation. This land would then be completely preserved or developed in a manner that would preserve the ecologically important areas on the site.

In 2005, the Township was named as a beneficiary in the will of a long time resident, Ms. Virginia Kibler, to receive 35 acres of land in the pan-handle section of the Township to be preserved in perpetuity as open space.

Encourage transfer of development rights.

The Township could preserve rural land by transferring development rights from rural areas to growth areas. Private land owners could sell their development rights to designated growth areas instead of developing their property. This would deed restrict these areas from future development and confine development within a certain boundary. The farm land within the Township is at greatest risk for future

development, so the price of these rights must be high enough to discourage the development of these locally important areas.

In early 2005, the Halteman Farm, a 73-acre property located in the panhandle section of the Township, was preserved from future development through the Montgomery County Agricultural Land Preservation program.

Mandatory dedication of open space.

The Municipalities Planning Code Requires development to provide open space, or pay a fee in lieu of such open space. Establish a structure so that fees to be paid in lieu of open space are equal to and not less than a certain amount of dedicated open space. This fee should be evaluated regularly to maintain a proper structure. The municipality cannot require a developer to dedicate open space but they can require that the land be flat and suitable for recreation purposes.

The Township Code requires the provision of suitable open space for parks, playgrounds and recreational areas with every subdivision / land development plan. Consideration must be given to the preservation of natural features, including large trees, groves of trees, waterways, historic points, and other community assets. The amount of land to be set aside 2,000 square feet for every dwelling unit and 10% of the gross area for non-residential developments.

Should the development not allow for the actual preservation of land on-site, the Township requires the submission of various Development Impact Fees as permitted by the Pennsylvania Municipalities Planning Code. These include an Open Space fee of \$1,000 per dwelling unit for residential properties and \$1,000 for every 2,000 square feet of floor area for non-residential developments. To date, the Township has acquired over \$1,116,500.00 in Open Space Impact Fees.

Continue to build partnerships with the Township schools.

This option would keep a wide variety of open space available, to the Township, on a limited basis. Such activities as field hockey or lacrosse fields, included in these spaces and are not present in the Township parks, could be reserved for use at the local schools.

Recently, the North Penn School District has started to limit access to use of their athletic fields to outside organizations. The School District has advised that this is necessary to allow the over-used fields down periods to allow for re-growth. However, a recent project represents the combined efforts of Towamencin Township and the North Penn School District, which includes work on tee-ball and soft ball fields on areas

adjacent to the North Penn School District's General Nash Elementary school to allow the development of connecting trails and parking as shown on the Bustard Park Master Plan.

Assess the need for a community center

If the need for active recreation in the winter months increases, then the construction of a gymnasium/ community center will be considered. This will be a multi-purpose building, providing not only active recreation facilities but also educational classes. The location of this complex will be analyzed to determine whether the Town Center is a suitable area for developing this use, or if the location should be established elsewhere in the Municipality.

Due to various funding constraints, this has not been pursued.

Establish a uniform pedestrian trail throughout the Township.

The present trail system should be expanded to make the Township parks more easily accessible by walking and biking. The Township will also look beyond its boundaries to link their trails to the proposed county trails, making Towamencin more accessible to the surrounding communities.

In 1996, Towamencin adopted the "Township-Wide Trail Master Plan." The plan provides for alternative, non-automobile oriented transportation and recreation opportunities, with a goal to identify a network of existing and potential trails across the Township. Since the adoption, several on and off-road pedestrian and bicycle trails (with signage) have been established, including trails throughout Fischer's Park, a nature walkway along Towamencin Creek off Kreibel Road, and various dedicated bicycle lanes along rights-of-way.

In May 2005, the Township joined the Evansburg Task Force. The Bureau of State Parks is developing a program to rehabilitate Evansburg State Park's network of trails and are looking to shape the park's internal trails that could connect to a sustainable trail system that reaches local communities.

GOAL 4: Manage growth to achieve these goals.**Concentrate development into specific growth areas.**

The establishment of growth boundaries would limit a certain type of development to occur within those boundaries. This type of planning would limit the encroachment of suburban sprawl onto valuable open space such as farmland. This would encourage development to occur away from the existing agricultural lands while establishing growth areas that foster a community identity within these areas. For this principal to work, these boundaries need to be maintained. Should a developer own property outside the boundary of a specific land use and want to develop it as a different use, the Township should deny their proposal to preserve the integrity of this plan.

In the mid 1990's, Towamencin Township started developing a Town Center Plan for the Kulpville section of the Township located neat the crossroads of Sumneytown Pike and Forty Foot Road. This vision evolved into the Towamencin Village Overlay Zoning District and its own associated Land Use and Design Manual. This District is intended to provide the opportunity for the re-development of the Village of Kulpville in accordance with a Master Plan.

Review and modify the Township Ordinances to achieve this goal

The Townships major tool in managing growth is the zoning ordinance and subdivision/ land development ordinance. The Township should conduct periodic reviews and modifications to ensure that the ordinances are established according to the goals and objectives set forth by the Open Space Committee.

Protecting community character and encouraging appropriate development are twin goals for Towamencin Township. The zoning and land development codes can be a chief tool or, if not properly updated when needed, a chief barrier to effectively meeting the community's goals. Consequently, the Township reviews and considers amendments to both codes on a routine basis.

Establish a Historical Society.

To preserve the dwindling cultural and historic features of the township, a Historic Architectural Review Board may be created. This board would conduct activities such as: inventory the existing resources, establish historic areas, review architectural modification to significant structures and the like.

Strive to have historic or culturally important sites, within the Township, placed on the national or local register.

This would protect historic sites from future demolition or major alterations to the original quality of the building. This would also preserve elements of a specific era in history, providing the Township with a historic identity unique to this area.

Look for alternative ways to preserve historic sites, possibly through commercial or office uses locating within them.

This alternative would allow different uses to establish within a historic building, such as a restaurant or a medical office, while retaining the old facades and interior layouts that were specific to that time period. This could also exist as an option to maintaining these buildings, other than through expending Township funds.

Look to acquire land surrounding a historic site and incorporate it into a park design. To allow for other ways of maintaining historic buildings, parks could be located around historic and cultural sites to act as a community meeting places. This would preserve the historic nature of the building while combining two uses into one area. This allows for easier maintenance and better protection.

The Towamencin Historical Society was incorporated in perpetuity on November 2, 1970 in Lansdale Borough, Montgomery County, Pennsylvania as a private, non-profit corporation in response to the threatened demolition of the Morgan Log House structure. It was organized exclusively for charitable, educational and scientific purposes as defined and limited by Section 501 (c) (3) of the Internal Revenue Code. Its stated mission was "The study and preservation of the history of Towamencin Township and Montgomery County, Pennsylvania, as well as the promotion of the study of history, local, national, and of the World."

On December 6, 1985, The Towamencin Historical Society filed Articles of Amendment changing its name to the Welsh Valley Preservation Society. This was in response to a need to expand its area of geographical association for fund-raising purposes. The W.V.P.S. is governed by a Board of Trustees consisting of not less than five members.

The W.V.P.S employs a full-time professional curator to implement the policies set by the Board of Trustees. The curator oversees and administers all operations at The Morgan Log House. These operations include curator duties, conservation, registration, research, education, public relations, development, security and maintenance. The curator is assisted by a corps of dedicated volunteers. The current curator began work in 1994.

A separate Towamencin Historical Society was established in 1995.

Appendix C: Adoption Resolutions

RESOLUTION 06-51

**ADOPTION OF REVISED
PARKS, RECREATION AND OPEN SPACE PRESERVATION PLAN**

WHEREAS, on December 27, 1989, By Resolution 89-50, the Board of Supervisors of Towamencin Township adopted the Township Open Space Plan; and

WHEREAS, on December 18, 1995, the Board of Supervisors, adopted Resolution 95-70 which revised the Open Space Plan, now known as the Parks, Recreation and Open Space Preservation Plan; and

WHEREAS, Phase Two of the Montgomery County Open Space Program adopted the Green Fields/Green Towns Program on December 18, 2003 that provided \$150 million in grant funds to be made available to municipalities within the County; and

WHEREAS, the Board of Supervisors authorized and requested the preparations of a revision of the said Parks, Recreation and Open Space Preservation Plan in order to incorporate and reflect the changing needs of the Township's Community and the requirements of the Montgomery County Green Fields/Green Town's Program; and

WHEREAS, the said revised plan was prepared through a series of public meetings with the participation of staff, public volunteers and consultants;

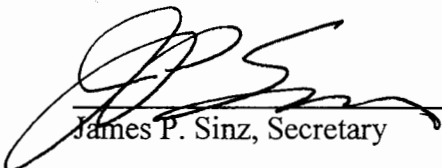
WHEREAS, the said Plan and any amendment thereto will be used to guide the Township in its development of future park and recreation facilities and in the expenditure of Open Space Impact Fees.

