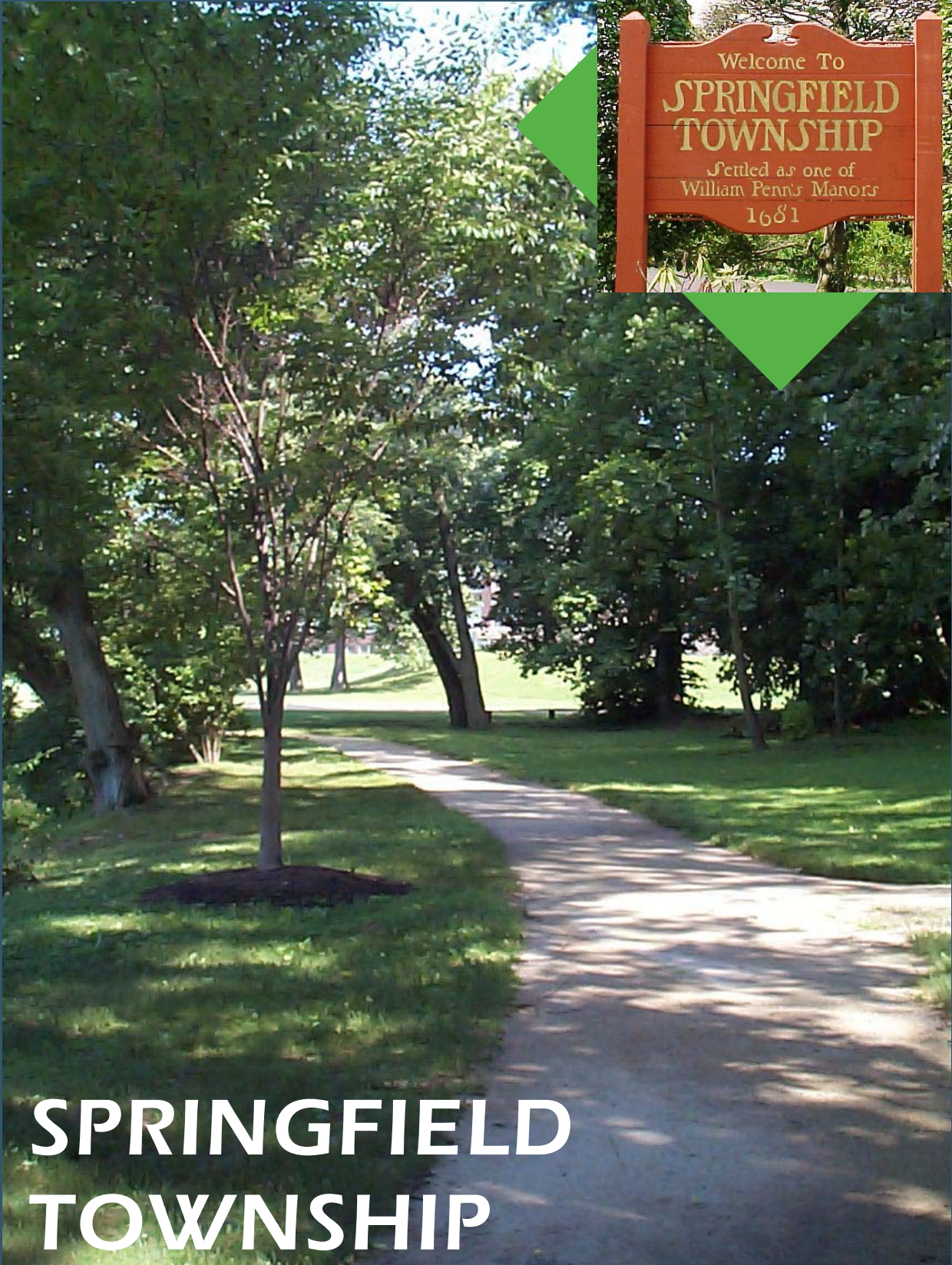


OPEN SPACE PLAN



SPRINGFIELD
TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

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Charles Carabba

Hillcrest Pond, Cover Background

Springfield Welcome Sign, Cover Inset

SPRINGFIELD TOWNSHIP

OPEN SPACE PLAN

DECEMBER 2005

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Montgomery County Planning Commission

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INTRODUCTION

SPRINGFIELD'S 2005 OPEN SPACE PLAN

GREEN FIELDS/GREEN TOWNS PROGRAM

In 2003, a referendum to fund open space and green infrastructure projects was passed in Montgomery County. Through this program, subsequently adopted by the County, the funding that the voters endorsed is being provided to municipalities, private non-profit conservation organizations and the county to preserve more open space and enhance the livability of existing communities throughout the County. The initial County Open Space program was created 1993. At that time, Springfield drafted its 1996 Open Space and Environmental Resource Protection Plan, which has served as a valuable guide to the Township's open space activities for the past nine years.

Under the new program, Springfield is eligible to receive a total of \$1,397,301 for open space planning and implementation between April 2004 and April 2008. This grant requires matching funds equal to twenty percent of project costs from the township. The County grants come with several conditions. The most important condition is that any land purchased with grant money must be permanently preserved as open space or for active recreation. Another condition is that Springfield must complete and adopt an updated Open Space Plan. This plan must be approved by the County's Open Space Board before grant money can be disbursed.

DEVELOPING AN OPEN SPACE PLAN

"In the past, many communities assumed that open space was land that had simply not been developed yet, because no one had filed a subdivision plan for it. Communities that planned for open space primarily thought about preserving land for parks. And these parks were often viewed as a community amenity, an extra, even a frill. Likewise, until recent years, most open space preservation efforts were site-specific in their orienta-

tion: develop a park here, protect a natural area there. Today, however, a growing number of communities are recognizing not just that green space is a basic community necessity, but that it should be planned and developed as an integrated system.*" This plan represents Springfield's effort to create such a system.

* McMahon, Edward T. Green Infrastructure. Planning Commissioners Journal. Number 37, Winter 2000, p.4.

In May 2004, the Springfield Open Space Committee was formed according to the requirements of the Green Fields/Green Towns Program. Members represented the Springfield Planning Commission, The Shade Tree Commission, the Park and Recreation Board, the Board of Commissioners, and several neighborhood representatives with interest in and knowledge of open space issues. Liaisons from the Township as well as the Montgomery County Planning Commission also served on the committee. The Open Space Committee held public meetings on a monthly basis from June 2004 through May 2005 to develop this plan. The committee presented a draft version of this plan to the Board of Commissioners during a regularly scheduled meeting, as well as to the community during a public hearing. Comments were solicited from the public and incorporated into the final document.

The 2005 Open Space Plan was reviewed and approved by the County Open Space Board prior to adoption by the Township. This assures that some of the plan's recommendations are eligible for funding through the Green Fields/Green Towns program (this does not, however, guarantee that any specific project will receive funding). In addition to County Open Space grants, grants from other agencies will be sought to implement many of the recommendations in this plan. Upon completion of this plan, Springfield Township will embark on implementing the recommendations listed in Chapter 10 by writing specific project proposals and applying to various organizations and agencies for grants.

The Open Space Committee made every effort to consider all aspects of open space planning relevant to the Township. However, in the event that a project, program or policy was overlooked, the plan may be amended by following the procedure outlined in section 302 (a) of the Pennsylvania Municipalities Planning Code.

PURPOSE OF THIS PLAN

This plan was developed for two major purposes. First, as previously stated, it is a requirement that must be filled in order to be eligible to apply for funding through the Green Fields/Green Towns program. It was also developed to serve as a guide to the Township in acquiring new open

space, forging connections through existing open space via an enhanced trail network, and developing programs and policies to preserve and maintain active and passive open space in the Township.

THE OLD PLAN VS. THE NEW PLAN

Springfield's previous open space was vital in guiding the Township's open space development. That plan mainly emphasized land acquisition and trail development. As a result of the plan, several projects were implemented, including the acquisition of The Black Horse Inn and Laurel Beech Park, the development of the AAA zoning district, acquisition of a trail easement on Northwest Avenue, utilization of a \$48,997 tree-planting grant, and establishment of a private conservation easement on the Wharton-Sinkler Tract.

In addition to acquisition and trail development, the new plan emphasizes revitalization of Green Infrastructure such as park improvements, enhanced tree-planting activities, and gateway installation. It also focuses on Heritage Resource Conservation, County Trail Connections, and Floodplain Restoration. These items were not previously eligible for funding through County Open Space grants, and are a new feature of the 2005 Green Fields/Green Towns Program.

RECOMMENDATIONS

The Open Space Committee has included over eighty recommendations for open space projects, programs and policies. Each recommendation is described in detail in Chapter 10. It is also listed along with its priority level, the party responsible for implementation, and potential funding sources in the implementation matrix in Chapter 11.

WORKING WITH OUR NEIGHBORS

Springfield Township has been working with its neighbors, including Whitemarsh Township, Upper Dublin Township, Cheltenham Township, and the City of Philadelphia, to develop this open space plan. It will continue to work with them to implement the recommendations of this plan and to work on planning efforts in the future.

CHAPTER 1

COMMUNITY PROFILE

The Community Profile Chapter of the Springfield Township Open Space Plan is designed to provide residents, planners and officials the necessary background information to make well-informed decisions regarding the future preservation of natural and cultural resources within their community. It consists of three parts: 1) the Community Context section, which examines the community's historical background and regional setting, 2) the Existing Land Use Analysis, which details the use of each property in the Township, and 3) the Community Demographic Analysis, a study of the demographic trends in Springfield Township.

COMMUNITY CONTEXT

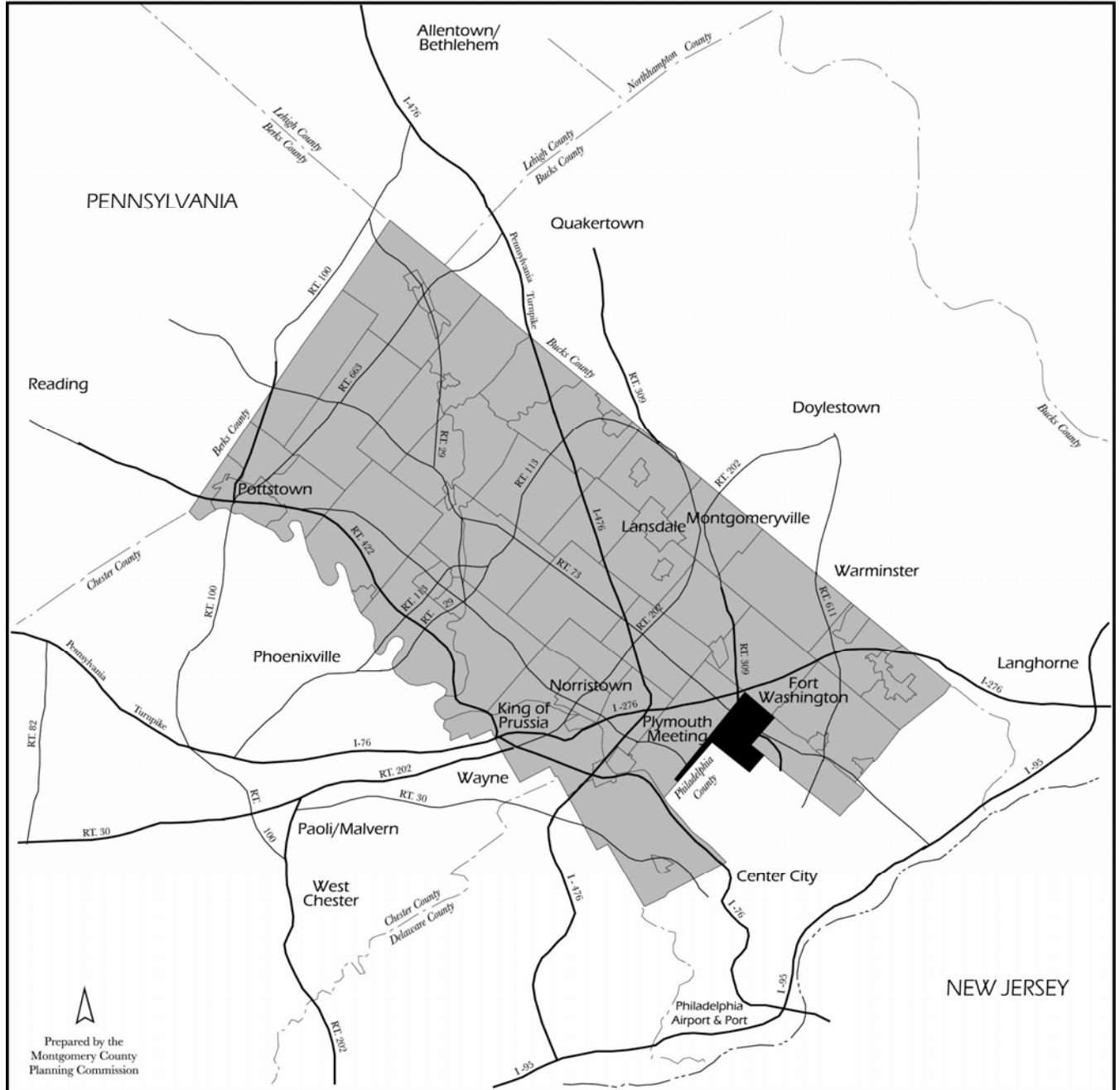
HISTORICAL BACKGROUND

Adapted from the Springfield Township Historical Society's "Springfield Township, Montgomery County," 2002.

Springfield Township, an area rich in historical significance, has contributed greatly to the growth of Montgomery County and the Philadelphia region. Established circa 1681, the land was given as a gift by William Penn to his wife, Gulielma Maria Springett Penn, and was surveyed as "Penn's Manor of Springfield." Springfield's early development and economic growth are directly

related to its location. Situated northwest of Philadelphia, it was an area rich in mineral deposits with fertile land for agriculture. These resources led to its development as a farming community and as a provider of raw materials to early industries in lime burning and iron ore mining. Many of the early settlers and founders of the area built homes and carved out farms that still exist today. Springfield's location also made it a way station for the large numbers of travelers and settlers moving along the major roads in and out of Philadelphia. Germantown Pike, Bethlehem Pike and Ridge Pike

Figure 1
Regional Settings



were major arteries out of Philadelphia in Colonial times and remain so today. The many rivers and other tributaries of the Schuylkill River provided waterpower for numerous paper and flour mills. Wissahickon Creek, Sandy Run, Sunnybrook Run, and Paper Mill Run were but a few. Although many of these waterways have been reduced to minor streams or have vanished due to urban development, the remains of some of the mills are silent reminders of their contribution to the early economic growth of Springfield.

In the late 1800s, the emergence of railroads and the rail transit system promoted rapid development of local industries. In addition, Springfield Township became more accessible to people living in Philadelphia. Its scenic beauty and countryside attracted wealthy Philadelphians who established summer homes and country estates. After World War II, Springfield Township experienced rapid growth in population and residential development, as returning GIs and their families looked to the “good life” of suburban living. Between 1945 and 1970, much of the current community infrastructure and residential development was built. Today, only the vestiges of many of the original farms, great estates, early industries, the amusement park, and the trolleys remain. But each of these in its own way helped shape the township, and the people who live here, in to the wonderful community that Springfield is today.

REGIONAL SETTING

Springfield Township is a 6.2 square mile, flag-shaped community located in eastern Montgomery County, surrounded in the county by the Townships of Cheltenham, Abington, Upper Dublin, and Whitmarsh, and the neighborhoods of Mount Airy and Chestnut Hill in Philadelphia, as indicated in Figure 1. Its regional location places it close to Center City Philadelphia and several major employment centers in Montgomery County, such as Fort Washington, Willow Grove, Plymouth Meeting, and King of Prussia. Convenient access to these and other areas is made possible by several major roads, including the Fort Washington Expressway (PA 309), which extends northward through the North Penn area and into Bucks County and southward to the City; PA Route 73 (Church Road), which runs the entire length of the county from the city to Douglass

Township; Bethlehem Pike, which also connects the Township with the city (Chestnut Hill) and the North Penn area; and Germantown Pike, which runs east-west between the city and Collegeville Borough. In addition, SEPTA operates five bus routes and the R-5 commuter rail line.

Major natural features in the Township include the Wissahickon Creek and surrounding woodlands located in the panhandle area (a section of the Township that remains largely undeveloped and includes part of the Morris Arboretum site). The area also lies within the regionally important open space and recreation corridor comprised of Andorra Park (part of Fairmount Park in Philadelphia), the Wissahickon Trail, and Fort Washington State Park (in Whitmarsh Township).

