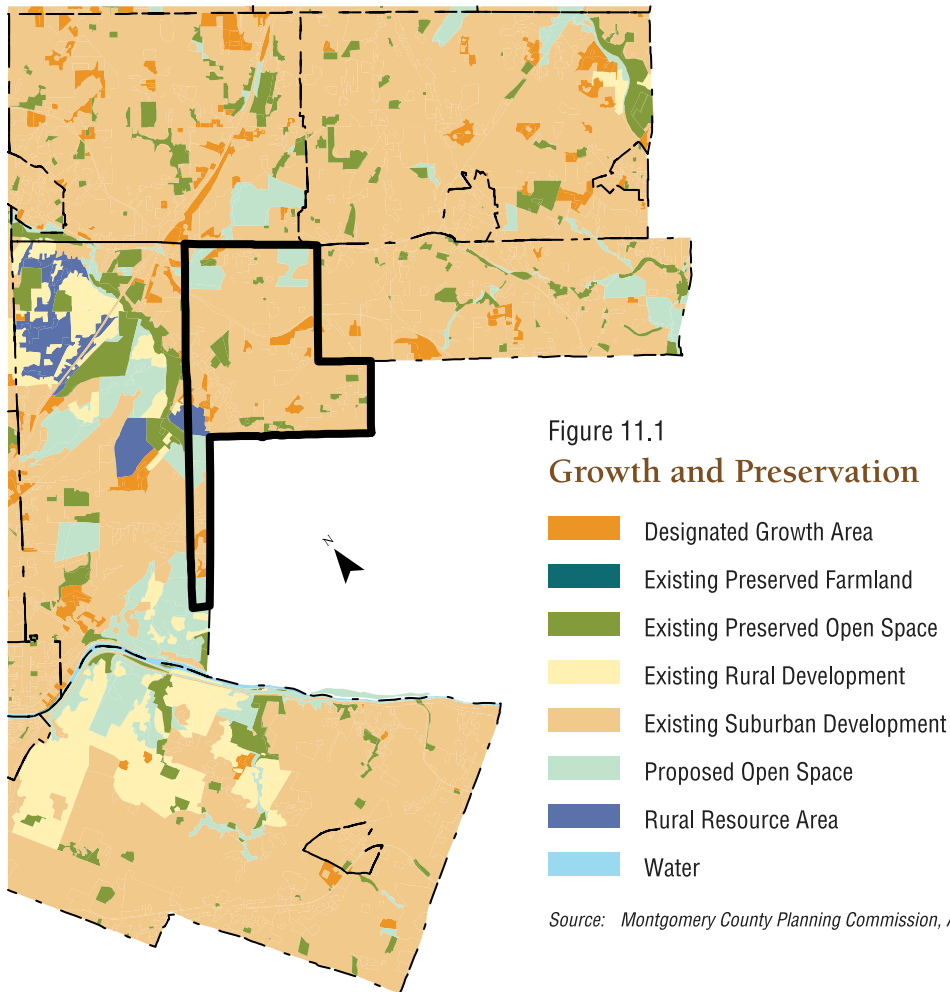


Chapter 11

Compatibility with Other Municipal and County Plans

Montgomery County

Adopted in 2005, with selected updates in 2010, Montgomery County’s Land Use Plan identifies Springfield Township as predominately “Suburban Development” with smaller areas of “Designated Growth” primarily in or adjacent to existing developed areas, and several areas of “Proposed Open Space,” meaning areas that have large tracts of private open space that are not permanently protected. Specifically the Growth Plan Map shows Springfield Township as depicted in Figure 11.1.



Source: Montgomery County Planning Commission, August 2011.



The county plan states that these existing suburban places with designated growth areas:

“... are undeveloped land where it would make the most sense for new development to go. These areas tend to be in close proximity to existing development and infrastructure. Greater infill development is encouraged in existing [suburban development] areas and more efficient development in designated growth areas so that less undeveloped land will need to be consumed.” (Page 45).