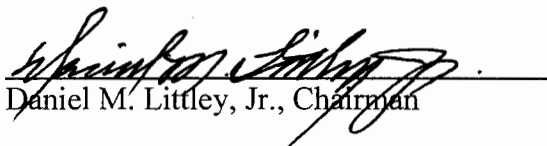
NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of Towamencin Township that the revised Parks, Recreation and Open Space Plan is hereby adopted by the Board of Supervisors.

RESOLVED this 27th day of September 2006.

**Towamencin Township
Board of Supervisors**

ATTEST:


James P. Sinz, Secretary


Daniel M. Little, Jr., Chairman

RESOLUTION # 2006- 31

**MONTGOMERY COUNTY OPEN SPACE BOARD
APPROVAL OF THE TOWAMENCIN TOWNSHIP MUNICIPAL OPEN SPACE
PLAN**

WHEREAS, On December 18, 2003 the Commissioners of Montgomery County established the Green Fields/ Green Towns Program which provides grant fund for open space preservation; and

WHEREAS, the Green Fields/ Green Towns Program requires the preparation of municipal open space plans and provides grants which may be used by any municipality in Montgomery County for the preparation of an open space plan; and

WHEREAS, Towamencin Township has prepared an open space plan in accordance with guidelines established for the Green Fields/ Green Towns Program; and

WHEREAS, the Montgomery County Open Space Board has reviewed the plan in accordance with the guidelines established by the county.

NOW THEREFORE BE IT RESOLVED that the Open Space Board hereby approves the Towamencin Township Open Space Plan subject to final adoption by Towamencin Township.

Resolved and Adopted by the Open Space Board June 27, 2006

Appendix D: Other Funding Sources

Federal

Catalogue of Federal Domestic Assistance
-Available at public libraries or at www.cfda.gov.

National Park Service

www.nps.gov/ncrc/programs/rtca/

Rivers, Trails, and Conservation Assistance Program – The program offers technical assistance only to nonprofit organizations, community groups, and local or state government agencies. Rivers and Trails technical staff offers the following types of assistance for recreation and conservation projects:

- Building partnerships to achieve community-set goals;
- Assessing resources;
- Developing concept plans;
- Engaging public participation;
- Identifying potential sources of funding;
- Creating public outreach;
- Organizational development; and
- Providing conservation and recreation information.

Commonwealth of Pennsylvania

Department of Environmental Protection

www.dep.state.pa.us

Stormwater management

- Assist or reimburse counties for costs involved in preparing or revising watershed stormwater plans
- Reimburse municipalities for costs associated with the preparation, administration, enforcement, and implementation of ordinances and regulations as required by the Stormwater Management Act.

Department of Community and Economic Development

www.inventpa.com

- **Community Development Block Grant Program (CDBG): Provides grant assistance and technical assistance to aid communities in their community and economic development efforts**
- **Community Revitalization Program (CR)**: Provides grant funds to support local initiatives that promote the stability of communities
- **Elm Street Program**: Grant funds for planning, technical assistance and physical improvements to residential and mixed use areas in proximity to central business districts.
- **Industrial Sites Reuse Program**
<http://www.inventpa.com/default.aspx?id=291> Grant and low-interest loan financing to perform environmental site assessment and remediation work at former industrial sites.
- **Main Street Program**: This program provides assistance for revitalization planning and projects. Visit the DCED website as well as www.padowntown.org for more information.

Department of Natural Resources and Conservation

www.dcnr.state.pa.us/grants

Community Conservation Partnerships Program (C2P2) - The Community Conservation Partnerships Program provides state and federal grant dollars to help fund Community Recreation, Land Trust, Rails-to-Trails, Rivers Conservation and PA Recreational Trails projects.

Contact: Southeast Field Office (Philadelphia)
Don Gephart and Fran Rubert
908 State Office Building
1400 Spring Garden Street
Philadelphia, PA 19130
E-mail: dgephart@state.pa.us or frubert@state.pa.us
Phone: (215) 560-1182 or (215) 560-1183
Fax: (215) 560-6722

Pennsylvania Infrastructure Investment Authority (PENNVEST)

<http://www.pennvest.state.pa.us/pennvest/site/default.asp>
(for brownfield redevelopment and water / sewer issues)

Pennsylvania Historical and Museum Commission

www.phmc.state.pa.us

- Certified Local Government Grant Program – Provides funding for cultural resource surveys, national register nominations, technical and planning Assistance, educational and interpretive programs, staffing and training, and pooling CLG grants and third party administration
- Keystone Historic Preservation Grant Program - Funding for preservation, restoration, and rehabilitation
- Pennsylvania History and Museum Grant Program - Funding under this program is designated to support a wide variety of museum, history, archives and historic preservation projects, as well as nonprofit organizations and local governments. There are 10 types of grants.

Pennsylvania Emergency Management Agency

www.pema.state.pa.us

Pennsylvania Dept. of Transportation

www.dot.state.pa.us

- Safe Routes to School
This category includes projects for bicyclists and pedestrians that permit safe passage for children to walk or bike to school. This includes activities that enhance the transportation system through the construction of new facilities or the improvement of existing facilities to make them more usable for pedestrians and bicyclists. Some examples of eligible activities include: sidewalk improvements, pedestrian/bicycle crossing improvements, bike lanes, traffic diversion improvements, off-street bicycle and pedestrian facilities. In addition, this program may fund traffic calming measures to slow the speed of cars such as the following: curb extensions, bulb-outs, traffic circles, raised median islands, speed humps, textured or raised crosswalks. Funds cannot be used for bicycle and pedestrian facilities that are solely for recreational use.

<http://www.dot.state.pa.us/PennDOT/Bureaus/CPDM/Prod/Saferoute.nsf>

- Home Town Streets
This category includes a variety of streetscape improvements that are vital to reestablishing our downtown and commercial centers. These will include activities undertaken within a defined "downtown" area that collectively enhance that environment and promote positive interactions with people in the area.

Projects may include sidewalk improvements, planters, benches, street lighting, pedestrian crossings, transit bus shelters, traffic calming, bicycle amenities, kiosks, community "gateway" plantings, signage and other visual elements.

- Transportation Enhancement Program
Trails – Construction, Maintenance and Improvement
Historic Resource preservation and enhancement
Streetscape improvements
Public Transit Facility improvements
Traffic Calming
Trees/Planting

Contact: Greg Brown
7000 Geerdes Boulevard
King of Prussia, PA 19406
(610) 205-6950
gregbrown@state.pa.us

Pennsylvania Infrastructure Bank

<http://www.dot.state.pa.us/penndot/bureaus/pib.nsf/homepagepib?readform>
(low interest loans for capital improvement and construction projects)

WREN – Water Resources Education Network

www.pa.lwv.org/wren

Administered through the League of Women Votes of PA

Grants available for water resources education projects – especially projects that raise awareness about protecting drinking water sources and preventing non-point pollution.

Regional

Delaware Valley Regional Planning Commission
www.dvrpc.org

Transportation and Community Development Initiative - The TCDI program is intended to assist in reversing the trends of disinvestment and decline in many of the region's core cities and first generation suburbs by:

- Supporting local planning projects that will lead to more residential, employment or retail opportunities;

- Improving the overall character and quality of life within these communities to retain and attract business and residents, which will help to reduce the pressure for further sprawl and expansion into the growing suburbs;
- Enhancing and utilizing the existing transportation infrastructure capacity in these areas to reduce the demands on the region's transportation network; and
- Reducing congestion and improving the transportation system's efficiency.

Congestion Mitigation and Air Quality Improvement (CMAQ) Program seeks transportation-related projects that can help the region reduce emissions from highway sources and meet National Clean Air Act standards. The program covers the DVRPC region of Bucks, Chester, Delaware, Montgomery, and Philadelphia counties in Pennsylvania; and, Burlington, Camden, Gloucester and Mercer counties in New Jersey.