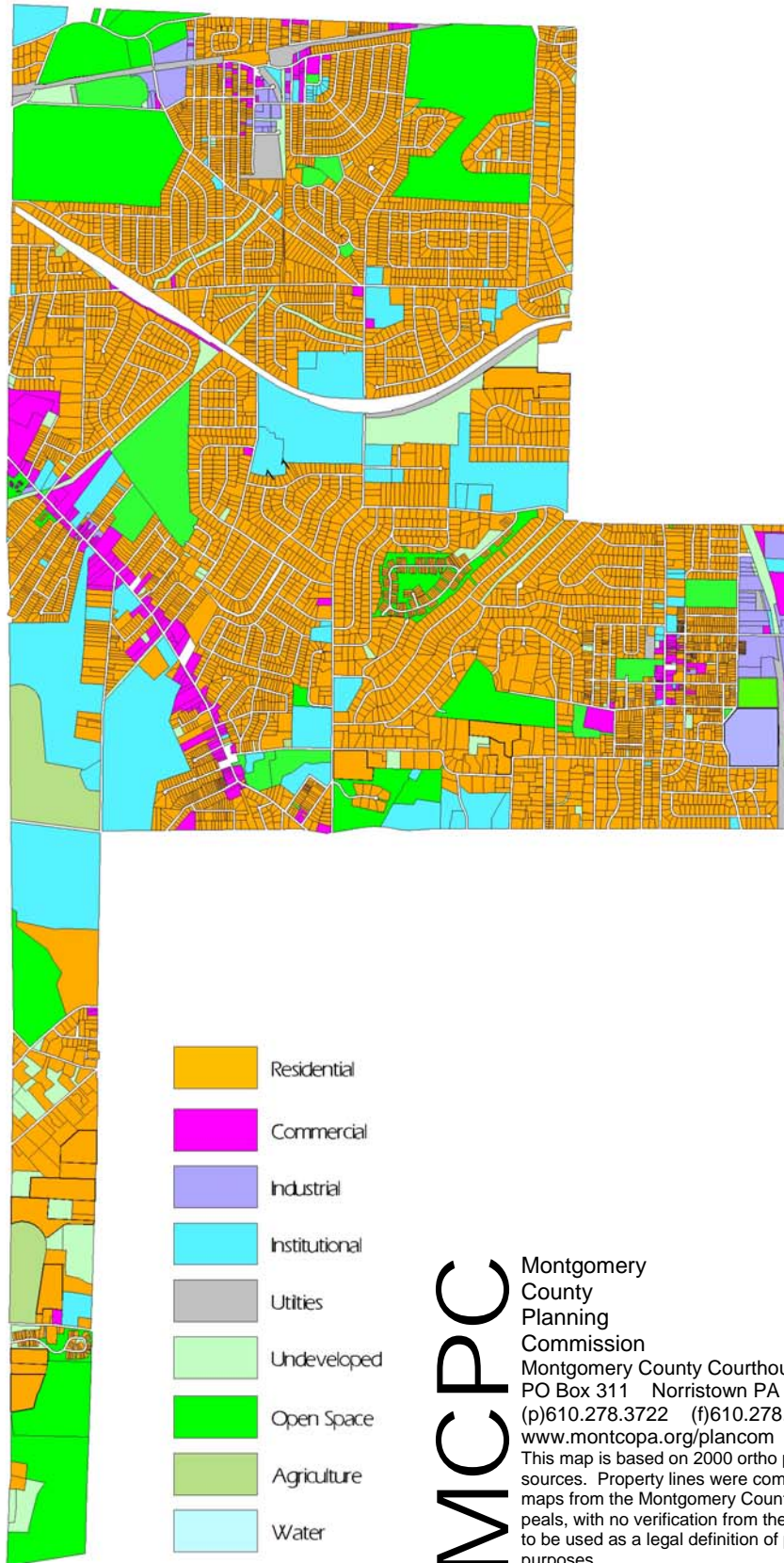
EXISTING LAND USE ANALYSIS

The Existing Land Use Analysis is the second part of the Community Profile Chapter for the Springfield Township Open Space Preservation Plan. This analysis focuses on the current land uses within the municipality, enabling a more in-depth focus of municipal land use patterns. In addition to the Existing Land Use Map (Figure 2), Figure 3 details the acreage of each category and the percent change from 1993 to 2004. The assigned land use categories are derived from board of assessment parcel data. These numbers are useful in understanding changes in land use patterns and help to identify potential open space and/or recreational needs.

RESIDENTIAL

One of the earliest suburban communities to emerge surrounding Philadelphia, Springfield's basic development pattern and character as a residential suburb is well established. Although a full range of other uses has developed over time, the Township remains largely a “bedroom” community. This is evident in the existing land use data shown in Figure 3. This figure shows that nearly 60% of Springfield's land is used for residential purposes.

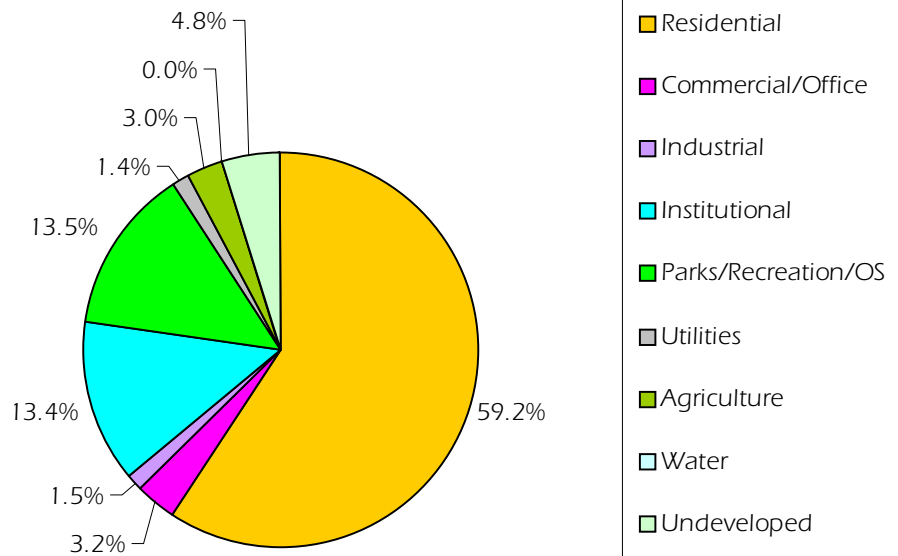
Figure 2
Existing Land Use



MCPC Montgomery
 County
 Planning
 Commission
 Montgomery County Courthouse - Planning Commission
 PO Box 311 Norristown PA 19404-0311
 (p)610.278.3722 (f)610.278.3941
www.montcopa.org/plancom
 This map is based on 2000 ortho photography and official
 sources. Property lines were compiled from individual block
 maps from the Montgomery County Board of Assessment Ap-
 peals, with no verification from the deed. This map is not meant
 to be used as a legal definition of properties or for engineering
 purposes.

Figure 3
Existing Land Use Comparison: 1993 and 2004

Land Use	1993		2004		% Change
	Acres	% Total	Acres	% Total	1993-2004
Residential	2,354	59.7%	2,285	59.2%	-2.9%
Commercial/Office	132	3.4%	123	3.2%	-6.8%
Industrial	84	2.1%	57	1.5%	-32.1%
Institutional	681	17.3%	517	13.4%	-24.2%
Parks/Recreation/OS	450	11.4%	519	13.5%	15.3%
Utilities	50	1.3%	55	1.4%	10.0%
Agriculture	0	0.0%	117	3.0%	N/A
Water	0	0.0%	0	0.0%	N/A
Total Developed	3,751	95.2%	3,672	95.2%	-2.1%
Undeveloped	189	4.8%	184	4.8%	-2.4%
Total Acreage*	3,940	100%	3,857	100%	-2.1%



Source: Montgomery County Planning Commission Land Use Maps
*Discrepancies due to digitization of parcel information

COMMERCIAL/OFFICE

Commercial and office uses comprise about 3% of the township. Centers of commerce include Bethlehem Pike, the Oreland Commercial District, and a smaller commercial strip along Willow Grove Avenue in Wyndmoor.

INDUSTRIAL

Springfield Township supports a very small number of Industrial uses, such as small manufacturing and automobile maintenance. Several of the parcels designated industrial are not currently in use. Industrial uses comprise only 1.5% of the township's area.

INSTITUTIONAL

Institutional uses comprise about 13% of the township. Such uses include elementary, middle and senior high schools as well as the Morris Arboretum, Carson Valley School, government facilities, and churches.

PARKS/RECREATION

Nearly 14% of the township consists of parks and recreational activity areas. This category includes the Sandy Run, North Hills, Flourtown, and White-marsh Valley Country Clubs, as well as community parks, ball fields, and playgrounds.

UTILITIES

Utilities comprise about 1.4% of the township. This category includes substations, rail corridors, and some power easements.

AGRICULTURE

Approximately 3% of the township is designated as agricultural land. This includes the portion of the Dixon Farm that lies within the township, the Boorse tract, Biddle Woods, and portions of the Tecce tract.

UNDEVELOPED LAND

Springfield Township has a small amount of land considered to be undeveloped (approximately 184 acres), including the Karr tract, portions of the Tecce tract, the Pizek tract, several utility corridors, and a number of scattered sites.

HOUSING TYPES

Figure 4 shows a breakdown of the residential land use category by housing types. Although there is a predominance of single-family detached dwellings, a range of housing types is available and the overall housing stock has become more diversified in recent years with the addition of more attached units (townhouses) and apartments, particularly those in larger multi-unit buildings.

CONCLUSION

Since the last Open Space plan for the township

was completed in 1993, Springfield has not changed much from a land use perspective. The most significant changes have been the reduction of about 32% in land categorized as industrial, a 26% reduction in land classified as institutional, and a 10% reduction in land devoted to utilities (both small categories to begin with). This is mainly due to development or reclassification of such parcels. The amount of land devoted to parks and recreation has increased by approximately 17.5% due to the acquisition by the township of Sandy Run Park, Laurel Beech Park, Hillcrest Pond, Mermaid Park, and Puddleducks School, as well as the private protection of a portion of the Girl Scouts of Philadelphia property and the Wharton-Sinkler Property.

COMMUNITY
DEMOGRAPHIC
ANALYSIS

The Community Demographic Analysis consists of information relating to Springfield’s population, housing, and economics. With few exceptions, the source of the information is the decennial U.S. Census and other reports of the Census Bureau.

Demographic characteristics provide insight when planning for open space preservation and recreational development. They can assist in determining not only how much land should be preserved, but also where. Additionally, this information can further assist a municipality in determining what type of recreational facilities, if any, should be placed in the preserved land.

POPULATION TRENDS

The rate of municipal population change (relative population increase or decrease) is an important measure of the magnitude of population change that has occurred over time. Figure 5 shows population trends in the Township.

Between 1990 and 2000, the Township experienced a small population decline of about 79 people. This was a continuation of a downward trend that started after the 1980 census, when the population total peaked at 20,344 people.

Figure 4
Housing Types

Housing Types	1990		2000		% Change
	Number	% Total	Number	% Total	1990-2000
Single-Family Detached	5,667	78.8%	5,736	75.2%	1.2%
Single-Family Attached	671	9.3%	792	10.4%	18.0%
Multifamily (2-4 Units)	582	8.1%	622	8.2%	6.9%
Multifamily (5 or More Units)	237	3.3%	468	6.1%	97.5%
Mobile Home/Trailer/Other	37	0.5%	13	0.2%	-64.9%
Total Housing Units	7,194	100%	7,631	100%	6.1%

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

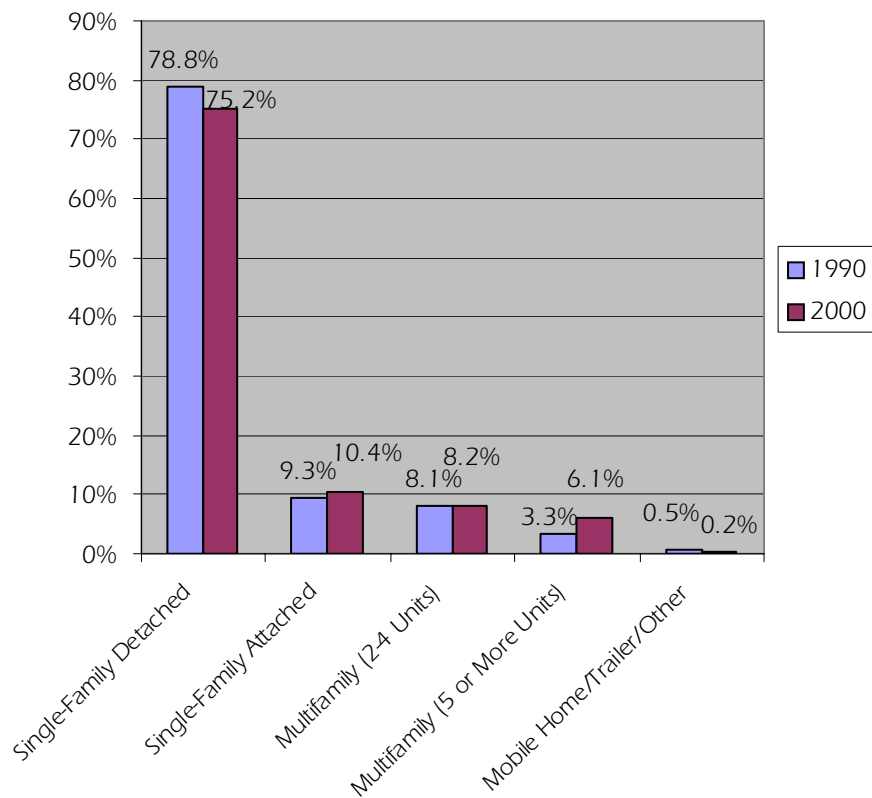


Figure 5
Population Classification

Population Type	1990		2000		% Change
	Number	% Total	Number	% Total	1980 to 1990
Household Population	18,186	92.7%	18,199	93.2%	0.1%
Group Quarters Population	1,426	7.3%	1,334	6.8%	-6.5%
Total Population	19,612	100%	19,533	100%	-0.4%

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

The Delaware Valley Regional Planning Commission (DVRPC) serves as the region’s metropolitan planning organization (MPO). Among other reports, it provides population and employment forecasts through the year 2025. These projections will be addressed in further detail in Chapter 3. According to these reports, during the next 20 years the population of Springfield Township is projected to continue declining, but at relatively low rates. In fact, if projections hold true, the population would basically stabilize around 19,320 people. In general, projections are based on several factors, including past levels of

development, recently proposed development, proximity to employment centers, available land, and public facilities (particularly sewers).

POPULATION CLASSIFICATION

Population classification refers to those segments of the population either in households or in group quarters (institutions). Figure 5 shows that more than 93 percent of the Township’s population continues to be in households. Between 1990 and 2000 the proportion of residents in group quarters decreased to less than 7 percent.