The plan also states that the importance of redevelopment and infill:

“... is important not just for the development pressure that it helps to remove from undeveloped land...infill can also be an integral part of revitalization of the county’s older towns...). The world has changed drastically in the last 30 years (since Springfield was essentially built out). Redevelopment can bolster a community’s efforts to adapt the needs and desires of a new marketplace.” (Page 48).

The plan indicates that areas with proposed open space:

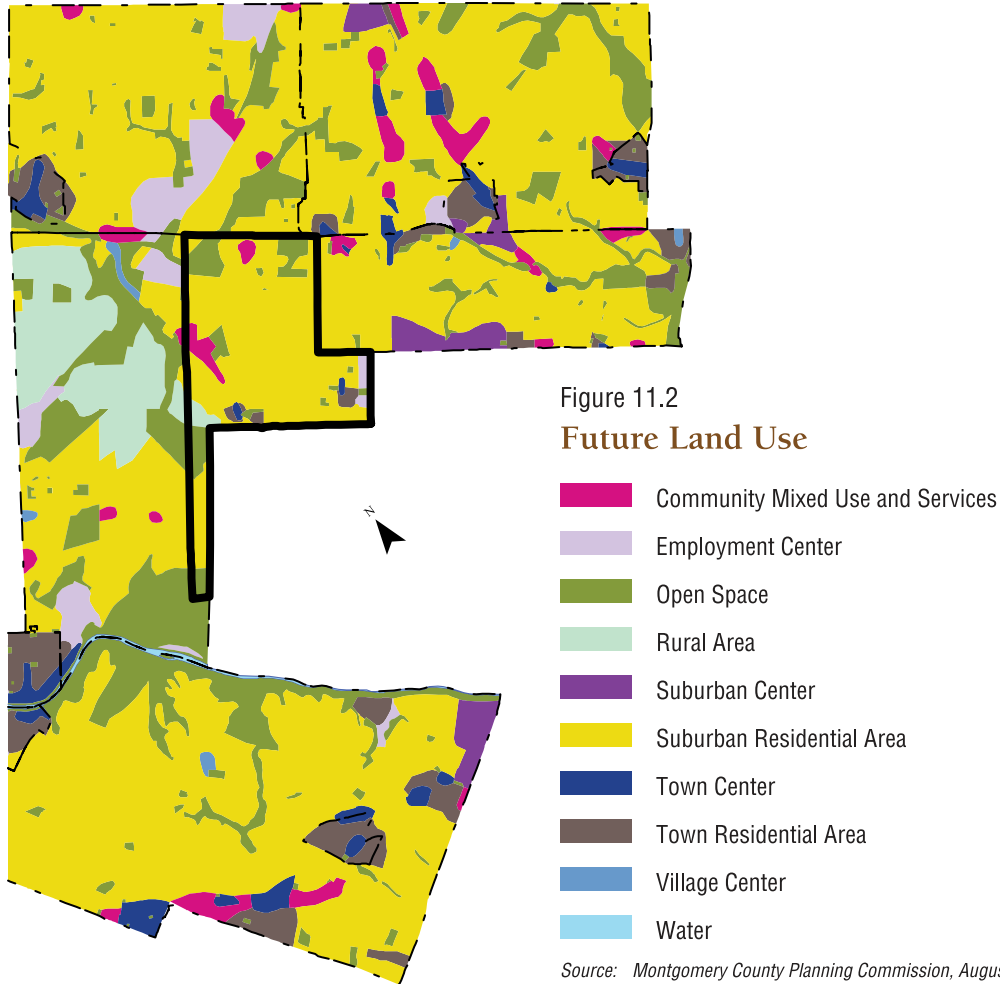
“...proposed open space contiguous to existing open space creates corridors. This is an important concept for the preservation as it provides a better environment for ecosystems and also helps to provide more effective buffers against the negative externalities caused by the built environment” such as flooding, poor water quality, noise, light and air pollution, congestion, etc.

Montgomery County’s Future Land Use Plan shows the future land use within Springfield Township as in Figure 11.2.