Schuylkill River Heritage Area

www.schuylkillriver.org

Grants are available to counties, municipalities and non profit organizations to develop projects and programs that address SRHA's five core goals:

1. resource conservation (natural and cultural)
2. education and interpretation
3. recreation
4. community revitalization
5. heritage tourism

Projects should be consistent with criteria established in the Schuylkill River Heritage Area Management Plan and Environmental Impact Statement, *Living with the River*, 2003, available on their website.

Contact: Cory Kegerise, Heritage Coordinator at 484-945-0200

Private

PECO Energy "Green Region" (administered by Natural Lands Trust)

www.natlands.org

Grants for municipalities in Southeastern Pennsylvania

- Up to 50% of the planning expenses associated with developing or updating municipal open space protection plans.

- Up to 75% of the direct and indirect expenses associated with the fee simple purchase (or receipt by donation) of open space properties identified in a municipal open space plan.
- Up to 75% of the direct and indirect expenses associated with the purchase (or receipt by donation) of conservation easements (also known as “development rights”) on properties identified in a municipal open space plan.
- Up to 75% of the planning expenses to improve municipally-owned open spaces, or lands to be acquired by a municipality.
- Up to 50% of the cost of materials and labor to install habitat improvements and capital improvements for passive recreation similar to those in item 4, above, on municipally-owned open space, when such improvements are identified in a municipal open space plan.

Contact: Elizabeth Robb, Administrator
Green Region
c/o Natural Lands Trust
1031 Palmers Mill Road
Media, PA 19063
610-353-5587
e-mail: brobb@natlands.org

The Conservation Fund

www.conservationfund.org

Watershed *Action* Grant Program

Watershed Action Grants aid nonprofit organizations and their partners *implement conservation plans* to protect watersheds, improve water quality and promote watershed stewardship. Specific watersheds are targeted in southeastern Pennsylvania and southern New Jersey for grant awards during this 2005 grant cycle.

For complete information, please refer to the program’s website: www.conservationfund.org, then go to “Award Programs” and to “Watershed Action Grants” or, alternatively, go directly to <http://www.conservationfund.org/?article=2829>.

William Penn Foundation

<http://www.wpennfdn.org/>

Grants for private non-profit 501(c)3 organizations in Southeastern PA

Funding Priorities:

Promote Sustainable Watershed Assets

Promote strategic, coordinated policies and investments to ensure land and water protection.

Implement projects in targeted areas that demonstrate model practices and policies.

Promote Sustainable Regional Development

Promote coordinated, strategic public redevelopment policies and investments that build on existing infrastructure and regional assets of older communities.

Foster innovation and implement community redevelopment models in the urban core - targeted communities in Philadelphia and Camden.

The Pew Charitable Trusts

<http://www.pewtrusts.org>

Grants for private non-profit 501(c)3 organizations

Environment program

Contact: Josh Reichert
c/o The Pew Charitable Trusts,
2005 Market Street, Suite 1700,
Philadelphia, PA 19103
215.575.4740 envimail@pewtrusts.org

Claneil Foundation, Inc.

Purpose and activities: Giving primarily for the arts, education, health, the environment, and community development. Geographic focus: Pennsylvania

Contact: Cathy M. Weiss, Exec. Dir
630 W. Germantown Pike, Ste. 400
Plymouth Meeting, PA 19462-1059

Foundation Grants

www.fdncenter.org

Contact the Foundation Center at 79 Fifth Avenue, New York, NY 10003

This website has a large database of organizations that make grants for many different types of projects.

Appendix E: Montgomery County Trail Guidelines

Guidelines for Trail Development Within Montgomery County, Pennsylvania



Montgomery County Commissioners

James R. Matthews, Chairperson

Thomas Jay Ellis, Esq.

Ruth S. Damsker

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Trail Notes

Montgomery County's proposed primary trail network offers many potential benefits to county residents on a local, regional and even national level. Benefits of smart trail design and development range from preserved open space to the promotion of active, healthy lifestyles to the creation of an alternative source of transportation for commuters and recreation users alike. Additionally, the sixteen proposed interconnected county trails will establish connections to parklands, historic sites, natural areas and other points of interest through out the region. Through devoted trail planning, the county has constructed the Schuylkill River Trail and the Perkiomen Trail. These trails have set the foundation for the county's regional trail network while providing the framework for local trails and pathways to connect to the regional system.

The Open Space Program, Trails & You

The purpose of this document is to provide desirable and minimum trail design standards to municipalities applying for county open space funds to develop trail connections. The municipality's open space plan must indicate connections to existing or proposed county trails, and county parks and historic sites to be eligible for county trail funding.

If a municipality decides to pursue the design and construction of a regional county trail segment, the trail surface and width standards should reflect the preferred trail standards stated in the County's: *Open Space, Natural Features, and Cultural Resources Plan*, Montgomery County, 2004, Chap. 4, "Trails and Pathways," pp.131-141 (Summary excerpt of "Trails and Pathways" - see right sidebar column). Additionally, coordination with the county will be established regarding design and construction of a proposed county trail segment.

When a municipality enters the *Green Fields/Green Towns Program* and applies for the County Trail Connection Grant Option, the municipality will be required to meet county trail guidelines, and multiple requirements/conditions stated within the applications and grant agreement (see attached application packet). Furthermore, municipal trail design plans must be County approved.

<u>Montgomery County's Proposed Primary Trail Network Preferred Standards</u>	
<u>Chester Valley Trail</u>	Preferred Trail Surface and Width Standards: Macadam Pavement with a 10-12 foot trail width.
<u>Cresheim Trail</u>	Preferred Trail Surface and Width Standards: Macadam or Hard Cinder Pavement with a 10-12 foot trail width.
<u>Cross County Trail</u>	Preferred Trail Surface and Width Standards: Macadam Pavement with a 10-12 foot trail width.
<u>Evansburg Trail</u>	Preferred Trail Surface and Width Standards: Hard Cinder Pavement with an 8-10 foot trail width.
<u>Liberty Bell Trail</u>	Preferred Trail Surface and Width Standards: Macadam or Hard Cinder Pavement with a 10-12 foot trail width. <i>Exceptions through boroughs, village areas and areas where on road facilities and sidewalks must be used.</i>
<u>Manatawny Trail</u>	Preferred Trail Surface and Width Standards: Hard Cinder Pavement with an 8-10 foot trail width.
<u>Pennypack Trail</u>	Preferred Trail Surface and Width Standards: Macadam or Hard Cinder Pavement with a 10-12 foot trail width.
<u>Perkiomen Trail</u>	Preferred Trail Surface and Width Standards: Macadam or Hard Cinder Pavement with a 10-12 foot trail width.
<u>Power Line Trail</u>	Preferred Trail Surface and Width Standards: Macadam or Hard Cinder Pavement with a 10-12 foot trail width.
<u>Schuylkill East Trail</u>	Preferred Trail Surface and Width Standards: Hard Cinder Pavement with an 8-10 foot trail width.
<u>Schuylkill River Trail</u>	Preferred Trail Surface and Width Standards: Macadam Pavement with a 10-12 foot trail width.
<u>Stony Creek Trail</u>	Preferred Trail Surface and Width Standards: Macadam or Hard Cinder Pavement with a 10-12 foot trail width.
<u>Sunrise Trail</u>	Preferred Trail Surface and Width Standards: Macadam or Hard Cinder Pavement with a 10-12 foot trail width.
<u>West County Trail</u>	Preferred Trail Surface and Width Standards: Macadam or Hard Cinder Pavement with a 10-12 foot trail width.
<u>Wissahickon Trail</u>	Preferred Trail Surface and Width Standards: Macadam or Hard Cinder Pavement with an 8-12 foot trail width.
<u>202 Trail</u>	Preferred Trail Surface and Width Standards: Macadam Pavement with a 10-12 foot trail width.