Figure 6
Age Profile

Age Profile	1990		2000		%Change
	Number	% Total	Number	% Total	
0-4	1,137	5.8%	1,054	5.4%	-7.3%
5-17	2,789	14.2%	3,129	16.0%	12.2%
18-24	1,171	6.0%	912	4.7%	-22.1%
25-34	2,573	13.1%	2,113	10.8%	-17.9%
35-44	2,884	14.7%	2,924	15.0%	1.4%
45-54	1,985	10.1%	2,999	15.4%	51.1%
55-64	2,179	11.1%	1,846	9.5%	-15.3%
65-74	2,474	12.6%	1,780	9.1%	-28.1%
75+	2,420	12.3%	2,776	14.2%	14.7%
Total	19,612	100%	19,533	100%	-0.4%
Median Age	42.3		43.9		

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

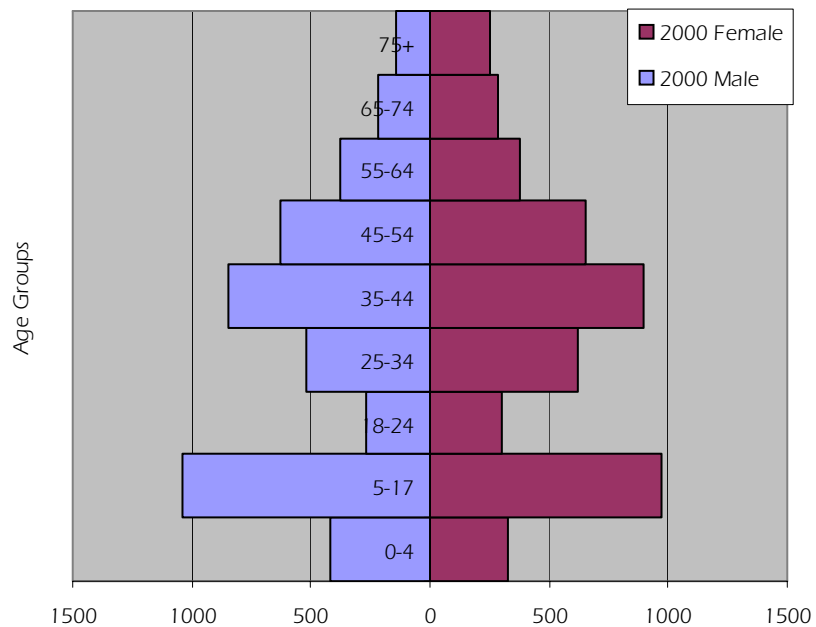


Figure 7
Income Levels (1999 \$)

Income	1989	1999	% Change
Per Capita	\$29,755	\$32,628	9.7%
Median Household	\$65,924	\$67,226	2.0%

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

Figure 8
Special Needs Groups

Special Needs Groups	1990		2000		% Change
	Number	% Total	Number	% Total	1990-2000
Persons 16-64 with Disabilities			1,509	7.7%	N/A
Persons 16-64 with Mobility and Self Care Limitations	231	1.2%			N/A
Over 65 Years of Age	4,894	25.0%	4,556	23.3%	-6.9%
Under 18 Years of Age	3,926	20.0%	4,183	21.4%	6.5%
Income Below Poverty Level	648	3.3%	652	3.3%	0.6%
Total Population	19,612		19,533		-0.4%

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

AGE

A community’s age profile over time can be an important measure of growth and change. Among other things, shifts in the distribution among age groups can have significant impacts on the provision of social services, housing, school enrollments, park and recreation needs, and the labor force. Figure 6 summarizes changes in the Township’s age profile from 1990 to 2000. It shows that the fastest growing age groups were middle-aged adults (45-55), the elderly (75 and over), and school-aged children (5-17). Negative growth was seen among young adults (18-35) and older adults (55-74). In the long term, since families with children and the elderly make up the bulk of the population, housing (demand for smaller units), transportation (such as para-transit), and recreation needs may be affected.

INCOME

Figure 7 shows changes in per capita and household incomes for 1989 and 1999 (in 1999 dollars). Among other factors, changes in income reflect the state of the economy overall (recession or growth) and social changes such as the matu-

ration of the baby boom generation (an expanded labor force).

Per capita income is a per person average computed for every man, woman, and child in a given area. Per capita income also accounts for persons living alone, a growing segment of the population that is excluded from family income tabulations. As the percentage of the population earning income has increased, so has the per person average. In Springfield, per capita income grew by nearly 10 percent between 1989 and 1999.

Median household income refers to the income of the primary householder and incomes from all other person over the age of 15 in the home, regardless of their relationship to the householder. Because households of unrelated individuals can be a fairly large proportion of all households, this measure may be a better indicator of the typical income for an area than the family income measure. Also, since many households consist of only one person, this measure is usually lower than median family incomes. Springfield’s median household income grew slightly by 2 percent to over \$67,000.

Figure 9
Education Level

Education Level	1990		2000		% Change
	Number	% Total	Number	% Total	1990-2000
Less than 9th grade	777	5.4%	360	2.5%	-53.7%
9th through 12th grade, no diploma	1174	8.1%	1286	9.0%	9.5%
High school graduate (includes equivalency)	3615	24.9%	3145	21.9%	-13.0%
Some college, no degree	2279	15.7%	2185	15.2%	-4.1%
Associate degree	897	6.2%	836	5.8%	-6.8%
Bachelor's degree	3449	23.8%	3858	26.9%	11.9%
Graduate or Professional degree	2298	15.9%	2676	18.7%	16.4%
Total Population 25 Years and Over	14489	100%	14346	100%	-1.0%

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

Figure 10
Household Types

Household Types	1990		2000		% Change
	Number	% Total	Number	% Total	1990 to 2000
Married Couples with Children	1847	26.1%	1812	24.3%	-1.9%
Married Couples with No Children	2711	38.3%	2510	33.6%	-7.4%
Single Parent	271	3.8%	362	4.8%	33.6%
Other Family	470	6.6%	453	6.1%	-3.6%
1 Person Non-Family Households	1568	22.1%	2011	26.9%	28.3%
2+ Person Non-Family Household	215	3.0%	323	4.3%	50.2%
Total No. of Households	7,082	100%	7471	100%	5.5%
Average People per Household	2.57		2.44		-5.1%

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

SPECIAL NEEDS GROUPS

Certain groups within Springfield Township have special needs that should be considered in determining how much open space is needed, the type of open space that is needed, and the specific design of the open space development. In particular, the very young, the very old, those with incomes below the poverty level, and people with disabilities have special needs that will affect the need for and development of open space. Because definitions of persons with disabilities have changed between the 1990 and 2000 censuses, a direct comparison for these groups could not be made. However, in 2000 approximately 7.7 percent of Springfield’s population between

the ages of 16 and 64 had some type of disability. Over the past decade, the number of people over age 65 has decreased by nearly 7 percent, while the number of people under age 18 has increased by 6.5 percent. The number of people with incomes below poverty level has remained about the same (see Figure 8).

EDUCATION LEVEL

Residents of Springfield Township tend to be fairly well-educated (Figure 9). Almost 19 percent of those over age 25 have graduate or professional degrees, while over a quarter have earned bachelor’s degrees. Since 1990, the number of people

possessing less than a 9th grade education has dropped by almost 54 percent.

HOUSEHOLD TYPES

A household profile is defined by the Census Bureau as a person or persons occupying a single housing unit. A household can be broken down into two categories. A family household is two or more related persons living in a single housing unit, and a non-family household is occupied by a single person or a group of unrelated persons. Nationally, as well as locally, households are changing. There has been an overall increase in non-family and single person’s households since the 1970’s. Fragmentation of the family unit through divorce, death of a spouse, or children leaving home to form their own households has contributed to an increase in the number of households and a decrease in the size of households. For example, Figure 10 shows that Single Parent Households in Springfield have increased by nearly 34 percent between 1990 and 2000. Springfield has also seen one-person households increase by 28 percent, and households of two or more non-family members increase by over 50 percent, comprising over one quarter of all households. The traditional household of married couples with children account for fewer than one in four households in the Township.

The average household size is the number of persons in households divided by the number of occupied housing units. This too has seen a na-

tional decline as households continue to diversify. Springfield has seen the average household size decrease from 2.57 people in 1990 to 2.44 in 2000— a decrease of over 5 percent.

EMPLOYMENT AND LABOR

As used here, employment figures refer to the number of workers in a given area, and can serve a variety of purposes. As one aspect of the economy, they serve to inform the public of current and anticipated future economic conditions and may serve as decision-making input for current and potential employers and investors in the region. Because an area’s growth and activity is related to its economy, employment data can also be tied to land use and transportation planning.

In recent years, Montgomery County has experienced a significant change as it has gone from being principally a bedroom suburb for Philadelphia commuters to an area that is a major source of jobs, although Springfield Township remains largely a bedroom community. The county’s central location in the region and its major road network that permits direct access from surrounding counties are major reasons for this transformation. Evidence of this is found in the office, industrial, and commercial development in Fort Washington, Plymouth Meeting, King of Prussia, and Willow Grove— areas easily accessible from Springfield.

OCCUPATIONS

The types of occupations held by residents in 1990 and 2000 are shown in Figure 11. The wide range of occupations listed have historically been classified as being “white collar” (managerial), “blue collar” (operative), or “other” (farm workers). Although this has generally been a useful distinction in terms of income, educational requirements, etc., the lines of distinction have become less marked as the nation’s economy has moved from being industrially based to information and service based. This change is evident nationally with the proportion of the U.S. labor force in white collar jobs increasing from 37 percent in 1950 to 60 percent in 2000. In Springfield Township, nearly 80 percent of jobs were white collar positions in 2000. Due to this shift, the census has implemented a new system for compiling labor force statistics,

Figure 11
Labor Force by Occupation

Occupation	2000	
	Number	% Total
Management	2049	21.3%
Professional	3131	32.5%
Sales	1265	13.1%
Clerical/Office	1234	12.8%
Construction	607	6.3%
Production/Transportation	539	5.6%
Farming	24	0.2%
Services	776	8.1%
Total	9625	100%

Sources: U.S. Census Bureau; Census of Population and Housing, 2000.

Figure 15
Employment Forecast

Year	Total Employment
1990	8079
2000*	7850
2005*	7750
2010*	7650
2015*	7500
2020*	7400
2025*	7300

Years	% Change
1990-2000	-2.83%
2000-2010	-2.55%
2010-2020	-3.27%
2000-2025	-7.01%

*Source: DVRPC Forecasts

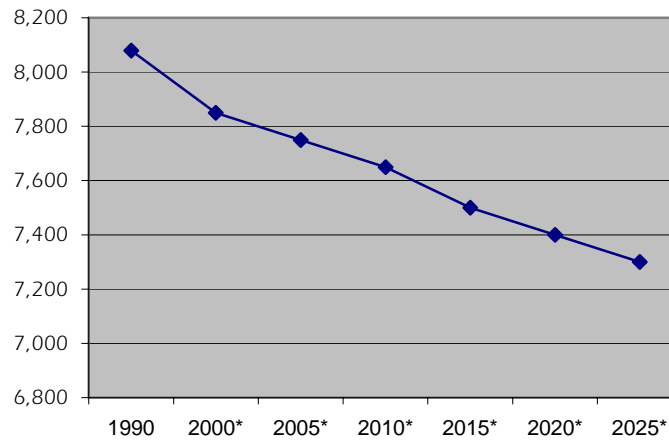


Figure 13
Major Employers

	Employer	Industry	Employees
1	School District of Springfield Township	Education	395
2	United States Dept. of Agriculture	Government	200
3	Commissioners of Springfield Township	Government	131
4	Inst. For the Achievement of Human Potential	Research	115
5	Carson Valley School	Education	103
6	LaSalle College High School	Education	100
7	Acme Markets #7723	Retail	80
8	Mount St. Joseph's Academy	Education	67
9	Rest Haven Nursing Center	Health Care	56
10	North Hills Country Club	Recreation	54

making it difficult to draw a comparison between categories from 1990 and 2000.

EMPLOYMENT FORECAST

As with population, the DVRPC provides employment forecasts for the area. Employment is projected to shrink from approximately 7850 jobs in 2000 to 7300 jobs in 2025, representing an overall decline of about 7 percent over 25 years (see Figure 12).

MAJOR EMPLOYERS IN MUNICIPALITY

According to the Keystone Tax Bureau, Inc.’s records based on first and second quarter 2004 Earned Income Tax remittals, Springfield’s top ten employers include the industries of education, government, research, retail, health care, and recreation (see Figure 13). Combined, these employers provide 1,121 jobs within the Township. The largest among these is the School District of Springfield Township, while the United States Department of Agriculture’s Research facility on Mermaid Lane employs the second largest number of people.

STATUS OF RELEVANT PLANS

COMPREHENSIVE PLAN

The primary existing planning document for the Township is its 1998 Comprehensive Plan, updated from the original 1968 version. The 1998 plan is based on 1990 census data and analyzes demographics, housing, transportation, community facilities, and existing and potential land uses. Unlike a plan for a less developed community, a plan for a developed community like Springfield is less concerned with shaping future growth and development through comprehensive land use decisions than it is with maintaining and improving upon existing conditions.

OPEN SPACE AND ENVIRONMENTAL RESOURCE PROTECTION PLAN

Prior to the update of the comprehensive plan, the first Open Space and Environmental Resource Protection Plan was developed in accordance with the Montgomery County Open Space Preservation Program Guidelines and adopted in 1996. For the past ten years it has served as a guide for Township

open space preservation activities, enabling the Township to use its open space acquisition funding allocation included in the County Program. This plan serves as the basis for this 2004 update, and contains many of the same sections. Among the key recommendations from this plan were:

- Provide an open space linkage between Township open space in Flourtown and Fairmount Park in the panhandle.
- Extend open space along the Wissahickon Creek to fill in a missing link in the existing greenway.
- Pursue acquisition and non-acquisition preservation methods for many of the target open space areas.
- Coordinate with land conservancy groups, the county, and other municipalities to implement key inter-municipal and regional open space opportunities.

As part of the update of this plan, these and other recommendations were reviewed in detail as part of an audit process.

SANDY RUN CREEK WATERSHED CONSERVATION PLAN

Another existing planning document is the Sandy Run Creek Watershed Conservation Plan of 2001, which was a joint effort among the Montgomery County Planning Commission and Abington, Springfield, Upper Dublin, and Whitemarsh Townships. This plan provides recommendations regarding storm water management, open space preservation, riparian buffers, trail design, and land management coordination.

FLOURTOWN-ERDENHEIM VISION PLAN

Prepared by the Flourtown-Erdenheim Enhancement Association (FEEA), The Flourtown-Erdenheim Vision Plan (January 2004) outlines economic development initiatives, transportation and parking strategies, streetscape enhancement strategies (particularly street trees), and architectural design guidelines for the Bethlehem Pike corridor between Gordon Lane and Valley Green Road. Public plazas, open space, and quality public environments in general are some of the main foci of this plan.

CHAPTER 2

GOALS & OBJECTIVES

SPRINGFIELD'S VISION

Open Space and recreation facilities are very important to the residents of Springfield Township. A number of these types of facilities already exist in the Township, and Springfield's development pattern makes it unlikely that large amounts of new land will become available for open space and recreation purposes. Therefore Springfield envisions preserving remaining open space, enhancing its existing facilities and linking these all together via trails to create a comprehensive and well-functioning open space system. The goals and objectives outlined below have been designed to help the Township achieve this vision. Action items related to these goals and objectives will be created throughout the open space planning process and are included in the recommendations and implementation chapters of this plan.

GOALS AND OBJECTIVES

GOAL 1: IDENTIFY POTENTIAL FUNDING OPPORTUNITIES AND PRIORITIES

OBJECTIVES:

- A. In addition to the funding available through the Open Space program, seek out a broad range of outside funding sources to implement recommendations.

GOAL 2: MAXIMIZE PERMANENT PRESERVATION OF REMAINING OPEN SPACE

OBJECTIVES:

- A. Continue to encourage permanent preservation of open space on large institutional properties such as the Carson Valley School, Mount St. Joseph's Academy and Erdenheim Farm sites.

- B. Keep Flourtown Country Club in open space use and encourage other golf courses to remain as open space.
- C. Continue to encourage creative site design that preserves contiguous open space.
- D. Keep low-intensity and/or clustered uses throughout much of the panhandle area.
- E. Assist residents in permanently preserving open space on privately-owned property.
- F. Create small green oases in the most intensely developed areas to buffer incompatible land uses and provide visual relief.

GOAL 3: MAXIMIZE OPEN SPACE ON EXISTING ABANDONED AND UNDERTILIZED PROPERTIES

OBJECTIVES:

- A. Seek to acquire blighted buildings and abandoned properties (or portions thereof) that cannot be used for other purposes to add to the open space inventory.

GOAL 4: PRESERVE NATURAL FEATURES

OBJECTIVES:

- A. Preserve aquatic features wherever possible.
- B. Preserve woodlands, particularly those in the panhandle area, and existing tree canopy.
- C. Encourage creative site design that limits disturbance to natural features.
- D. Improve stormwater management standards.

GOAL 5: ENHANCE THE TOWNSHIP'S NATURAL ENVIRONMENT

OBJECTIVES:

- A. Require adequate buffering and landscaping throughout the township as part of the land development process.
- B. Reactivate street tree planting programs.
- C. Develop new shade tree planting program for public areas.
- D. Encourage private landscaping and beautification efforts.

- E. Create gateways to enhance the entrances to the township.

GOAL 6: CREATE A COORDINATED OPEN SPACE NETWORK

OBJECTIVES:

- A. Connect Township open space wherever practical.
- B. Establish open space linkages with neighboring communities and the county.
- C. Coordinate groups involved in Open Space planning and implementation.

GOAL 7: MEET RECREATION NEEDS

OBJECTIVES:

- A. Provide additional neighborhood-level open space.
- B. Provide a network of pedestrian and bicycle corridors and linkages within and between greenways and open space parcels.
- C. Provide additional recreation facilities and complete other planned improvements for existing parks.
- D. Invite residents to identify long term needs and bring them to the township's attention.
- E. Support and coordinate with the developing Park and Recreation plan.