According to Figure 11.2, the future land use within Springfield Township is characterized by the following:

- **Suburban Residential Areas** “are oriented towards the automobile and often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes being the most prominent type” (Page 164).
- **Town Residential Areas** “traditional residential areas that are oriented towards pedestrians more than automobiles. These areas will generally have a variety of housing types that are often mingled within blocks or small neighborhoods” (Page 162).
- **Employment Centers** “are concentrations of employment oriented land uses, such as offices and industrial parks; however, although the employment uses dominate the landscape of the centers, other supporting land uses also may occur, including smaller retail uses and higher density residential uses.”





- **Rural Areas** “primarily consist of open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes” (Page 166).
- **Open Space Areas** “ primarily consist of parks, environmentally sensitive land, and connecting land, with little...existing development” (Page 154).
- **Community Mixed Use and Service Areas** “are local community focal points that typically have significant retail or institutional elements with surrounding residential uses. These centers are located on major roads within the community and usually have a suburban character” (Page 154).
- **Village Centers** “are traditional village areas with a mix of retail, institutional, office, and residential uses. Unlike denser town centers, these centers usually have small separate buildings located close to each other, with people walking and driving from use to use. Older building began as residences, although many have been converted to other uses like offices and mixed use buildings.

In conclusion, both the County Growth and Preservation Plan and the Future Land Use Plan are compatible with the recommendations of this plan. The growth patterns



recommended by the County's Growth Plan identify the same areas within this plan where growth is expected and planned to occur. In addition, the county land use plan recommendations and land uses proposed within this plan will not create any new conflicts with existing uses.

Relation to Plans of Neighboring Municipalities

Whitemarsh

Whitemarsh Township shares Springfield's longest border of approximately 5.75 miles to the west. Whitemarsh contains many acres of public open space that is adjacent to Springfield Township, including portions of Fort Washington State Park with connections to the Green Ribbon Trail/Wissahickon Trail, Whitemarsh Valley Country Club, the Ace Golf Club and Erdenheim Farms. Springfield and Whitemarsh share a common interest in the issues and management of the Sandy Run Creek. The townships also share a common interest in challenges and resources found along Bethlehem Pike, a major arterial roadway that serves as a gateway between the two communities. Both have adopted the 2006 Flourtown-Erdenheim Vision Plan, a plan that seeks to create a pedestrian-friendly and more unified streetscape connecting a series of mixed-use "commercial villages."

Upper Dublin

Upper Dublin Township shares the northeast border with Springfield Township along the East Oreland and North Hills neighborhoods. The townships share access to the SEPTA's Regional Rail train station at Oreland. Upper Dublin adopted its Comprehensive Plan in November 2010.

Cheltenham

Cheltenham Township, lies to the east of Springfield Township, and shares a nearly 2-mile border along Cheltenham Avenue connecting several residential neighborhoods via Church Road and Route 309. Cheltenham adopted its current Comprehensive Plan in 2005. The plan identifies the Cresheim Trail as a potential open space corridor between the communities via the PECO utility corridor and the Laverock Neighborhood.

City of Philadelphia

Northwest Philadelphia adjoins Springfield Township to the south and east and includes the neighborhoods of Chestnut Hill, Mount Airy and West Oak Lane and Andorra. Roads that connect the two communities are Stenton Avenue, Ivy Hill Road, Northwestern Avenue, and Bethlehem Pike.

Fairmount Parks and Recreation System

The Fairmount Parks and Recreation system in Philadelphia incorporates over 9,000



acres of open space that includes trails, gardens, woodlands, rivers and streams, day camps, ball fields, golf courses, picnic areas, playgrounds, historic homes, and environmental, cultural and history centers.

Opportunities for Multimunicipal Cooperation

Springfield Township's role in the region and its relationships with adjoining communities is often coordinated at the staff level and political leaders through shared interests and concerns. Springfield is involved with multimunicipal planning and programs with several of its neighbors. Whether it is addressing regional stormwater management, connecting neighborhoods and open spaces through pedestrian and bicycle trails, or cost sharing on solid waste collection, recycling and composting, Springfield continues to explore areas of cooperation with municipalities and other regional organizations.