In order to maintain consistency throughout the trail development process, the county has referenced and developed a trail and bicycle facilities design criteria to aid in the design and construction phases. The county has created four trail classification types providing a desirable and minimum standard range for each classification type. The four trail classification types are:

- *Multiuse
- *Retrofit Sidewalk
- *Pathway
- *On Road Improvements for Bicyclist

The trail classification type (or a related name/description) should be identified or noted within the municipality’s open space plan update. Through the initial planning process, the trail type should be determined and solidified. Once established, the municipality should adhere to the county’s applicable standards for that particular classification type. The criteria formulated in this document are characteristically universal standards derived from primary public and private publications noted at the end of this document.

The county acknowledges that unforeseen factors and environmental constraints may exist in the design and construction phase of trail development that may hinder the municipality from meeting certain standards. The county expects the municipality to research all possible trail realignments, remediation scenarios, land use impacts, negotiation strategies and community partnerships before determining that the minimum standards cannot be met.

Trail Terms and the Trail Ahead

To briefly elaborate, the county has described each trail classification type to allow the municipality to identify what type of trail they envisioned or would like to plan for.

Multiuse – A trail that permits more than one user group (jogger, bicyclist, hiker, etc.) at a time, creating a two-way shared use area. The trail is constructed of a hard paved surface or a hard compacted cinder to facilitate wheeled and pedestrian trail traffic.

Pathway – This is a temporary or permanent area that is normally dirt or cinder although some paths are asphalt or concrete. A path typically indicates the common route taken by pedestrians between two locations.

Retrofit Sidewalk – A widened and improved concrete pedestrian facility to allow more than one pedestrian user group (jogger, walker, hiker, etc.) at a time, creating a two-way shared use area (excludes wheeled trail traffic in most cases).

On Road Improvements for Bicyclist – Improvements consist of the creation or designation of the following: a) *Bike Lane* – A portion of a roadway that has been designated by striping, signing, and pavement markings for the preferential or exclusive use of bicyclists; b) *Bike Route* – A shared right-of-way (widened curb lane or shoulder or the creation of a shoulder) located on medium to lightly traveled streets and roadways designated with appropriate “bike route” directional and informational signs. These signs help encourage use and warn motorists that bicycles may be present; c) *Bicycle Friendly Areas (BFAs)* – An area that provides compatible and safe streets for bicyclists. Typically, BFAs are used in residential neighborhoods, although these areas could be used in any type of development where designated bike lanes are not required, but motorists should be aware of bicyclists using the roadways.

Terms may differ throughout the municipalities open space plans updates. The idea is that each municipality that applies for county open space funds can relate to one of our four trail classification types and set in motion their trail building process as soon as it’s identified.

The Trail Ahead...Access & Ownership

Another major component to a trail development project is the process of the municipality acquiring access and/or ownership to the corridor for the proposed trail alignment. **The County requires a 75' (foot) trail corridor-width minimum for all proposed trail projects.** If the minimum cannot be met, the municipality must demonstrate why its partial or entire corridor is below the minimum. The 75' minimum is required to ensure proper buffering, landscaping, aesthetic viewsheds and greenway preservation throughout the county.

There are a variety of acquisition and access methods a municipality may use to fulfill this component of trail development. Montgomery County's three acceptable standards are as follows:

a) *Fee Simple Acquisition:* A complete transfer of land ownership from one landowner to another party, usually by purchase.

b) *Easement:* Grants the right to use a specific portion of land for a specific purpose or purposes. Easements may be limited to a specific period of time or may be granted in perpetuity; or the termination of the easement may be predicated upon the occurrence of a specific event. An easement agreement survives transfer of landownership and is generally binding upon future owners until it expires on its own terms.

c) *License/Lease Agreement:* The temporary grant of an interest in land upon payment of a determined fee. The fee does not have to be monetary, but some consideration must be given for the right to use the land, or the lease will not be legally binding.

License/lease agreements (between public utility agencies) will only be recognized and accepted by the Green Fields/Green Towns Program if the agreement is for 25 years or longer (with renewal options) and the municipality agrees to maintain and police the trail segment for that time span. The above stated condition of approval is to ensure that the municipality is 100% committed to planning, designing, building and maintaining their public asset and recreational amenity.

Montgomery County prefers the municipality to either acquire the land or right-of-way through fee simple or obtain an easement in perpetuity throughout the trail corridor.

Design Standards

The heart of this document is the chart below. The chart contains tangible trail design standards that will provide direction and support behind a tremendous regional trail network.

TRAIL NOTE: Please note the term 'Cinder' used in the Trail Surface Type description applies to a variation of cinder/granular type surface applications. The most common cinders used include limestone (limestone dust), sandstone and crushed native rock. The stones' diameter should be less than 3/8 inch and the surface depth should be at least 4 inches thick (compacted) to accommodate mostly every multi-use trail user.

Montgomery County Trail Design Standards

<u>Standard Description</u>		<u>Trail Classification Type</u>			
Criteria Outline		Multiuse	Pathway	Retrofit Sidewalk	On Road Improvements for Bicyclist
Trail Width (75' trail corridor width minimum)	Desirable	12'	6'	10'-12' (multi-use w/o bike lane: two-way shared use)*	Bike Lane: 6'-5'
	Minimum	8'-10'	4'	6'-8' (multi-use with bike lane: two-way shared use)**	Bike Lane: 4'
Trail Shoulder Width	Desirable	4-5'	2'	4' (multi-use w/o bike lane: two-way shared use)	Road Shoulder: 8'-6'
	Minimum	2'	2'	2' (multi-use with bike lane: two-way shared use)	Road Shoulder: 4'
Trail Surface Type***	Desirable	Macadam	Cinder/Macadam	Concrete	Macadam
	Acceptable	Cinder	Cinder	Macadam (if acceptable by local zoning regulations)	Macadam
Trail Grade (longitudinal slope)	Desirable	1%-3%	1%-3%	1%-2%	--
	Maximum	5%	5%	5%	--
Trail Surface Grade (cross slope)	Desirable	1%	1%	1%	--
	Maximum	2%	2%	2%	--
Vertical Clearance	Desirable	10'	10'	10'	--
	Minimum	8'	8'	8'	--
Horizontal Clearance (edge of trail vegetation clearance)	Desirable	4-5'	2'	4'	--
	Minimum	2'	2'	2'	--
Design Speed (mph)	Desirable Grades	20	3-7	8-15	25-30
Viewshed (linear feet) {line of sight within a corridor}	Desirable	200'-175'	75'	200'-175'	--
	Minimum	150'	50'	150'	--
Signage	Trail	See 'Sign Dimensions for Trail & Bicycle Facilities' for chart and sign examples			
	Roadway				
* 6' (typical ped. sidewalk) ** 4' (typical ped. sidewalk) *** Macadam should be considered for trail grades over 2%				All Trail Surface Depths are assumed @ 2-4" and Trail Sub-base Depths are assumed @ 4-8".	

Note: Montgomery County Trail Design Standards were derived from multiple sources cited on the ' Trail & Bicycle Facilities Resource References' page located on page 15 of this document.

The remaining sections of this document contain the estimated construction costs, cross section illustrations of each classification type, signage dimensions and examples, and a trail and bicycle resource reference page.

TRAIL NOTE: In addition to county open space funds, municipalities are encouraged to seek and apply for other trail funding sources in conjunction with the subdivision and land development process to facilitate their trail development goals. See [Appendix A](#) for a detailed list of other potential trail funding sources for municipalities to seek out and utilize.

Estimated Trail Construction Costs

Baseline Estimates for Constructing Trail Type Surfaces*

12' Multiuse Wide Trail - Cost Range Per Linear Foot			
Macadam	Concrete	Cinder	Road Improvements (Macadam)
\$43.00	\$77.00	\$21.00	Variable dependent on scope and design of improvements.
\$26.00	\$53.00	\$11.00	
6' Multiuse Wide Trail - Cost Range Per Linear Foot			
Macadam	Concrete	Cinder	Road Improvements (Macadam)
\$21.50	\$38.50	\$10.50	Variable dependent on scope and design of improvements.
\$13.00	\$26.50	\$5.50	

- All estimated figures were calculated in 2005 dollar amounts -

* The above stated estimates were derived from Montgomery County's experience in developing the Schuylkill River and Perkiomen trails using force account labor (materials, trucks and equipment rentals included), utilizing regional and local engineering cost estimates and a national trail estimate. The estimated cost ranges calculated in the table above, represent a high (virgin territory) and low (existing rail/utility corridor) cost construction scenario for municipalities to consider when planning a future trail.