GOAL 8: PROTECT SCENIC AND HISTORIC RESOURCES

OBJECTIVES:

- A. Preserve views of natural features and open space areas.
- B. Preserve corridors of mature, healthy street trees.
- C. Encourage creative development that preserves views and historic structures.

GOAL 9: SUPPORT THE SANDY RUN CREEK WATERSHED CONSERVATION PLAN AND OTHER EXISTING AND FUTURE WATERSHED PLANS.

OBJECTIVES:

- A. Implement the action items identified in these plans whenever possible.

THE 1996 OPEN SPACE AND ENVIRONMENTAL RESOURCE PLAN

Springfield Township adopted an Open Space and Environmental Resource Protection Plan in 1996. At that time a series of goals and objectives was developed to address issues regarding the preservation of open space and the protection of environmental resources. As a part of the update process required by the Montgomery County Open Space Program, Springfield has evaluated its previous goals and objectives to address whether the goals are still valid and to evaluate why some of the last plan's recommendations were not implemented. Below are listed the previous recommendations that have been acted upon with accompanying explanations of their status and proposed future action where applicable, followed by those recommendations that have not yet been implemented.

COMPLETED PROJECTS

- **Project: Blackhorse Inn fee-simple purchase**

Status: The building has been donated to the Township. The donation includes an easement across the adjacent land for future trail connections to Bysher Field and Bethlehem Pike.

Future Action: The inn could serve as a stag-

ing area for a trail head; The easement will become a paved trail.

- **Project: Morris Arboretum trail easement**

Status: A trail along Northwest Avenue is under construction.

- **Project: Revise cluster development zoning regulations.**

Status: The AAA zoning district was created to protect open space.

- **Project: Revise floodplain regulations and develop riparian protection standards.**

Status: A riparian buffer ordinance has been discussed for the past five years. The prototype zoning overlay proved too restrictive for the community. The Board of Commissioners has asked the Planning Commission to rework the proposed ordinance to address the community's concerns. In addition, NPDES Phase II requirements have been adopted and put into effect.

- **Project: Implement shade tree planting program.**

Status: A shade tree commission was established and has been active. A tree-planting grant of \$48,997 was utilized.

- **Project: Coordinate preservation with regional efforts.**

Status: The Sandy Run Creek Watershed Conservation Plan has been approved.

- **Project: Develop zoning regulations that help encourage historic preservation.**

Status: A historic demolition ordinance is being considered by the Board of Commissioners.

Explanation: Historic preservation awareness is still in the early stages.

Future Action: The township is still interested in pursuing additional historic preservation options.

- **Project: Wharton-Sinkler Tract**

Status: A private conservation easement was established.

- **Project: Robertson/Ferry Tract fee simple purchase**

Status: As a result of a subdivision of a larger



The former Robertson/Ferry tract, now known as Laurel Beech Park, was acquired in 1999.

parcel into three lots, the township was able to acquire this 6.36 acre parcel utilizing a grant of \$495,000 in 1999. It is now known as Laurel Beech Park. The remaining two parcels have been developed with residential and light industrial uses.

REMAINING RECOMMENDATIONS

The following recommendations have not been acted upon to date. An explanation and/or description of possible future action is provided for each project:

- **Project: Karr Tract fee simple purchase**

Explanation: The land is currently too expensive and is involved in a court stipulation that makes purchase difficult at this time.

Future Action: When a land development plan is submitted, a recreation area could be negotiated.
- **Project: Carson Valley School trail easement**

Explanation: The idea of a trail has been presented. The township is awaiting internal organization of Carson.

Future Action: The township is still interested in pursuing this project.
- **Project: Dixon Tract trail easement**

Explanation: Government and local groups are preparing ideas to present to Mr. Dixon.

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Laurel Beech Park Recreation Facility

- **Project: Mt. Saint Joseph’s Academy trail easement**

Future Action: The township is still interested in pursuing this project.
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Explanation: The intent of this recommendation was to protect properties of over 10 acres, which may have been sufficiently accomplished through the AAA zoning district.

Future Action: The township plans to uphold the purpose of this district.
- **Project: Strengthen woodlands protection standards.**

Future Action: The Subdivision & Land Development ordinance could be strengthened in this regard.
- **Project: Hold land preservation workshop for target OS landowners & residents.**

Future Action: The township is still interested in pursuing this project.
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Explanation: There are asbestos and contamination issues at the Oreland substation on Roesch Avenue. PECO periodically abandons and reuses this site.

Future Action: The township is still interested in pursuing this project.
- **Project: PECO Corridor trail easement**

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Explanation: Some sections are no longer available.

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CHAPTER 3

EVALUATION OF GROWTH AREAS

When planning for open space, it is also important to identify areas that can accommodate any projected community growth. While much of Springfield Township is built out, there is some room for both residential and non-residential infill development. The Township will have to consider where such development should be located. This chapter examines the amount of population and employment growth that is expected in Springfield and assesses whether the township can accommodate that growth under current zoning, and if so, where such growth should be directed. This information will also help the Township to better assess its open space needs.

POPULATION, HOUSING, AND EMPLOYMENT PROJECTIONS

Springfield has already experienced its major growth spurt, and its population is expected to level out over the next twenty or so years. By the year 2025, Springfield is projected to have a residential population of 19,320 persons, which is about 213 less than the Township had in 2000 (Figure 14). In addition, it is expected to have about 7300 persons employed, down from 7850 in 2000 (Figure 15). Population, employment and average household size

are all expected to decline by 2025. This means that while fewer people will live and work in the Township, those people will require more housing. Approximately 126 new housing units will be needed by 2025 (see Figure 16). These units can be accommodated as infill housing located in the future growth areas indicated in Figure 17.

SPRINGFIELD'S FUTURE GROWTH AREAS

While Springfield has already experienced its major growth spurt, there is some room for further development in the Township. The Schematic Land Use Plan in the 1998 Springfield Township Comprehensive Plan identifies three main areas for future mixed-use and high density and/or cluster

residential infill development. These are the Oreland area in the north, the Wyndmoor industrial area in the east, and along Bethlehem Pike in the west (Figure 17). In addition to these areas, other parts of the Township may also experience subdivision and infill development. Any future development in the Township would need to be compatible with the character of surrounding areas and would aim to preserve any existing natural features.

Figure 14
Population Projection

Year	Population
1990	19,612
2000	19,533
2005*	19,550
2010*	19,490
2015*	19,380
2020*	19,320
2025*	19,320

Years	% Change
1990-2000	-0.40%
2000-2010	-0.22%
2010-2020	-0.87%
2000-2025	-1.09%

Source: U.S. Census Bureau; Census of Population and Housing, 2000; DVRPC projections.

* Projected population

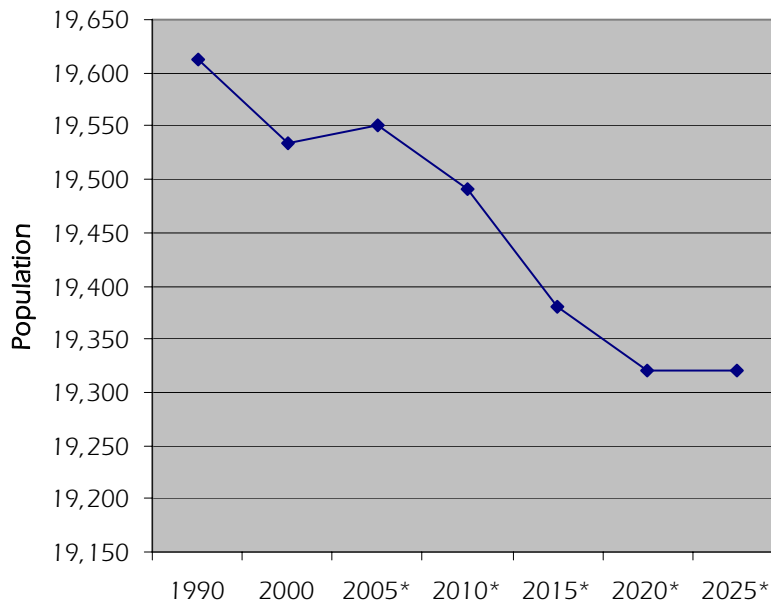


Figure 15

Employment Forecast

Year	Total Employment	Years	% Change
1990	8,079	1990-2000	-2.83%
2000*	7,850	2000-2010	-2.55%
2005*	7,750	2010-2020	-3.27%
2010*	7,650	2000-2025	-7.01%
2015*	7,500		
2020*	7,400		
2025*	7,300		

*Source: DVRPC Forecasts

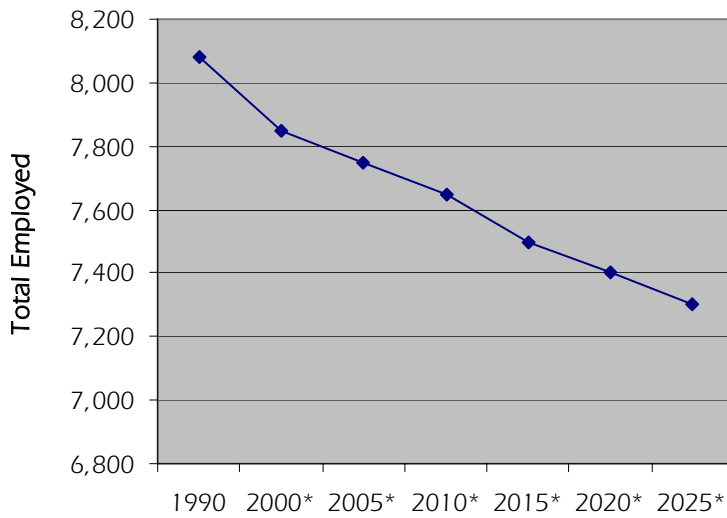
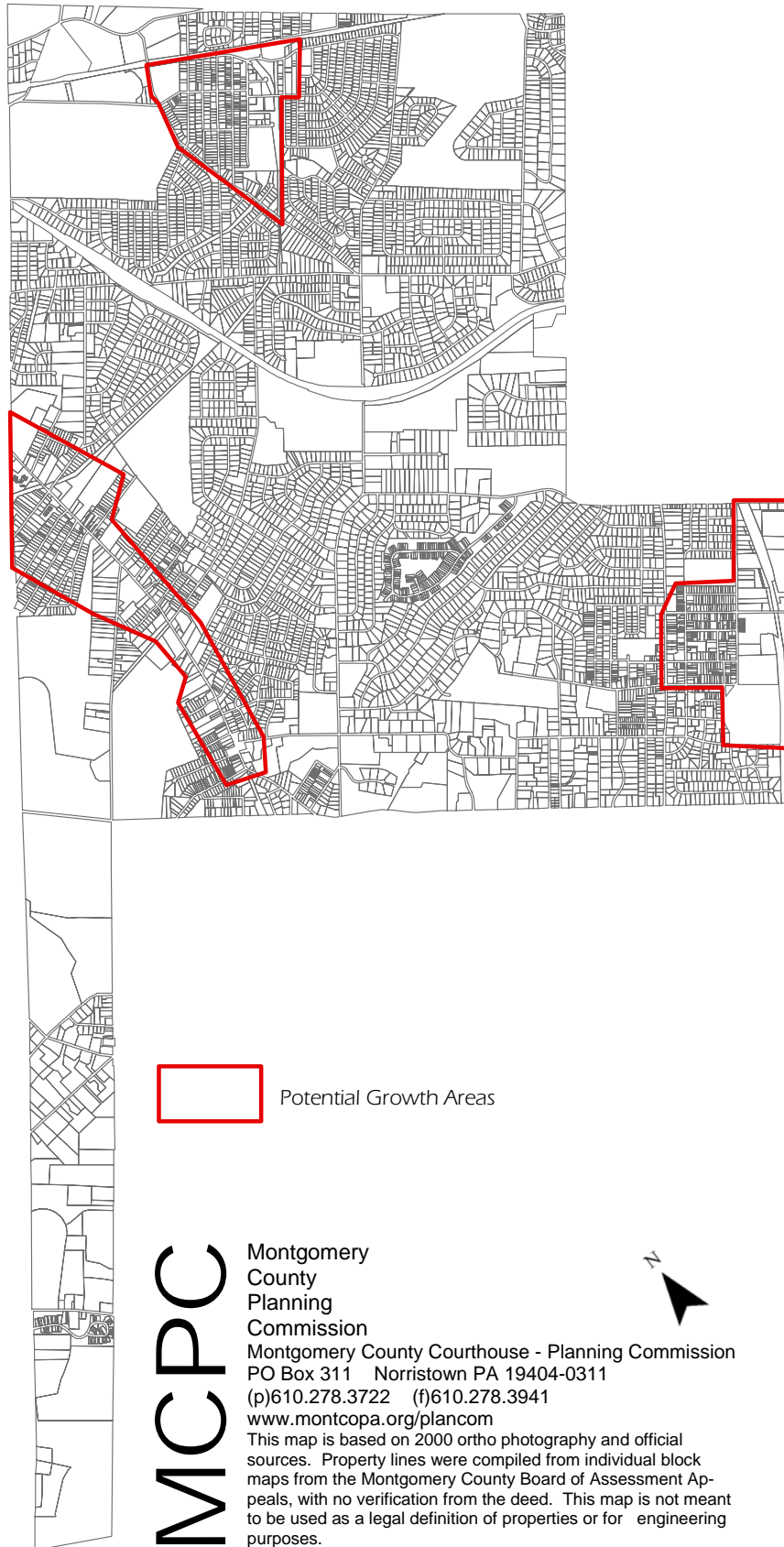


Figure 16

2025 Housing Unit Demand

Residential	2025
Projected Population in HHs	18,001
Future Average HH Size	2.37
Total Households	7,595
Existing Households (in 2000)	7,471
New Households	124
Vacancy Rate	1.1%
New Units Needed	126

Figure 17
Potential Growth Areas



CHAPTER 4

EXISTING PROTECTED LAND

A key component of the open space plan is a review of existing open space. Some of the open space utilized by residents is permanently protected, while other areas are not permanently preserved, and are in essence temporary open space. Permanently protected land refers to land preserved for active or passive recreation use and/or for environmental conservation purposes. In addition to municipally-owned areas, it can include land preserved by private conservation groups and private open space preserved as part of residential or non-residential development. Permanently preserved open space puts limitations on development and provides permanent resource protection– this land will continue to exist much the way it does today for future generations.

Temporary open space also makes an important contribution to the overall recreation base of a community by providing open space, sheltering significant natural features, and/or providing recreation facilities that do not require municipal involvement in maintenance. However, temporary open space can easily be lost through development or degradation. Creating this plan involves making choices about temporary open space and determining which of these areas the township wants to permanently preserve.

PERMANENT OPEN SPACE

Currently, there are nearly 276 acres of permanently protected open space in Springfield Township (see Figure 18). This land is owned by a variety of public and private institutions and individuals, and is used for a variety of purposes, including ballfields, golf courses, lakes, meadows, and ponds.

MUNICIPAL OPEN SPACE

Springfield Township’s existing system of parks and open space has grown over the past eleven years with the acquisition of the Robertson/Ferry tract, now known as Laurel Beech Park, and Sandy Run Park (see Figure 18). Today, a total of 11 parks and open spaces are owned and maintained by municipality. All municipally-



Flourtown Country Club



Mermaid Park



Oreland Park

owned parks are deed restricted in some form, with the exception of Flourtown Country Club. These parks comprise approximately 124 acres of land, 89 of which are considered active space. The active open space includes amenities such as swimming pools, tennis courts, basketball courts, tot lots, and ball fields. Each offers community residents important recreational opportunities and scenic amenities.

PRIVATE OPEN SPACE

Approximately 151 acres of permanently protected land are in private ownership. This includes institutional, residential, recreation, education, and Natural Lands Trust properties. The Biddle Woods cluster subdivision, Paper Mill Estates, the Eagle View subdivision, the Stotesbury cluster development, the Wharton-Sinkler tract, and the Morris Arboretum all contribute open space to the township. The Girl Scouts property in the panhandle is also included in this category. However, the Township has been unable to determine precisely how much of the property is in fact permanently protected.

TEMPORARY OPEN SPACE

Over 741 acres of open space are only temporary in nature (see Figure 20). This land falls into several categories including private open space, schools, and lands benefiting from certain tax incentive programs.

ACT 319

The Pennsylvania Farmland and Forest Land Assessment Act was created to preserve land devoted to agricultural use, agricultural reserve, or forest reserve. This preferential tax assessment gives landowners a small incentive to keep their parcel intact (minimum 10-acre parcel size). If a breach occurs, the landowner must pay roll-back taxes for the previous seven years plus interest. With the high demand for land, this penalty is not a significant deterrence, and therefore Act 319 provides minimal land protection. Currently, the Dixon Farm, the Boorse tract and Rock View Farm take advantage of this program.