TRAIL NOTE: The above stated cost estimates throughout this memo do not include preliminary and/or final engineering design costs. Only after a careful review on a case-by-case basis of each project, can a reliable and accurate cost be calculated. The above stated cost estimates within this trail guideline document could increase due to many variables and unforeseen factors in the construction phase.

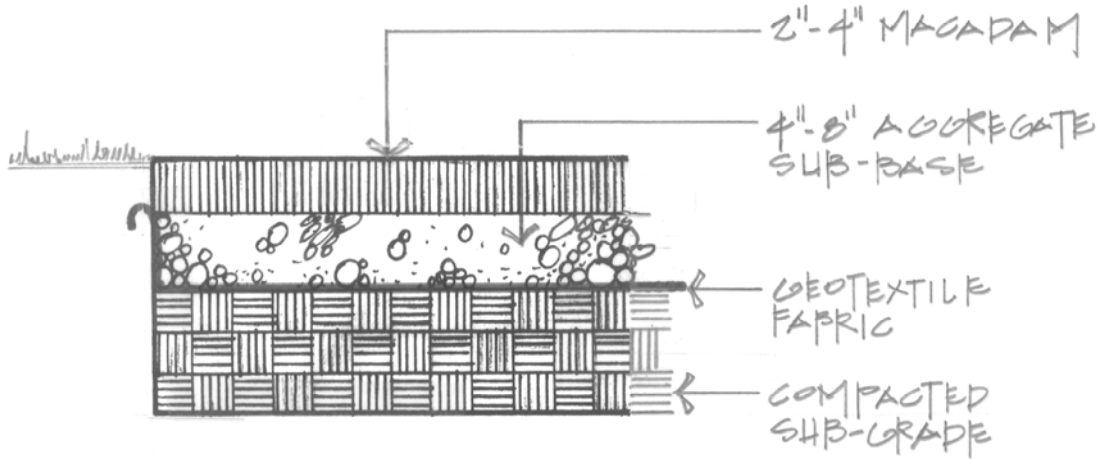
The cost of constructing a paved, concrete or cinder (gravel-surfaced) trail varies depending on whether the trail is built where there already exists a suitable base. For example, trail construction along an abandoned railroad corridor or a former roadway typically requires less site preparation work because a base already exists upon which the trail surface can be applied. If, however, a new trail is being blazed through virgin territory or where a dirt footpath is being upgraded to a more formalized trail, then the trail route must also be cleared, excavated and provided with an adequate sub-base prior to application of the actual trail surface. This extra work adds time and expense to the overall project cost (fuel cost should also be estimated for all power equipment and vehicles used for trail development).

Secondly, the expense of design engineering (i.e., the preparation of line and grade drawings; details/specifications; erosion and sedimentation control plans; applications to regulatory agencies for environmental clearance and approvals; etc.) must also be factored into a trail's overall development cost. Other qualifiers that could fluctuate the overall cost are: base thickness; surface thickness; motorized vehicle weight consideration; direction of alignment; curb cuts; access/driveway aprons; signage/signals; landscaping; and other amenities related to trail development. This component of cost is perhaps most difficult to accurately build into a typical cost estimate because each trail project is unique and will have its own set of design and engineering requirements. Generally, design costs will be higher for a trail that is being built through virgin territory because it will likely involve a greater degree of environmental impact versus a trail that takes advantage of an existing man-made corridor.

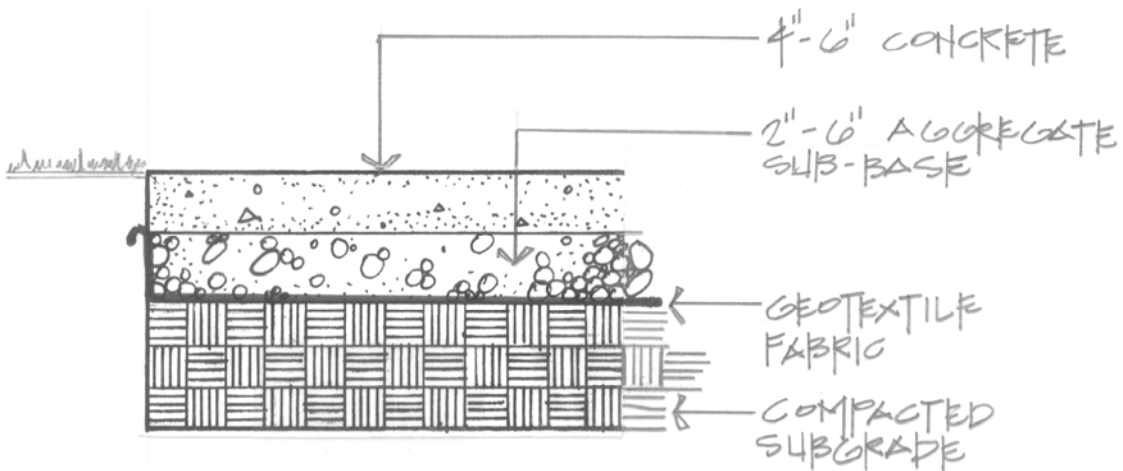
Lastly, a final variable that will affect typical trail development costs is labor. If an outside contractor is used, then local prevailing rates for construction crews can make the project more expensive than if public employees were to be used to perform the construction work. For example, a government-sponsored trail project can often be implemented using its force account labor (i.e., crews from its parks department, public works, or roads and bridges departments) to cut down on expenses since its employees' salaries are already paid for in the agency's regular payroll system. This approach assumes that departmental employees have time available to spend on the trail project without sacrificing other essential duties of their positions. It also assumes that the governing body has reviewed and approved of the approach to devote staff resources to the construction effort.

Cross Section Illustrations of Trail Classification Types

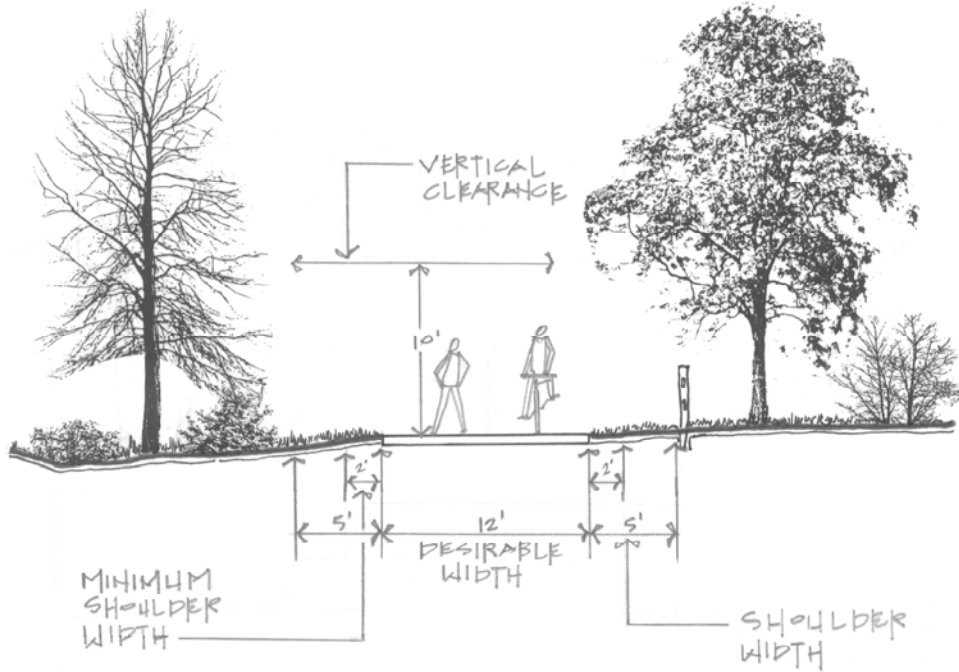
The trail cross sections and detail illustrations (pages 7-9) are visual examples of the County's recommended desirable and minimum principle standards which correspond with the trail design chart on page 5 of this document. Each trail classification illustration may depict multiple scenarios between desirable and minimum standards.



TYPICAL MACADAM TRAIL DETAIL

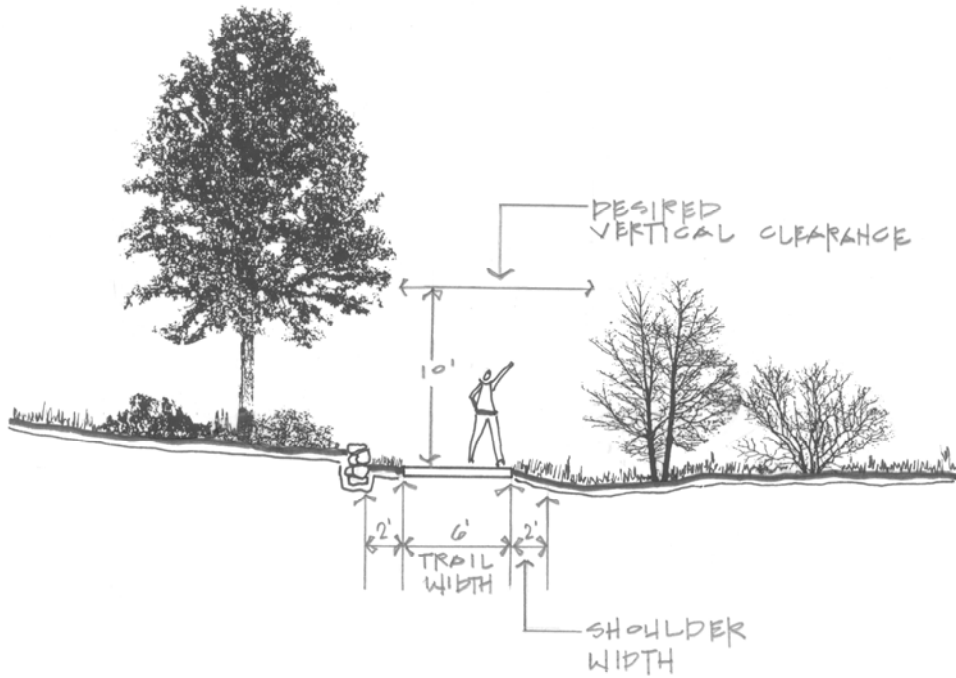


TYPICAL CONCRETE TRAIL DETAIL



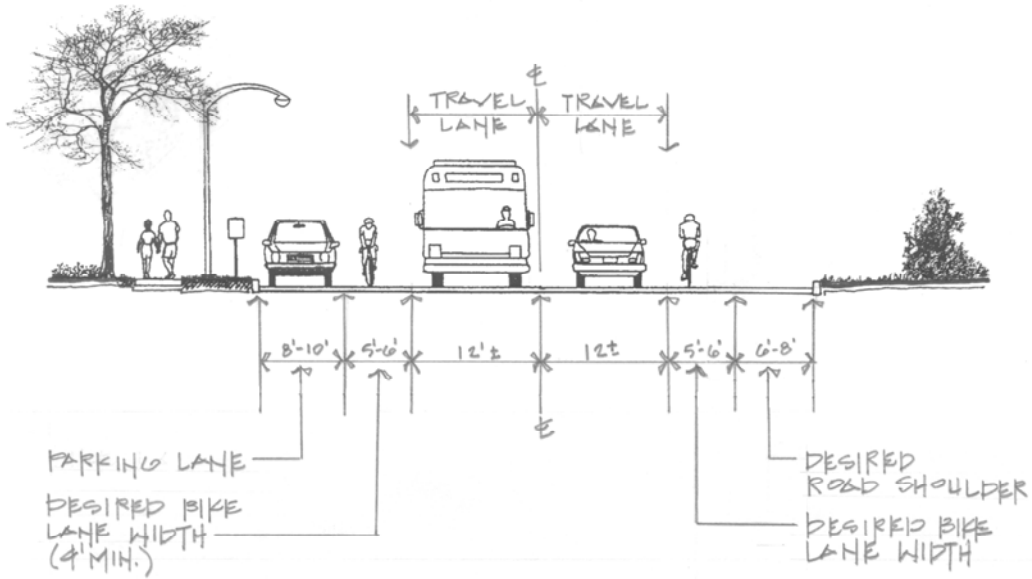
TYPICAL MULTIUSE TRAIL SECTION

HTS



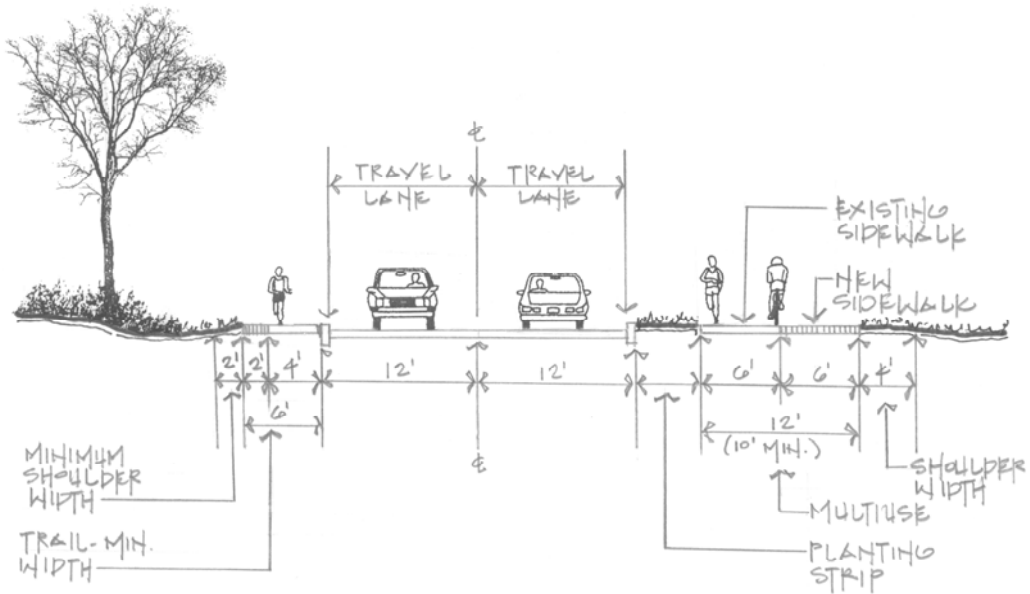
TYPICAL PATHWAY SECTION

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ON ROAD IMPROVEMENTS FOR BICYCLES

HTS



SIDEWALK RETROFIT

HTS

Minimum Signage Dimensions

Sign Dimensions for Trail & Bicycle Facilities

Sign Type	Reference Code	Minimum Sign Size - inches	
		Multiuse	Roadway
Bike Route Ahead	1	18 x 18	30 x 30
Bike Route	2	24 x 18	24 x 18
Bike Lane	3	—	30 x 24
Share The Road	4	—	24 x 24
Bicycle Warning	5	18 x 18	24 x 24
Share The Road Plaque	5	—	18 x 24
Interstate Bicycle Route Sign	6	18 x 24	18 x 24
Bicycle Route Sign	7	12 x 18	12 x 18
Bicycle Parking	8	12 x 18	12 x 18
Bicycle Surface Condition	9	18 x 18	24 x 24
Bicycle Surface Condition Plaque	9	12 x 9	12 x 9
Playground	10	18 x 18	24 x 24
Hill	11	18 x 18	24 x 24
Bump	12	18 x 18	24 x 24
Pedestrian Crossing	13	18 x 18	24 x 24
Dip	14	18 x 18	24 x 24
Narrow Bridge	15	18 x 18	30 x 30
Bikeway Narrows	16	18 x 18	30 x 30
Signal Ahead (Same dimensions apply to Stop & Yield Ahead Signs)	17	18 x 18	30 x 30
Bicycle Guide Direction Signs	18,19	24 x 6	24 x 6
Street Name	20	18 x 6	18 x 6
Bicycle Route Supplemental Plaques	21,22,23	12 x 4	12 x 4
Route Sign Supplemental Plaques	24-29	12 x 9	12 x 9



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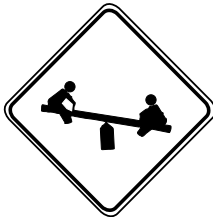
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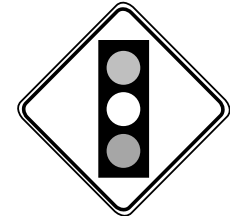
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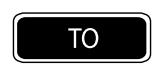
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Sign Dimensions for Trail & Bicycle Facilities

Sign Type	Reference Code	Minimum Sign Size - inches	
		Multiuse	Roadway
Standard County Trail Sign	30	18 x 18	18 x 18
Stop	31	18 x 18	30 x 30
Yield	32	18 x 18 x 18	30 x 30 x 30
Bicycle Lane Supplemental Plaques	33	—	30 x 12
Movement Restriction	34-36, 38	12 x 18	18 x 24
Begin Right Turn Lane Yield to Bikes	37	—	36 x 30
Push Button for Green Light	39	9 x 12	9 x 12
Bicycle Wrong Way	40	12 x 18	12 x 18
Ride With Traffic Plaque	40	12 x 12	12 x 12
No Motor Vehicles	41	24 x 24	24 x 24
No Bicycles	42	24 x 24	24 x 24
No Parking Bike Lane	43,44	—	12 x 18
Pedestrians Prohibited	45	18 x 18	18 x 18
Bicycle Regulatory	46,47	12 x 18	12 x 18
Shared-Use Path Restriction	48	12 x 18	—
To Request Green Wait on Symbol	49	12 x 18	12 x 18
Railroad Crossbuck	50	24 x 4.5	48 x 9
Advance Grade Crossing	51	15 Dia.	15 Dia.