Figure 18
Permanent Open Space

Open Space Type	Map Key	Name	Acreeage	Location	Owner	Recreation Facilities
Public Open Space	1	Cisco Park, Hillcrest Pond	13.0	Hillcrest Ave	Township	Soccer field; multi-use field; ballfield; fishing pond
	2	Bysher Fields	10.5	Bysher Av	Township	Ballfields (5)
	4	Wyndhill Playground	4.5	Hartwell and Flourtown Aves	Township	Tennis court; multi-use field; soccer field; tot lot
	5	Oreland Ballfield	4.3	Lyster and Enfield Rds	Township	Ballfields (2); refreshment stand; basketball court
	6	Oreland Park	0.8	Clement Rd	Township	Basketball courts (2); swings; benches
	7	Veterans Park	6.0	Traymore Ave	Township	Ballfields (3); refreshment stand
	8	Mermaid Park	8.0	Mermaid La	Township	Pond
	9	Laurel Beech Park	11.1	Pleasant Ave	Township	Pond; soccer field; playground
	10	–	0.9	Enfield Rd	Township	None
	11	Sandy Run Park	14.21	Camp Hill Rd	Township	Pond (restricted)
	Private Open Space	12	Girl Scouts of Phila.	24.0	Manor Rd	Girl Scouts of Phila.
13		Paper Mill Estates	1.8	Skyline Dr	Paper Mill Estates Community Association, Inc.	None
14		Eagle View	7.0	Eagle View Dr	Private	None
15		Stotesbury	7	Trumbaure Dr	Stotesbury Community Association, Inc.	None
16		Morris Arboretum	70.0	Northwestern Ave	University of Pennsylvania	None
17		Wharton-Sinkler	17.0	Gravers La	Private	None
18		Natural Lands Trust	16.5	Biddle Woods La	Natural Lands Trust	None
18B	Natural Lands Trust	7.8	Montgomery Ave	Natural Lands Trust	None	
Total Permanent Open Space			224.5			



Hillcrest Pond, a municipally-owned permanent open space.



The Springfield Mill at the Morris Arboretum's Bloomfield Farm, an important cultural and open space resource.

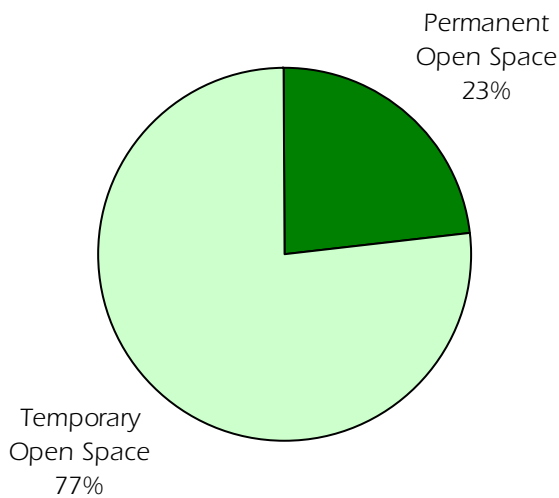


The Wharton-Sinkler Estate includes permanently protected open space.



Sandy Run Country Club, a temporary open space.

Figure 19
Distribution of Open Space



ACT 515

The Pennsylvania Open Space Covenant Act was created to stabilize open areas through the use of real estate tax assessment techniques. It allows certain counties to covenant with landowners for preservation of land in farm, forest, water supply or open space uses. Some eligible lands can be as small as ten acres and must be consistent with the county or municipal open space plan. Unless properly terminated, covenants require the landowner to pay roll-back taxes for the previous five years plus interest. Act 515 provides little to no long-term land protection. The three private country clubs in the township (Whitemarsh, Sandy Run, and North Hills) fall into this category, comprising 288 acres of temporarily protected open space.

INSTITUTIONAL

Springfield Township also has a substantial amount of recreational open space offered by several institutions. Public schools including Penn Manor Elementary (currently leased to a school of photography), Enfield Elementary, Springfield Township Middle, Springfield Township Senior High, and Erdenheim Elementary provide much open space in the form of playing fields, basketball courts, and open fields. In addition, private schools such as Carson Valley, Mt Saint Joseph’s, and LaSalle College High provide both passive and active open space. The Oreland and Flourtown Swim Clubs also contribute recreational spaces.

These open spaces differ from the municipally owned spaces because they may not remain open forever. First, land use decisions for public schools are not made by the municipality. Therefore, as enrollment patterns in the region as a whole change, the local schools could be closed. When this happens, the school district often offers the property to the township for purchase. If the township does not accept the offer, the schools may close and be used for other purposes, including offices or apartments, and the recreational and open space could be lost. Second, if the institutional space changes hands, there is no guarantee that the new owners will want or be able to offer the same open space for public use.

Figure 20
Temporary Open Space

Open Space Type	Map Key	Name	Acreeage	Location	Recreation Facilities
Private Open Space	3	Flourtown Country Club	51.0	Wissahickon Ave	Golf course
	19	Carson Valley School	103	Wissahickon Ave	Tennis court; basketball court; open fields
	20	Mt. St. Joseph's Academy	77	Wissahickon Ave	Tennis courts (4); open fields
	21	Oreland Swim Club	9.0	Paper Mill Rd	Swimming pools; playground equipment; basketball court; volleyball court
	22	Flourtown Swim Club	3.0	Byshe Ave	Swimming pool; tennis courts (3); basketball court; open field
	23	Piszek Properties	30.0	Pennsylvania Ave	None
	24	LaSalle College High School	43.0	Cheltenham Ave	Swimming pool; tennis courts (5); ballfields (2); soccer field; track; multi-use field
Schools	25	Penn Manor Elementary School	7.0	Paper Mill Rd	Ballfields (2); playground equipment
	26	Enfield Elementary School	5.4	Paper Mill and Church Rds	Ballfields (2); basketball court; playground equipment
	27	Enfield Jr. High School	13.8	Paper Mill Rd	Tennis courts (10); basketball court; soccer field; ballfields (2); track
	28	Senior High School	21.1	Paper Mill Rd	Ballfields (4); soccer field; tennis courts (4); track
	29	Erdenheim Elementary School	4.7	Haws La	Soccer field; basketball court; playground equipment
Act 515	30	Whitemarsh Country Club	66.0	Germantown Ave	Golf course
	31	Sandy Run Country Club	107.0	Walnut Ave	Golf course
	32	North Hills Country Club	115.0	Paper Mill Rd	Golf course
Act 319	33	Erdenheim/Dixon Farm	54.0	Wissahickon and Stenton Aves	None
	34	Boorse	14.4	Pennsylvania Ave	None
	35	Rock View Farm	17.43	Northwestern Ave	None
Total Temporary Open Space			741.8		

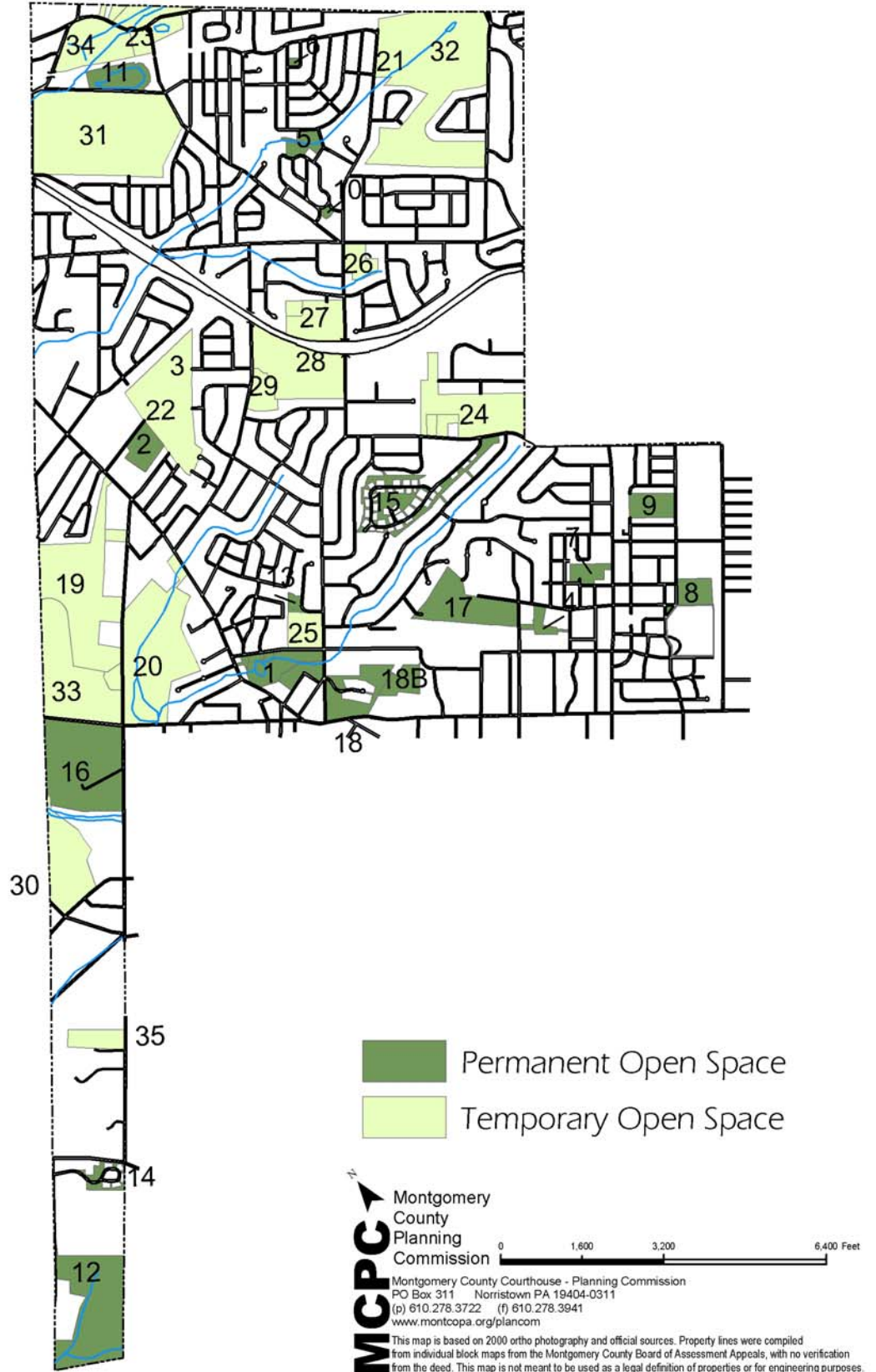
Despite their temporary nature, these sources of open space are still important to Springfield as they offer residents a greater range of choices to meet their recreational needs. They also add an aesthetic quality to the township by opening up views and providing some relief to the largely developed landscape.

In total, Springfield has a significant amount of open space totaling more than 966 acres. This land provides Springfield residents with many opportunities to enjoy all that open space can offer –

recreation, tranquility, beauty, and a sense of community.

However, more than two thirds of this open space could be lost to development in time if the land owners or land use changes (see Figure 19). If the township acquires additional open and recreational land, residents can be assured that the municipality will be able to offer them the same or greater level of active and passive open space as they enjoy today.

Figure 21
Permanent and Temporary Open Space



CHAPTER 5

INVENTORY OF POTENTIALLY VULNERABLE RESOURCES

A key component of the open space plan is an inventory of potentially vulnerable resources. Such an inventory examines geology, topography, soils, surface waters and hydrology, vegetation and wildlife, and historic and cultural resources. Identification of these sensitive areas is a first step toward determining priorities in open space planning.

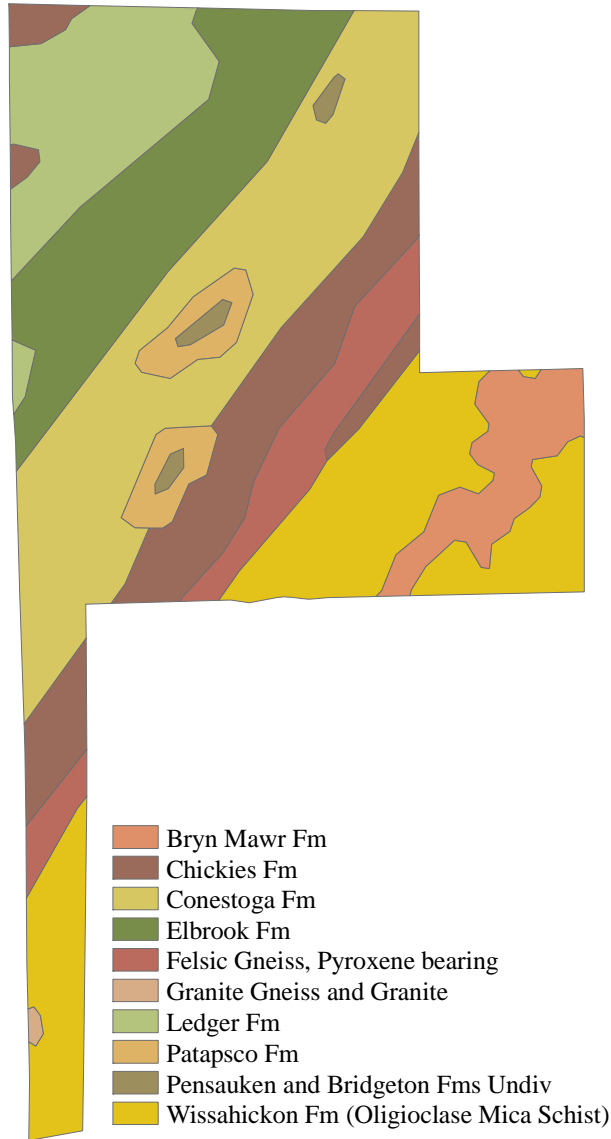
GEOLOGY

Except for surface outcrops, bedrock geology is unseen, and as a result its influence on natural features is not always acknowledged. However, the influence is both strong and pervasive, for bedrock geology is the foundation of an area. Bedrock, along with the hydrologic cycle, is responsible for the changes in elevation, steep slopes, location of watercourses, and orientation (orientation, in turn, will influence vegetative communities, soils, and availability of sunlight). The bedrock or parent material has a great influence on the type of soil formed. For example, hard, igneous bedrock has resulted in soils with a high stone and boulder content. Groundwater yield differs from one bedrock formation to the next. In Montgomery County, the difference ranges from under 1 gallon per minute (gpm) to over 30 gpm.

Montgomery County is located in the Triassic Lowland and Piedmont Upland section of the Piedmont Physiographic Province. The Triassic Lowlands are primarily red shales and sandstones, with intrusions of diabase. Four formations - Stockton Sandstone/Conglomerate /Shale, Lockatong Argillite/Shale, Brunswick Shale/ Sandstone, and Diabase - comprise the Triassic Lowlands. The formations underlying Springfield are described below and shown in Figure 22:

- Ledger Dolomite/Elbrook/Conestoga Limestone forms a limestone valley that extends eastward from Lancaster County through Chester County, tapering off in Abington Township. The soils formed from this parent material are fertile, and the groundwater yields are good when solution

Figure 22
Geology



channels (underground streams) are tapped. This is the largest formation found in the Township, covering virtually all of Oreland and Enfield, and much of Flourtown.

- Wissahickon Schist/Felsic Gneiss (granitic gneiss) are the other major formations in the Township, covering much of Wyndmoor and the panhandle area, and parts of Erdenheim. The Schists are softer rock and are highly weathered near the surface; the felsic areas are harder, more resistant to weathering and have relatively steep but stable slopes. Joints through which groundwater flows are moderately abundant, making groundwater

yields variable, though generally moderate (usually less than 20 gal/min).

- Chickies Quartzite is located between the two formations noted above, forming a band that extends from the Cheltenham Township line in Enfield across Paper Mill Road into parts of Erdenheim and the panhandle. Quartzite is a metamorphic rock formed when sandstone was exposed to extreme heat and pressure. It is a hard, dense rock that weathers slowly and forms prominent, narrow hills and ridges. Groundwater supplies are small but adequate for domestic use.
- The Bryn Mawr formation covers a large portion of Wyndmoor between Cheltenham Avenue and Stenton Avenue. A mix of gravel and sand, it is deeply weathered with moderate to high permeability and good surface drainage. It is generally not considered an important aquifer, although good water yields may be obtained from shallow wells.
- Two small areas in the Township - near Sandy Run Creek and just north of East Mill Road - contain Diabase, an igneous rock also referred to as 'black granite'. Diabase was formed as molten rock that was extruded into large cracks in the surrounding Brunswick geologic formation. The intrusions of Diabase, called sills and dikes, are generally narrow (less than half a mile wide, and in some cases only several feet in width). The intrusions are very resistant to erosion, weathering, water infiltration, and groundwater movement. Diabase bedrock contains some fractures near the surface, resulting in minimal absorption of water. The formation is notorious for low well yields, and is very difficult to excavate. Areas of diabase are often steeply sloped and wooded, with numerous surface rocks and boulders.
- Patapsco is found in two relatively small areas in Flourtown. This clay and gravelly sand formation is deeply weathered, has a moderate to high permeability, and is a good source of groundwater.
- The Pensauken/Bridgeton formations are found in three small areas - near the North

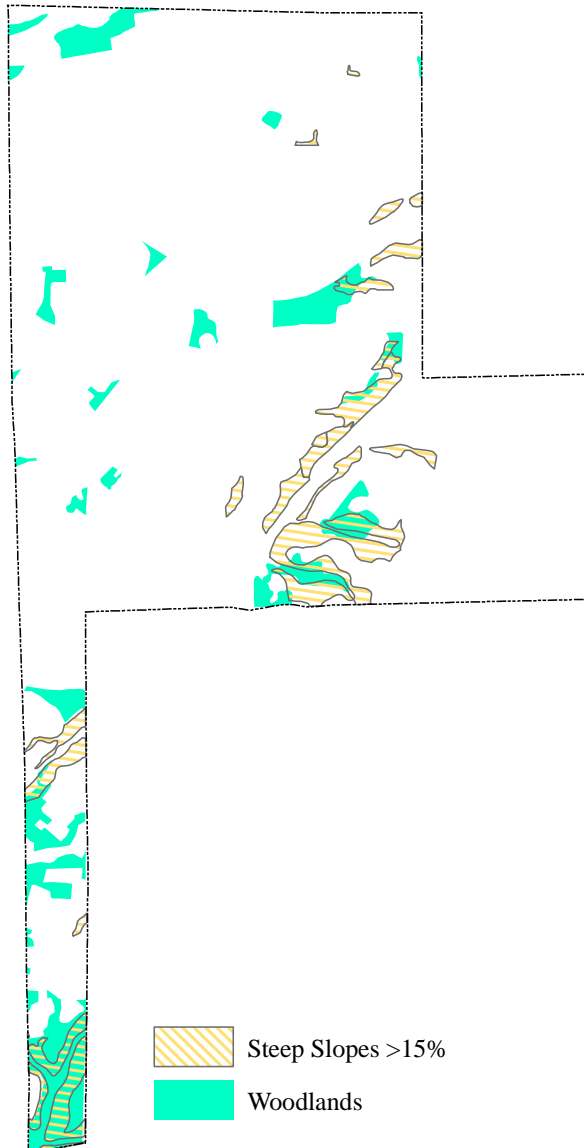
Hills Country Club, and next to the areas containing the Patapsco formation noted above. Also a deeply weathered formation, it generally has good surface drainage, although it may be poor in some locations. The Pensauken formation is known to be an important water source in southeastern Bucks County while yields in the Bridgeton formation vary.

TOPOGRAPHY

STEEP SLOPES

Slope, or frequency of change in elevation, is an important environmental condition. When

Figure 23
Topography



expressed as a percentage, slope is defined as the amount of change in vertical elevation over a specified horizontal distance. For example, a three foot rise in elevation over a one hundred foot horizontal distance is expressed as a three percent slope. These changes in elevation throughout a community contribute a great deal to its appearance and natural diversity.

This is especially true of the steep slope areas of a community, which also cause limitations to development. The slope and soils present on steep slopes are in balance with vegetation, underlying geology and precipitation levels. Maintaining this equilibrium reduces the danger to public health and safety posed by unstable hillsides. Steep slopes often have a combination of vegetation, climate, soil and underlying geology that differs from the surrounding area. Frequently this means that the environmental sensitivity of the steep slope are different as well. Susceptibility to erosion and mass movement may be greater than the surrounding area, especially if vegetation is removed. Increased runoff and sedimentation from disturbed slopes require increased public expenditure for flood control and stormwater management. Also, different species of plants and the associated wildlife that depends on these plants may be present only on the slopes, creating unique recreation opportunities.

Overall, steep slopes are not a major feature of the Township. Using soil types from the Soil Survey as a general guide, Figure 23 shows that a concentration of steep slopes occurs in areas of Wyndmoor and Erdenheim, between Cheltenham Avenue and the Paper Mill Road/Stenton Avenue/Bethlehem Pike intersection.

To the extent that development in this part of the Township has been slope sensitive and/or has provided open space, as with the Biddle Woods development, some preservation has occurred, but few if any further preservation opportunities appear to exist. Some of the smaller areas of steep slopes located in the panhandle and in Oreland have been less affected by development and should be considered in the Township's open space preservation planning.

WOODLANDS

The original vegetation of Montgomery County was a dense forest of hardwoods which covered

over 99 percent of the county. Oaks were the dominant species, but chestnut, tulip poplar, hickory, ash, red maple, and dogwoods were also present. Several hundred years of clearing and cultivation, and in more recent times the rapid development of houses and commercial facilities, have reduced woodlands to a shadow of their former extent. The principle types of woodlands remaining in the county are:

Red Oak - About 60% of all remaining woodlands. Northern Red Oak is predominant, but Black, Scarlet and Chestnut Oak are also abundant.

Ash/Maple/Elm - About 19% of all woodlands. Local mixtures will vary, and include minor species, such as the Slippery Elm, Yellow Birch, Black Gum, Sycamore, and Poplar.

Eastern Red Cedar - 18% of the county's wooded acres are covered with this species and associated species: Gray Birch, Red Maple, Sweet Birch, and Aspen.

Sugar Maple/Beech/Yellow Birch - The remaining three percent of woodlands is comprised of this association. Associated species include Red Maple, Hemlock, Northern Red oak, White Ash, and Tulip Poplar.

Woodlands and hedgerows serve many purposes, both functional and aesthetic. Woodlands prevent erosion, provide habitat for wildlife, provide buffers for creeks, and offer recreational opportunities for residents. Hedgerows and wooded corridors prevent erosion also, and provide cover for wildlife movement, shelter, and migration.

The distribution of woodlands in Montgomery County can be described in three different patterns. Small, widely scattered stands can be found east of the central county ridge, often strung along alluvial soils. Long, linear stands along streams and on alluvial soils are typical in the central part of the county. Large forested blocks of land, often hundreds to thousands of acres in size, are found on ridges in the central and northern areas of the county.

Important woodlands in the Township are found in the panhandle area - including the Morris Arboretum and land between Ridge Pike and Manor Road (Figure 20). However, with the exception of the arboretum, no permanent open space currently exists for preservation of these areas.

Figure 24
Soils



SOILS

Soils are a natural assortment of organic materials and mineral fragments that cover the earth and supports plant life. The composition of soils changes slowly over time, due to weathering of rock and activity of soil organisms. As a consequence, soils vary with respect to depth to bedrock, depth to groundwater, color, mineral characteristics, fertility, texture, and erodibility. One of the most influential natural features, soils

are a result of the hydrology and the weathering capacity of the underlying geology in a given area. They are also influenced by the orientation of the land and the types of vegetation that grow in them. Conversely, the type of soil influences the vegetative cover of the land, which effects the quality and quantity of surface and groundwater, wildlife diversity, rates of erosion, and the aesthetic quality of the landscape.

Though soils are diverse, soil scientists have classified the soils found in Montgomery County into several groups called soil series. Soils listed within the same series will display similar subsurface characteristics. The surface characteristics of soils within a particular series can vary in slope, degree of erosion, size of stones, and other easily recognizable features. Although a variety of soil types exist in all parts of the Township, the most extensive type is "made land" from several soil series (Duffield, Lawrenceville, Chester, and Manor, for example).

In addition to the soil mapping units, soils can also be divided into prime and important agricultural soils, hydric components, and alluvial soils. The groups of soil pertinent to the Township are described below and shown in Figure 24.

PRIME AND IMPORTANT AGRICULTURAL SOILS

The agricultural capability of soil is measured based on fertility, depth to bedrock and groundwater, texture, erodibility, and slope. Soils are classified as prime farmland, farmland of statewide importance, and other land, based on these characteristics. Prime farmland includes deep, well drained, and moderately sloped soils that can support high yields of crops with little management. Farmland of statewide importance includes soils that support cultivation but require careful crop management. The remaining soils are best used for pasture and woodlands.

Figure 24 shows that many Township areas contain soils suitable for agricultural use, including a number of areas with prime soils. Many of these areas remain undeveloped at this time, including the private golf courses, and sites throughout the panhandle area.

However, except for selected sites such as the Carson school property, agricultural uses do not

exist and therefore are not an important part of the Township's character. As a result, preserving open space in these areas will not be to protect the land for farming, but for other purposes, such as to protect other natural features or link open space areas.

ALLUVIAL SOILS

Alluvial soils are frequently, but not always, located within a floodplain. They have been deposited by flowing water and are not stable as a result of their texture and composition. The presence of alluvial soils is only one indicator of a floodplain. Changes in the tributary drainage area or slope of the adjacent stream may create a floodplain that is either larger or smaller than the area of alluvial soils. Also, alluvial soils do not indicate the probability of recurrence of a flood (for example, a 100 year flood). An important aspect of alluvial soils is that they often form aquifer recharge areas.

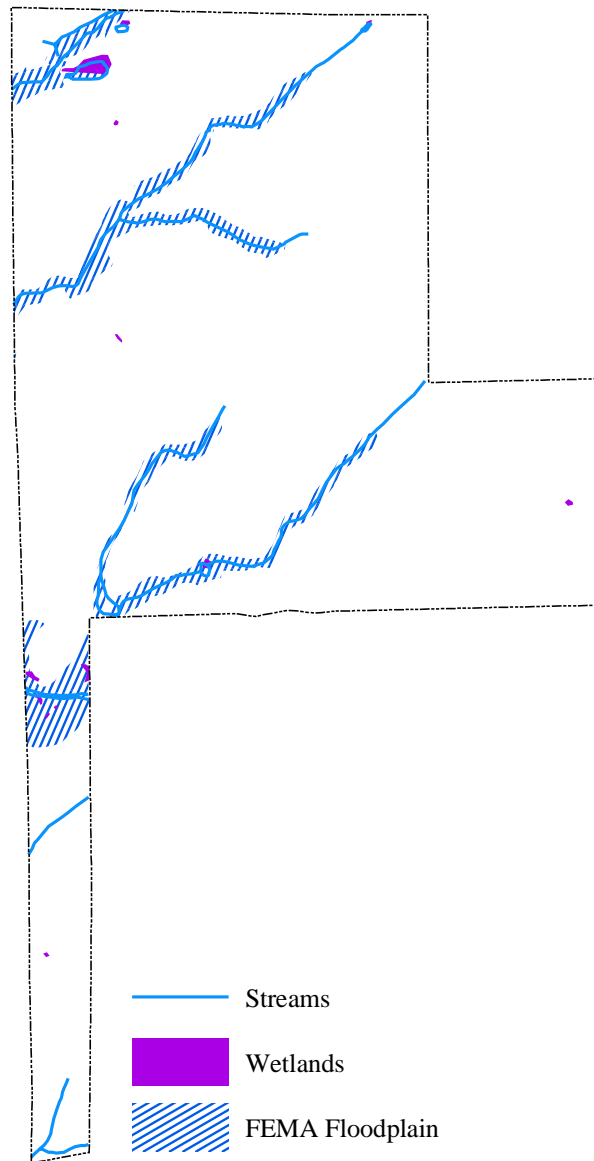
HYDRIC SOILS

In general, soils that are saturated with water at or near the ground surface, particularly during certain times of the year, are considered to have a high water table. As would be expected, such areas often exist near water bodies and watercourses and may be part of wetlands. Because of wetness, these soils present a major constraint for development wherever on-site subsurface sewage treatment is utilized, as in many rural areas, since treatment depends largely on adequate water percolation through the soil. In Springfield this is not an issue since it is almost completely sewerred, and such soils exist only in small concentrations anyway.

SURFACE WATERS AND HYDROLOGY

Water is a valuable resource, consumed by people and industry, enjoyed at recreation facilities, employed in the assimilation of treated sewage, and integral to the landscape. The average rainfall in the county varies from 43 inches near City line Avenue to 47 inches in the vicinity of the Green Lane Reservoir.

Figure 25
Hydrology



It should be noted that in any given year, annual precipitation can vary from the average by as much as ten inches. Generally speaking, 25 percent of precipitation becomes direct runoff, 50 percent evaporates or is transpired by plants, and 25 percent replenishes groundwater. The surface water that falls on or is carried through Springfield affects the topography, soils, vegetation, and groundwater and comes from two natural sources: direct runoff and groundwater. A third, manmade source, may also contribute to stream flow: effluent from sewage treatment plants, which tends to dampen the variation between high and low flow periods.

TOWNSHIP WATERCOURSES AND WATERBODIES

The township is crossed by three creeks— the Wissahickon in the panhandle, Sandy Run in Oreland, and Sunny Brook covering parts of Enfield, Oreland and Flourtown. Parts of each of these are protected by existing open space. For example, the Wissahickon is bordered by the Morris Arboretum and Whitemarsh Country Club. However, in general this open space is not permanently protected. In addition to its creeks, the township also contains three ponds located in Mermaid Park, Cisco Park, and Sandy Run Park. These serve as habitat and a water source for wildlife and storage areas for stormwater, and enhance the aesthetic quality of the community (see Figure 25).

FLOODPLAIN AND STREAM CORRIDORS

Over 250 acres in Springfield Township are located within the 100-year flood plain as designated by the Federal Emergency Management Agency. Much of the time, it is dry: During storms, however, the floodplain stores and conveys floodwater. Development within the floodplain reduces the carrying capacity and increases the height and destructive ability of floodwater. In addition to carrying floodwaters, the floodplain and stream corridor serve other important functions. The condition of the stream corridor itself is important in minimizing erosion and water pollution, protecting water quality (temperature and velocity), and providing animal habitat and recreation opportunities. Floodplains in the township identified by the Federal Emergency Management System (FEMA) are found along Sandy Run Creek, the Wissahickon Creek, Paper Mill Run, and St. Joseph’s Run.

Well vegetated corridors will reduce pollutant loads to streams, shade the stream, and provide habitat for wildlife. If vegetation is preserved along the banks of feeder streams as well as the main stem, pollutant loads are greatly reduced. Wetlands that filter and impede stormwater and provide a habitat for aquatic life are frequently found along stream corridors. Unconsolidated gravel and stone deposits along corridors allow for groundwater recharge. People also benefit from protected stream corridors, as they provide opportunities for trails and other forms of recreation.

Historically, some residents of the township have suffered flood damage- both within and outside the 100-year flood plain- during the recent storms occurring in 1996, 1999 (Hurricane Floyd), 2001 (Tropical Storm Allison), and the remnants of Hurricane Jean in 2004. Areas of the township that have experienced repeated flooding include: Oreland Run section of the Sunnybrook Creek including parts of Oreland Mill Road, Lorraine Avenue, Lyster Road, and Hemlock Road and the Enfield section of Sunnybrook Creek at Quill and Lantern Lanes. Additionally, several roads and bridges in poor drainage areas have flooded during these recent storms. The Township is working diligently to address this situation, and had developed a storm-water improvements program to address this issue.

WETLANDS

Wetlands have value and are worthy of protection due to a number of characteristics. However, it is easier to discuss the benefits of wetlands than it is to delineate the wetland itself. Some wetlands area easily recognizable by most people because the presence or influence of water is obvious. However, many wetlands are subject only to seasonal flooding. For much of the year, surface water may not be present. Still other wetlands develop in areas where the soil is saturated for long periods, but never flooded. The Environmental Protection Agency and the Army Corps of Engineers have defined wetlands as, "Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

Depending on where they are located, wetlands may serve one or more beneficial functions. Almost all wetlands provide habitat for birds, amphibians and fish. These in turn support other wildlife. Wetlands also mitigate flooding by holding back floodwater and slowing stream velocity. Wetlands improve water quality too. As water flows through a wetland, it slows and drops much of its sediment load. In addition, nutrients that can cause algae blooms and other pollution problems are taken up by wetland vegetation. Wetlands located in depressions often encourage infiltration of stormwater, contributing to groundwater recharge.

The township has a few wetland areas based on the National Wetlands Inventory (NWI). The NWI offers a broad based, generalized overview of wetlands, therefore other wetlands may also exist in the municipality. Hydric soils may also indicate the presence of wetlands. The Army Corps of Engineers or a qualified consultant could be enlisted for a final determination of where wetlands are in fact present. Small NWI wetland sites are scattered across the township mainly near the Sandy Run Creek, in the panhandle, and along the Wissahickon Creek floodplain (see Figure 25).