TRAIL NOTE: For additional design details, sign materials and further examples please reference the *Manual on Uniform Traffic Control Devices for Streets and Highways* written and published by the Federal Highway Administration.

These design standards will guide the county in future trail developments, as well as the municipalities applying for open space funds. Montgomery County and the 62 municipalities are pioneering ahead to develop a first-rate integrated trail system on a local and regional level, while creating an innovative recreational and preservation program for all others to accredit and pursue.

Trail & Bicycle Facilities Resource References

Bicycling Road Map, Montgomery County Planning Commission, Norristown, PA, 1999.

Community Trails Handbook, Brandywine Conservancy, Chadds Ford, Pennsylvania, 1997.

Guide for the Development of Bicycle Facilities, American Association of State Highway and Transportation Officials (AASHTO), Washington, D.C., 1999.

Guide for the Planning, Design, and Operation of Pedestrian Facilities, American Association of State Highway and Transportation Officials (AASHTO), Washington, D.C., July 2004.

Manual on Uniform Traffic Control Devices for Streets and Highways, 2003 ed., Federal Highway Administration, Washington, D.C., 2003.

Rails-to-Trails Conservancy, *Trails and Greenways Clearinghouse*, < <http://www.trailsandgreenways.org/resources/> >, accessed in 2005.

Ryan, Karen-Lee (ed), *Trails for the Twenty-First Century*, Island Press, Washington, D.C., 1993.



Appendix A – Potential Open Space Funding Sources

Potential Funding Sources from DCNR {Contact Info. Source– DCNR:
www.dcnr.state.pa.us/brc/grants }

Six grant programs are administered by the PA Department of Conservation and Natural Resources, Bureau of Recreation and Conservation:

1. **Community Grant Program** – Grants require a 50 percent match except for Small Community Development type projects and certain technical assistance projects. Grants are awarded to municipalities for recreation, park and conservation projects. Projects types funded under the Community Grant Program include:

Rehabilitation and Development Projects - These projects involve the rehabilitation and development of public indoor and outdoor park, recreation and conservation areas and facilities; and renovation of existing parks and indoor/outdoor recreation facilities to improve safety and accessibility to individuals with disabilities and special populations such as minorities, low income and the elderly.

Acquisition Projects - These projects involve the acquisition of real property for park, recreation, conservation and open space purposes by fee simple title or other lesser interest that will insure the desired public benefit. Acquisition projects may be for the purchase of new park and recreation areas or expansion of existing sites.

The Small Community Development Projects - These projects provide a municipal applicant with a population of 5,000 or less with an alternative method of funding for rehabilitation and development of minor indoor and basic outdoor park, recreation and conservation areas and facilities. The maximum grant under this project type is \$40,000.

Planning and Technical Assistance Projects - These projects involve studies completed by professional consultants to help develop planning strategies and courses of action to address local park, recreation, and open space and conservation concerns. Long-range recreation plans, pre-studies, feasibility studies, and master site plans are eligible project types.

2. **Rails-to-Trails Grant Program** - This program provides 50/50 matching grants to municipalities and nonprofit organizations for the planning, acquisition and development of rail-trail corridors. Eligible corridors include abandoned railroad rights-of-way or lands available for trail purposes under railbanking. Lands abutting rights-of-way which provide opportunities to form trail linkages and create trailheads and related support facilities are also eligible:

Rehabilitation and Development Projects - Eligible projects include the construction of trails and associated structures as well as support facilities.

Acquisition Projects - Land may be purchased through fee simple or a less than fee interest such as an easement.

Planning and Technical Assistance Projects - Rail-trail feasibility studies, rail-trail master plans and special purpose studies are eligible project types.

- 3. River Conservation Grant Program** - This program provides grants on a 50 percent matching basis to municipalities, counties, municipal and intermunicipal authorities, and river support groups to foster the conservation, restoration and enhancement of river resources:

Planning Projects - These projects involve the preparation of a river conservation plan which inventories the environmental, cultural and recreational values of a waterway or watershed; identifies potential threats or opportunities to the water resource; and defines the policies and actions necessary to conserve, restore, or enhance the resource. Once a plan is approved by DCNR, the waterway can be listed on the PA Rivers Conservation Registry to enable it to be eligible for implementation, acquisition and development funds.

Implementation Projects - These projects involve implementation of a non-development and non-acquisition type projects defined in a river conservation plan for a waterway that has been listed on the registry. Examples of eligible projects include investigations into river access, water quality monitoring and preparation of ordinances and zoning documents.

Development Projects - Grants are limited to a maximum of \$40,000 for development projects recommended in a river conservation plan for a registered waterway. Projects which involve river bank stabilization, riparian land improvement, stream improvement, and the provision of river access and recreation facility development (i.e., parking areas, restrooms, utilities, landscaping, etc.) are eligible.

Acquisition Projects - Grants are limited to a maximum of \$40,000 for the acquisition of land recommended in a river conservation plan for a registered waterway. Fee simple title or a less than fee interest such as an easement are eligible for purchase.

- 4. Heritage Parks Grant Program** - In April 1995, Governor Ridge designated the Schuylkill River Heritage Corridor a State Heritage Park. Grants require a 25-50 percent match, depending on project type.

Grants are available to municipalities, nonprofit organizations or federally designated commissions acting on behalf of the municipalities in a heritage park area. This designation allows grants to be awarded to further the objectives of the approved Management Action Plan for the heritage park area:

Special Purpose Study Projects - Grants awarded may be used to conduct feasibility studies, develop management action plans for heritage park areas, carry out specialized studies and the possible hiring of state heritage park managers.

Implementation Projects - Projects primarily include those related to acquisition, preservation, rehabilitation and development of sites and buildings and interpretive/educational exhibits and materials.

5. **Pennsylvania Recreational Trails Program** - Grants (range: \$2,500 to \$100,000) may range up to an 80/20 percent match except acquisition projects require a 50/50 match from the applicant. Eligible applicants include federal and state agencies, local governments and private organizations.

The grants provide funds to develop and maintain recreational trails and trail related facilities for motorized and nonmotorized trial use. The wide array of projects eligible for funding includes:

TRAIL NOTE: Montgomery County will not fund trail development projects for motorized vehicles.

- ❑ redesigning, reconstructing, nonroutine maintenance, and relocating trails in order to mitigate and minimize the impact to the natural environment;
- ❑ developing urban trail linkages near homes and workplaces;
- ❑ maintaining existing recreational trails, including the grooming and maintenance of trails across snow;
- ❑ restoring areas damaged by usage of recreational trails and backcountry terrain;
- ❑ developing trail side and trail head facilities that meet goals identified by the National Recreational Trails Advisory Committee;
- ❑ providing features, which facilitate the access and use of trails by persons with disabilities;
- ❑ acquiring easements for trails or for trail corridors identified in the state trail plan;
- ❑ acquiring fee simple title to property from a willing seller, when the objective of the acquisition cannot be accomplished by acquisition of an easement or by other means;
- ❑ constructing new trails on state, county, municipal or private lands, where a recreational need for such construction is shown; and
- ❑ only as otherwise permissible while abiding to all restrictions and regulations, construction of new trails on federally owned land.