WATERSHEDS

In terms of drainage, virtually all Township land drains toward the Schuylkill River (with the exception of the Tacony Creek watershed, which drains into the Delaware River), as does the major portion of the county. As shown in Figure 26, this occurs within the Wissahickon watershed basin, which also covers parts of Upper Gwynedd, Lower Gwynedd, Upper Dublin, Whitmarsh, and Whitpain Townships and the Borough of North Wales. This basin is comprised of a series of smaller basins, the most important of which for Springfield is the Wissahickon Creek.

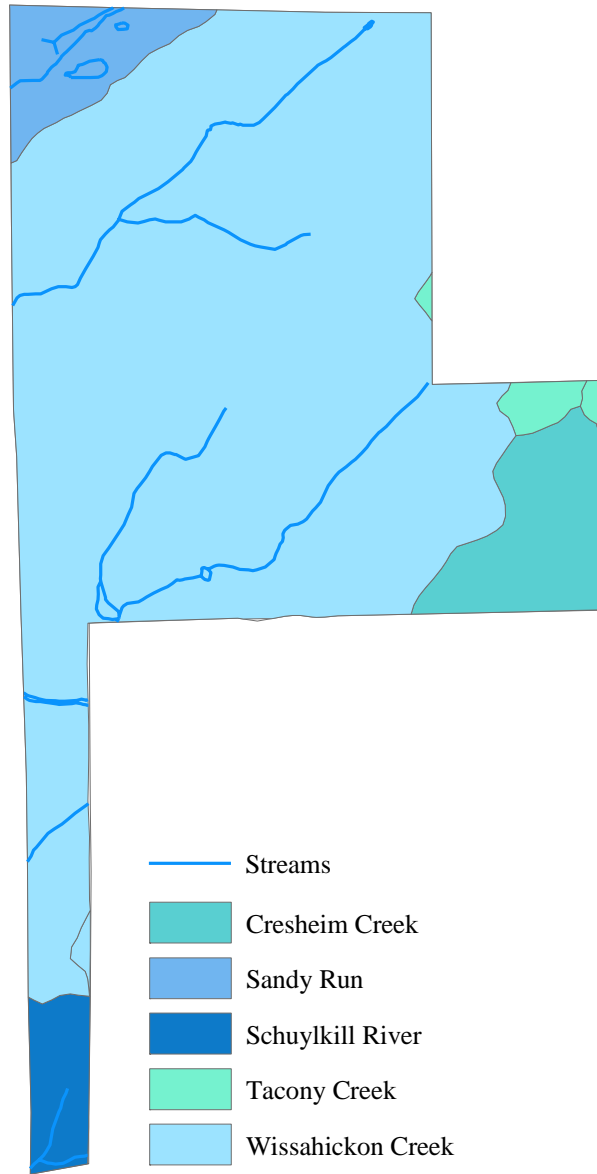
Because watershed basins are usually larger than one community, an interrelationship exists whereby municipalities that are upstream contribute surface water flow to Springfield, while those downstream receive the Township's flow. With this in mind, the Township should aim to maintain the natural conditions of its drainage system, such as through preservation of open space along watercourses.

PROTECTED WATERCOURSES

Pennsylvania, as required by the Federal Clean Water Act, has established water quality standards that apply to all streams and other waterbodies in the Commonwealth. The water quality standards, codified in Title 25 PA Code Chapter 93, establish water quality criteria that need to be maintained to protect designated water uses.

Discharges to waters of the Commonwealth are evaluated to assure that water quality standards are complied with. Where needed, effluent or other discharge limitations are established to assure that water quality criteria are achieved and

Figure 26
Watersheds



designated uses protected. Non-point source discharges are required to incorporate Best Management Practices. The protected water use designation for a given waterway is an indicator of its value for the protection and propagation of aquatic life and can be used to prioritize the unprotected stream and stream valley resources in a municipality. The only designated watercourse in the Township is the Wissahickon Creek, which is protected for trout stocking.

GROUNDWATER

Groundwater behaves much like surface water,

flowing like a stream, only much slower. Groundwater is tapped as a source of drinking water and for industrial purposes where surface water is unavailable.

Groundwater replenishment occurs slowly, as precipitation and in some cases stream water seeps through the soil, down to the aquifer. Open, undisturbed land is essential to groundwater recharge, since vegetation serves to retain precipitation where it falls, allowing it to soak into the soil rather than run off the surface. Impervious surface from development prevents infiltration of precipitation.

The Township obtains its water supply from Aqua American and the Philadelphia Water Company, which utilize a series of wells (14 percent of supply) and reservoirs (86 percent of supply) for its system. Two of the thirteen wells are located in Flourtown and Oreland, and are probably the direct source of water for many residents.

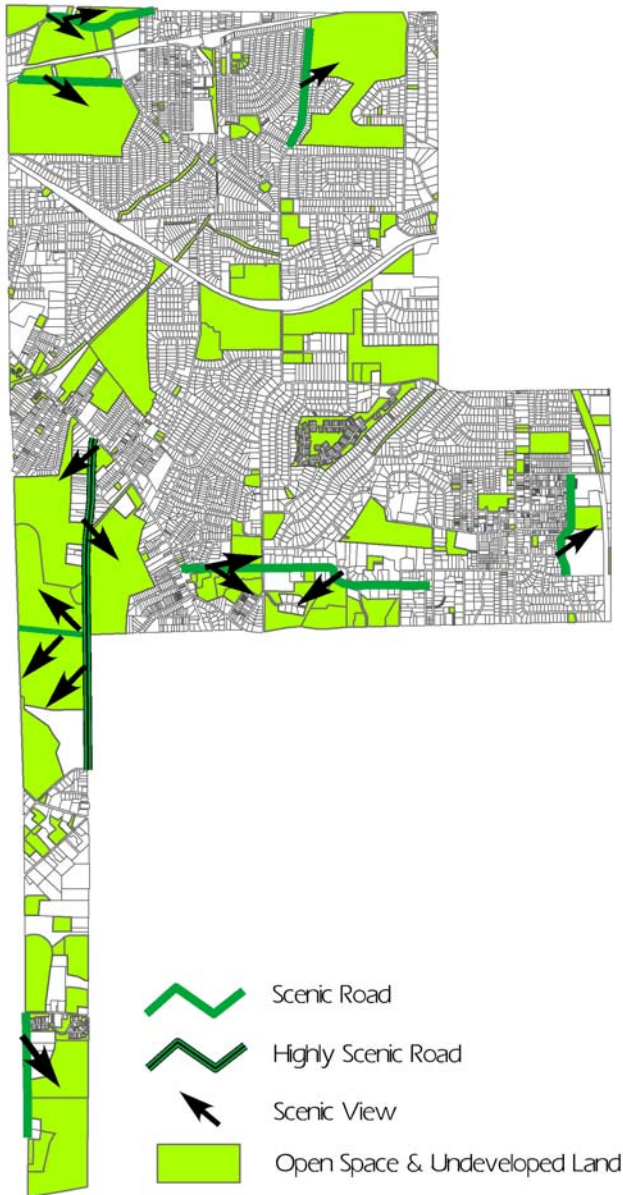
SCENIC ROADS AND VISTAS

Scenic resources are elements of the natural and/or built environment that stand out among all the attributes of a community. They tend to be the most pleasant and interesting places, such as historic sites, natural features like lakes or creeks, and recreation areas.

Although the process of identifying a scenic resource is largely dependent on the observer's own opinions and preferences, information collected from a community group, such as a planning commission, can provide a relatively broad inventory. Wherever possible, these areas should be preserved and linked to the community's open space and recreation system. Scenic resources in Springfield are summarized below under the combined heading of roadways and views and are mapped in Figure 27. The defining element or feature for each resource is noted.

Roadways with scenic attributes contribute to a community's open space system because they provide a way to view its scenic resources and in some cases also serve as recreation routes for walkers, bicyclists, and joggers. A number of such roads exist in the Township.

Figure 27
Scenic Roads & Vistas



- **Paper Mill Road - Edann Road to Bruce Road.** This road segment takes the traveller past North Hills Country Club, one of the Township's major open space areas. The view this provides should be protected.
- **Pennsylvania Avenue - Camp Hill Road to Lynn Avenue.** Scenic views of private open space (Boorse/Piszek properties) exist along both sides of this winding road.
- **Walnut Avenue - Camp Hill Road to Oreland Mill Road.** This road provides views

across parts of Sandy Hill Country Club, one of the Township's major open space areas.

- **Wissahickon Avenue - Bethlehem Pike to Stenton Avenue.** This is perhaps the Township's most scenic road, taking the traveller into a significant open space corridor (comprised of Carson and St. Joseph's schools, Dixon farm, and the Morris Arboretum)
- **Stenton Avenue– Whitemarsh Township to Northwestern Avenue.** With Morris Arboretum to the south and Erdenheim farm to the north, this stretch of Stenton avenue has an open, rural feel.
- **Northwestern Avenue– Stenton Avenue to Andorra Road.** In terms of its scenic value, this road functions as an extension of Wissahickon Avenue, continuing the quality views into private open space.
- **Montgomery Avenue– Bethlehem Pike to Evergreen Avenue.** This road provides scenic views of open space in Cisco Park and the Biddle Woods area across Paper Mill Road.
- **Mermaid Lane– Stenton Avenue to Queen Street.** This part of Mermaid Lane passes through a residential area that has pleasant shade tree cover. It is also adjacent to Mermaid Park, one of the township's main public open space areas.
- **Manor Road– South of Ridge Pike.** Manor Road serves the most undeveloped are of the township, taking the traveler past a dense area of woodlands and adjoining open space.

HISTORIC AND CULTURAL RESOURCES

Historic sites are another important vulnerable resource in a community. Historic structures and places are an important element in creating and maintaining a community's sense of place. These historic resources add to an area's quality of life by providing a community with pride and ownership of its past. They also make a valuable contribu-

tion to an area’s current educational, cultural, and social environment.

Preservation also makes good economic sense. Long considered the “ultimate in recycling,” historic preservation allows for the re-use of existing buildings and infrastructure, while retaining the heritage that defines a community.

NATIONAL REGISTER SITES

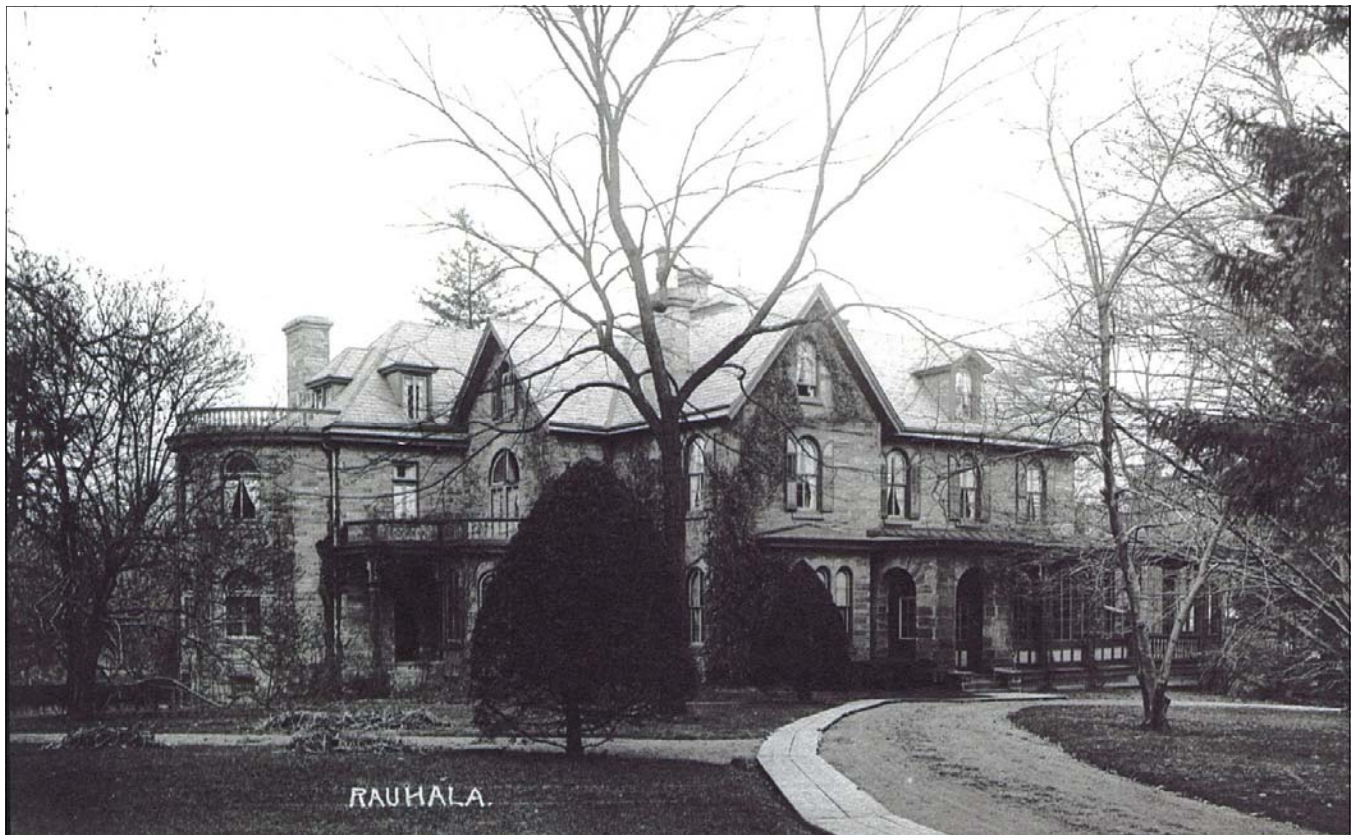
The National Register of Historic Places contains a record of properties considered worthy of preservation at the national level. Six sites in Springfield Township are currently included on the Register: The Black Horse Inn, Springfield Mill, Carson Valley School, John Welsh House, Stotesbury Club House, and the Yeakel Miller Complex.

OTHER HISTORIC RESOURCES

At this time, the most comprehensive inventory of township sites has been compiled by the Springfield Township Historical Society. Although in some respects only a preliminary survey, it contains good information on numerous sites, some

of which are mentioned below in Figure 28 and their locations shown on Figure 29. It should be noted that the list is not intended to confer any priority to these sites in terms of preservation, but rather simply highlights sites that are generally recognized as important.

The township is in the process of drafting an ordinance to protect historic buildings from demolition. Figure 29 shows a map of sites grouped into properties with buildings built between 1700 and 1851 (61 structures); 1851 and 1900 (300 structures); and 1901 and 1930 (772 structures). This map may or may not be the basis of a historic demolition ordinance: In fact, a list of historic buildings on which to base the ordinance has not yet been established. The purpose of the ordinance would be to delay or prevent demolition of certain structures by following a process involving the Planning Commission.