6. **Land Trust Grant Program** - This program is a source of funding for non-profit conservation or preservation organizations, conservancies and land trusts.

Grants provide 50 percent funding for acquisition and planning of open space and natural areas, which face imminent loss. Lands must be open to public use and priority is given to habitat for threatened species.

Acquisition Grants - Acquisition of lands which serve as critical habitat for rare, threatened or endangered plant or animal species or communities which are at risk of destruction or substantial degradation receive funding priority over other natural area acquisitions.

Planning Grants – Grants may be utilized for the preparation of documents useful in planning, developing, operating, protecting and managing natural areas and programs. Examples of eligible projects include: preservation and management plans for critical habitat, open space and natural areas; natural area inventories and studies; greenway and open space plans and feasibility studies.

Potential Funding Sources from PA DOT {Contact Info. Sources – DVRPC/PA DOT: www.dvrpc.org/transportation/capital / www.dot.state.pa.us }

Funds made available from the Pennsylvania Department of Transportation (DOT) are monies apportioned to the state from the federal government as a result of the Transportation Equity Act for the 21st Century (TEA-21). TEA-21 is the successor to the 1991 federal transportation bill commonly referred to as ISTEA. Projects which adhere to the following requirements are eligible for funding assistance on an 80/20 cost share basis, with 20% being the local share:

- ❑ Facilities must be located and designed pursuant to and incorporated within long range plans for the metropolitan planning area and the state.
- ❑ In general, no motorized vehicles shall be permitted to make use of the trails and pedestrian walkways.
- ❑ A bicycle project may only be carried out if it is determined that the project will be primarily for transportation purposes.

Below are three programs that relate to providing corridors for pedestrian and bicycle travel through surface transportation improvements:

1. **Surface Transportation (Transportation Enhancements: TE) Program** - The TE Program funds 'non-traditional' projects that enhance the transportation experience, mitigate the impacts of transportation facilities on communities and the environment, and enhance community character through transportation-related improvements.

Funding can be either 80/20 if the project entails design, engineering and construction or 100% for construction-only projects. Eligible applicants include any federal or state agency and county or municipal governments. Types of improvements eligible for funding include:

- ❑ provision of facilities for pedestrians and bicyclists; familiar
- ❑ provision of safety and educational activities for pedestrians and bicyclists;
- ❑ acquisition of scenic easements and scenic or historic sites;
- ❑ scenic or historic highway programs;
- ❑ landscaping or other scenic beautification;
- ❑ historic preservation;
- ❑ rehabilitation and operation of historic transportation buildings, structures or facilities;

- ▣ preservation of abandoned railway corridors, including the conversion and use thereof for trails;
- ▣ control and removal of outdoor advertising;
- ▣ archeological planning and research;
- ▣ mitigation of water pollution due to highway runoff, or reduction of vehicle-caused wildlife mortality; and
- ▣ establishment of transportation museums.

2. **Congestion Mitigation and Air Quality (CMAQ) Improvement Program** - Projects providing facilities for pedestrians and bicycles may be funded under CMAQ if it is either determined to contribute to the attainment of a national ambient air quality standard or included in the states implementation plan designed to comply with the Clear Air Act.

Projects are selected for there ability to cost effectively reduce emissions from highway sources. CMAQ is an 80/20 reimbursement program open to public agencies, incorporated private firms and non-profit entities.

3. **Home Town Streets and Safe Routes to School (HTS & SRS) Program** – The overall program has two primary objectives: a) enhancing and improving streets that run through the centers of cities and towns to promote pedestrian circulation and safety; b) establishing safe pedestrian (student) routes and connections to and from schools.

HTS and SRS is an 80/20 reimbursement program open to any federal or state agency, county or municipal government, school district and non-profit organization. Improvements under the following programs may include:

HTS

Benches;
 Sidewalk improvements;
 Street Lighting;
 Transit bus shelter;
 Traffic calming;
 Crosswalks;
 Planter;
 Kiosks;
 Signage; and
 Bicycle amenities

SRS

Sidewalk construction;
 Crosswalks;
 Bike lanes;
 Trails;
 Traffic diversion improvements;
 Curb extensions;
 Traffic circles; and
 Raised median island

Potential Funding Source from the National Park Service (NPS)

{Contact Info. Source – NPS: www.nps.gov/ncrc/programs/rtca }

Rivers, Trails, and Conservation Assistance Program – The program offers *technical assistance only* to nonprofit organizations, community groups, and local or state government agencies. Rivers and Trails technical staff offers the following types of assistance for recreation and conservation projects:

- Building partnerships to achieve community-set goals;
- Assessing resources;
- Developing concept plans;
- Engaging public participation;
- Identifying potential sources of funding;
- Creating public outreach;
- Organizational development; and
- Providing conservation and recreation information.

Examples of Rivers and Trails assisted community projects include trail and greenway planning, open space protection, river conservation, watershed planning, rail-trail conversions and urban greening.

National Park Service staff for the Rivers and Trails program are based in 30 field locations to make them more accessible to local governments and nonprofit organizations throughout the country.

Potential Funding Source from PECO Energy/National Lands Trust, Inc.

{Contact Info. Source - noted below}

Green Region – The PECO Energy Open Space Program {Contact Info. Source – Natural Lands Trust: www.natlands.org or PECO: www.peco.com }

Purpose/Program Guidelines

Recognizing that open space in our communities is a crucial piece of the quality of our lives, PECO Energy has committed itself to assisting municipalities in southeastern Pennsylvania with their on-going efforts to protect, acquire and improve open land.

PECO has, therefore, developed the Green Region grant program, which can be used in combination with other funding sources to cover a portion of the expenses associated with open space programs. Underlying the program parameters is PECO's endorsement of deliberate planning for open space protection by municipalities as a means to encourage the wisest use of scarce resources.

Eligible Applicants

Any Township, Borough or City incorporated within Bucks, Montgomery, Philadelphia, Delaware or Chester Counties.

Eligible Activities

- Up to 50% of the planning expenses associated with developing or updating municipal open space protection plans. Such expenses may include consultant fees, expenses associated with public input (hall rental, advertising, etc.), and publication.
- Staff time for municipal employees is not an eligible expense.
- Up to 75% of the direct and indirect expenses associated with the fee simple purchase (or receipt by donation) of open space properties identified in a municipal open space plan. Such expenses may include legal or consultant fees, survey, environmental assessments, appraisals, etc.
- The purchase price of the property and staff time for municipal employees are not considered eligible expenses.
- Relocation of owner/tenant, condemnation and building repair/demolition are not eligible.
- Up to 75% of the direct and indirect expenses associated with the purchase (or receipt by donation) of conservation easements (also known as “development rights”) on properties identified in a municipal open space plan. Such expenses may include legal or consultant fees, survey, environmental assessments, appraisals, etc.
- The purchase price of the easements and staff time for municipal employees is not considered an eligible expense.

Green Region Program Guidelines

- Up to 75% of the planning expenses to improve municipally-owned open spaces, or lands to be acquired by a municipality.
- These plans may be for habitat improvements such as installing or improving meadows, woodlands, and riparian buffers. On properties designated for passive recreation, the plans may also be for the installation of capital improvements, such as trails, boardwalks, kiosks and observation platforms. Such expenses may include consultant fees for landscape architects, park designers, botanists, engineers etc. Staff time for municipal employees is not an eligible expense.
- Up to 50% of the cost of materials and labor to install habitat improvements and capital improvements for passive recreation similar to those in item 4, above, on municipally-owned open space, when such improvements are identified in a municipal open space plan. Staff time for municipal employees is not an eligible expense.

Grant Amounts and Timing

- Grants will be for no less than \$5,000, and no more than \$10,000.
- The Grants shall be available twice a year, with application deadlines in the Fall and Spring.
- Award notices will be made within six weeks of each application deadline. All applicants will be notified in writing of PECO's decision on their applications.
- Any successful recipient will be expected to fully expend the grant award within eighteen months of receipt of the funds.
- Retroactive reimbursement for costs accrued between the application deadline and the grant award will be allowed, with cause, on a case-by-case basis. All requests for such reimbursement shall be made in writing to the project administrator.
- A grant recipient may not apply for an additional grant until the current grant is fully expended.
- Matching funds shall be in cash, not in-kind services.