Keystone House, Built 1867

Figure 28
Selected Inventory of Historic Resources

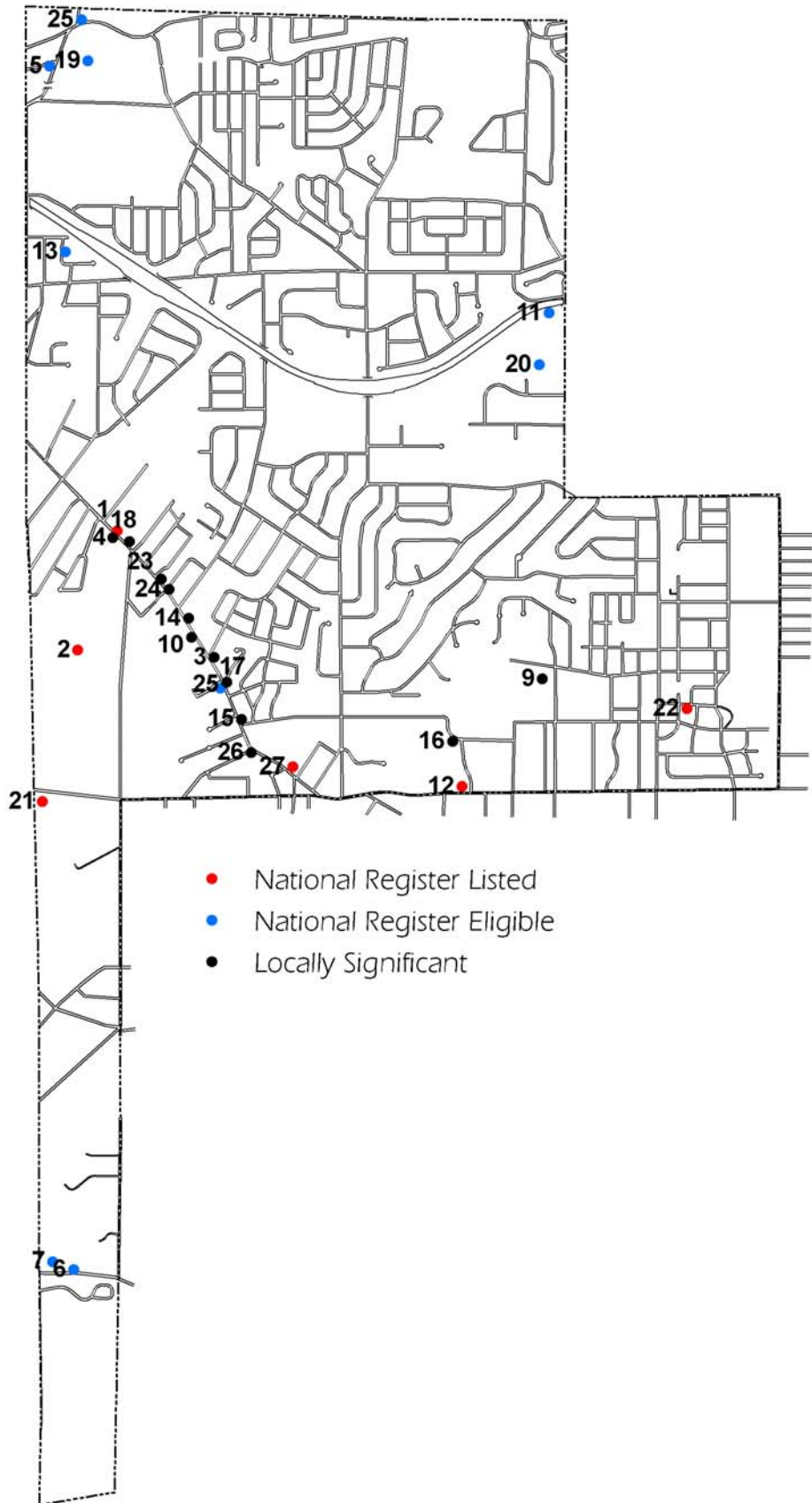
Map Key	Description	Address	Circa	National Register Status
1	Black Horse Inn; "Sampson & the Lion"	1432 Bethlehem Pike	1833	Listed
2	Carson Valley School*	Wissahickon Avenue	1917	Listed
3	COMO House; "Window on Pike" Inn	2 Chesney Lane	1743	None
4	Darwin Hall; Real estate office	1415 Bethlehem Pike	1750	None
5	Fairwold Estate/Reconstructionist Congregation	190-200 Camp Hill Road		Eligible
6	Faulkner-Levering-Rath House	9285 Ridge Pike	1890	Eligible
7	Four-Way Farm/Tecce Property	9301-9305 B Ridge Pike		Eligible
8*	Gilbert/Juico Property *	Church Road (north side)		Eligible
9	Guildford; Wharton Sinkler Conference Center	Gravers Lane	1927	None
10	House and carriage home	907 Bethlehem Pike	1876	None
11	Huston/Harkins Property	1799 E. Willow Grove Ave	1801	Eligible
12	Keystone House; John Welsh House	8765 Stenton Avenue	1867	Listed
13	Lardner/O'Malley Property	606 Grace Lane	1770	Eligible
14	Office of Burke, Lawton, Bewer	926 Bethlehem Pike	1744	None
15	Oyster houses: "Fingers" & "Dudley's"	700 Bethlehem Pike	1829	None
16	Poe House; "Ropsley" house & gardens	8700 Montgomery Avenue	1916	None
17	Rex Property	805 Bethlehem Pike	1890	Eligible
18	Rowe's house (early brick house)	1408 Bethlehem Pike	1850	None
19	Scheetz Property	10 Camp Hill Road	1700s	Eligible
20	Sims Estate/Lloyd-Hope Property	1725-1777 E. Willow Grove Ave	1910, 1942	Eligible
21	Springfield Mill; Piper-Streeper Mill	Northwestern Avenue	1854	Listed
22	Stotesbury Club House	7830 Eastern Ave	1904	Listed
23	Streeper-Karr House	1208 Bethlehem Pike	1744	None
24	The "Wardrobe"; Township Library	1140 Bethlehem Pike	1741	None
25	Urbano Property	808 Bethlehem Pike	1820	None
26	Van Ressler Property	Camp Hill Rd & Penn Ave		Eligible
27	Wheelpump Hotel	529 Bethlehem Pike	pre 1740s	None
28	Yeakel Miller Complex	500 & 502 Bethlehem Pike	1875	Listed

*Not Mapped



The Black Horese Inn, 1744

Figure 29
Historic and Cultural Resources



CHAPTER 6

ANALYSIS OF UNPROTECTED RESOURCES

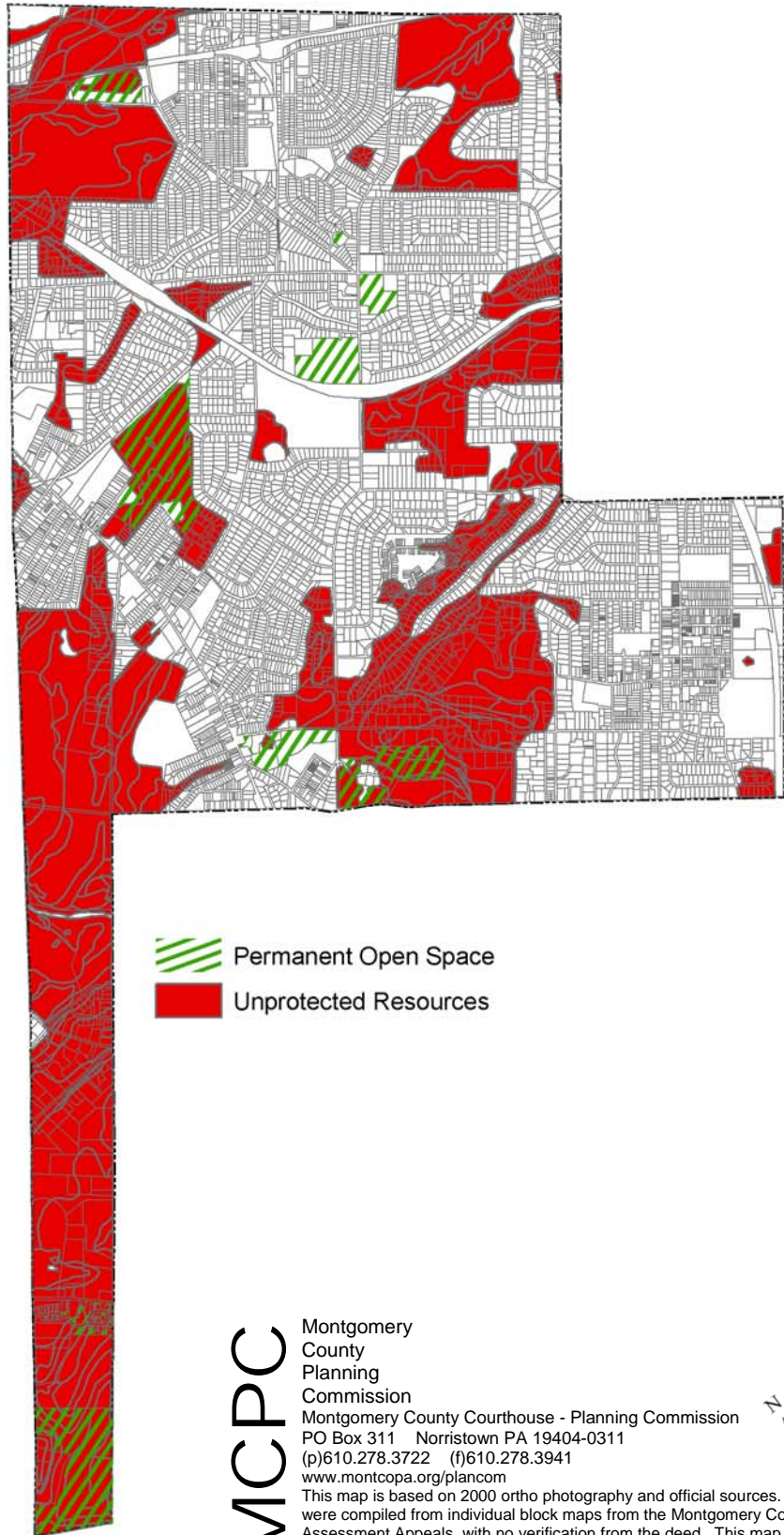
This chapter identifies areas where vulnerable resources are not permanently protected, proposes priorities for their future preservation, and establishes specific protection goals. Generally, the priority categories are based on the extent of resources found in a given area, particularly where a concentration exists, their location and contribution to community identity, and the open space goals established in Chapter 2. Figure 30 shows the locations of these sites. These priorities are only based on vulnerable resources, and may not be the same as the priorities established in the implementation portion of this plan.

COMPOSITE OF VULNERABLE RESOURCES

As can be seen from Figure 30, Springfield Township has several natural resources that are not currently protected from future degradation. The township's goals for this open space plan include maximizing permanent preservation of open space, protecting scenic and historic resources, and preserving natural features such as creek corridors and woodlands. With this in mind a composite of vulnerable resources was created including woodlands, wetlands, steep slopes (15% or greater), alluvial soils, hydric soils, and state and prime agricultural soils within the township. These

vulnerable resources are generally not protected by ordinances. As floodplains are protected by ordinance, they are not included in the list of unprotected resources, although they are indeed vulnerable and should continue to be protected. Priority areas have been chosen based on concentration of resources, scenic views, and proximity to existing open space. Figure 30 also illustrates the locations of protected open space to show the extent to which these vulnerable resources are already protected.

Figure 30
Unprotected Resources



PRIORITIZATION OF AREAS FOR PRESERVATION

HIGHEST PRIORITY PARCELS

Highest priority parcels were determined by examining those properties that contain vulnerable features, particularly woodlands, and are designated as undeveloped, agricultural, or private open space. These vulnerable parcels, shown in Figure 31, are most likely to benefit from available open space preservation tools and should be the highest priority for acquisition, should they become available.

- **Piszek & Boorse Parcels**— Woodlands, State & Prime Agricultural Soils, adjacent to existing public open space (Sandy Run Park), provides scenic vistas.
- **Rear of Tecce Property**— Woodlands, Prime Agricultural Soils, located in important preservation area (panhandle).
- **Rock View Farm Partnership on Andorra Road**— Woodlands, located in important preservation area (panhandle).
- **Scattered Properties on Andorra Road**— Woodlands, State & Prime Agricultural Soils, located in important preservation area (panhandle).

HIGH PRIORITY PARCELS

High priority parcels were determined by examining those properties that contain vulnerable features other than woodlands, and are designated as undeveloped, agricultural, or private open space.

- **Karr Tract**— Prime & State Agricultural Soils, adjacent to existing institutional open space (LaSalle College High School).
- **MJE Builders Parcel**— Woodlands, Prime Agricultural Soils, located in important preservation area (panhandle).
- **Morris & Hope Parcel**— Also known as the Hope Starr Lloyd Property: Prime Agricultural Soils, in the vicinity of the Karr Tract.
- **North Hills Country Club**— State & Prime Agri-

cultural Soils, provides scenic vistas.

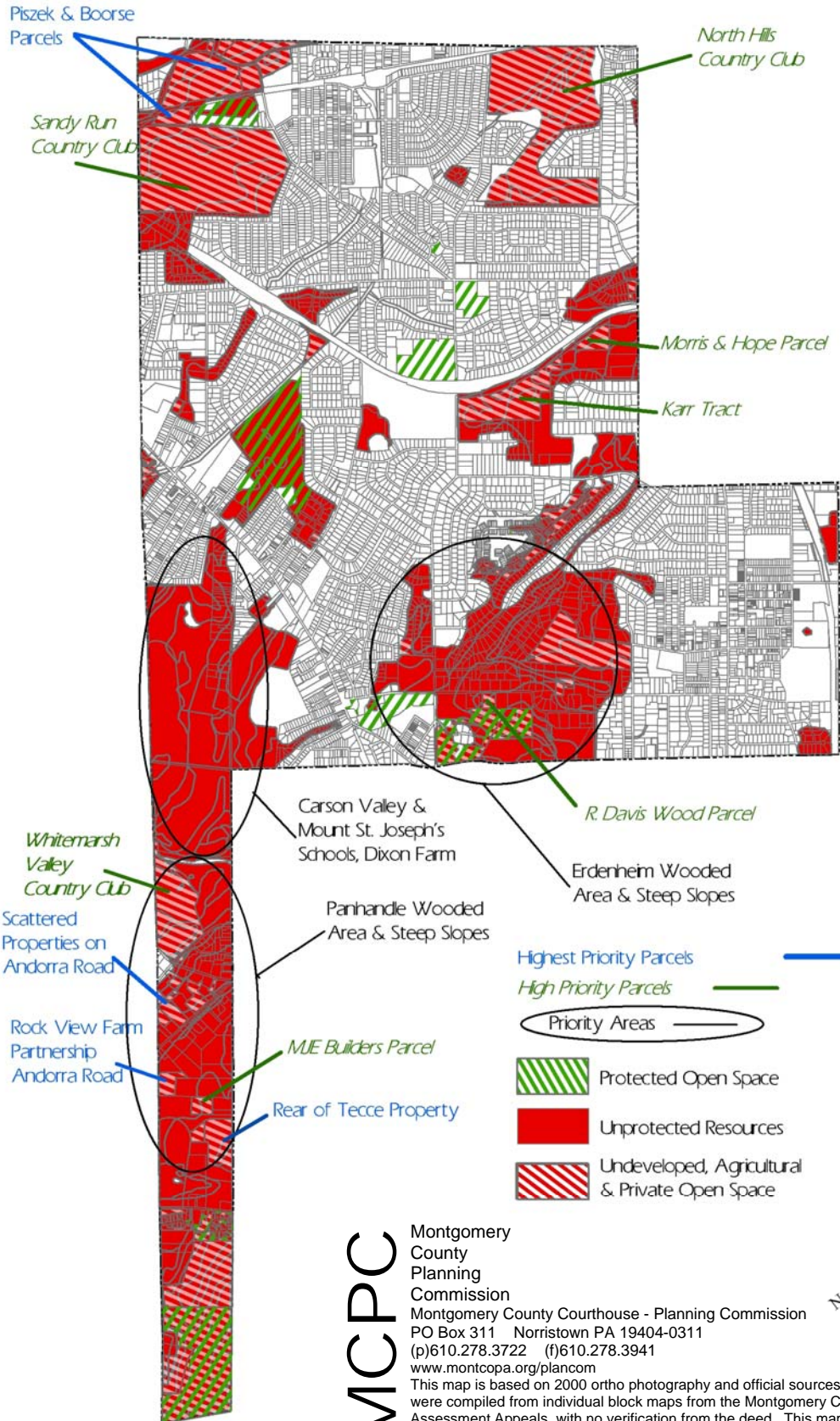
- **R. Davis Wood Parcel**— Prime Agricultural Soils, Adjacent to existing private open space (Biddle Woods).
- **Sandy Run Country Club**— State & Prime Agricultural Soils, adjacent to existing public open space (Sandy Run Park), provides scenic vistas.
- **Whitemarsh Valley Country Club**— State & Prime Agricultural Soils, adjacent to existing permanently protected open space (Morris Arboretum).

PRIORITY AREAS

Priority areas were determined by examining which areas contain contiguous vulnerable features that are not necessarily designated as undeveloped, agricultural, or private open space. Many of these areas are currently institutional or underutilized single-family residential areas. Some of these areas contain temporarily protected open space. These areas are also shown in Figure 6.2.

- **Erdenheim Farm (Dixon Property)**: Prime & State Agricultural Soils, Scenic Vistas.
- **Carson Valley and Mount St. Joseph's Schools**: *Temporarily Protected Open Space*— Prime & State Agricultural Soils, provides scenic vistas.
- **Erdenheim Wooded Areas and Steep Slopes**— Woodlands, Steep Slopes, Prime & State Agricultural Soils, Alluvial & Hydric Soils, adjacent to existing private open space (Biddle Woods), provides scenic vistas.
- **Panhandle Wooded Areas and Steep Slopes**— Woodlands, Steep Slopes, and Prime & State Agricultural Soils.

Figure 31
Priority Vulnerable Resources



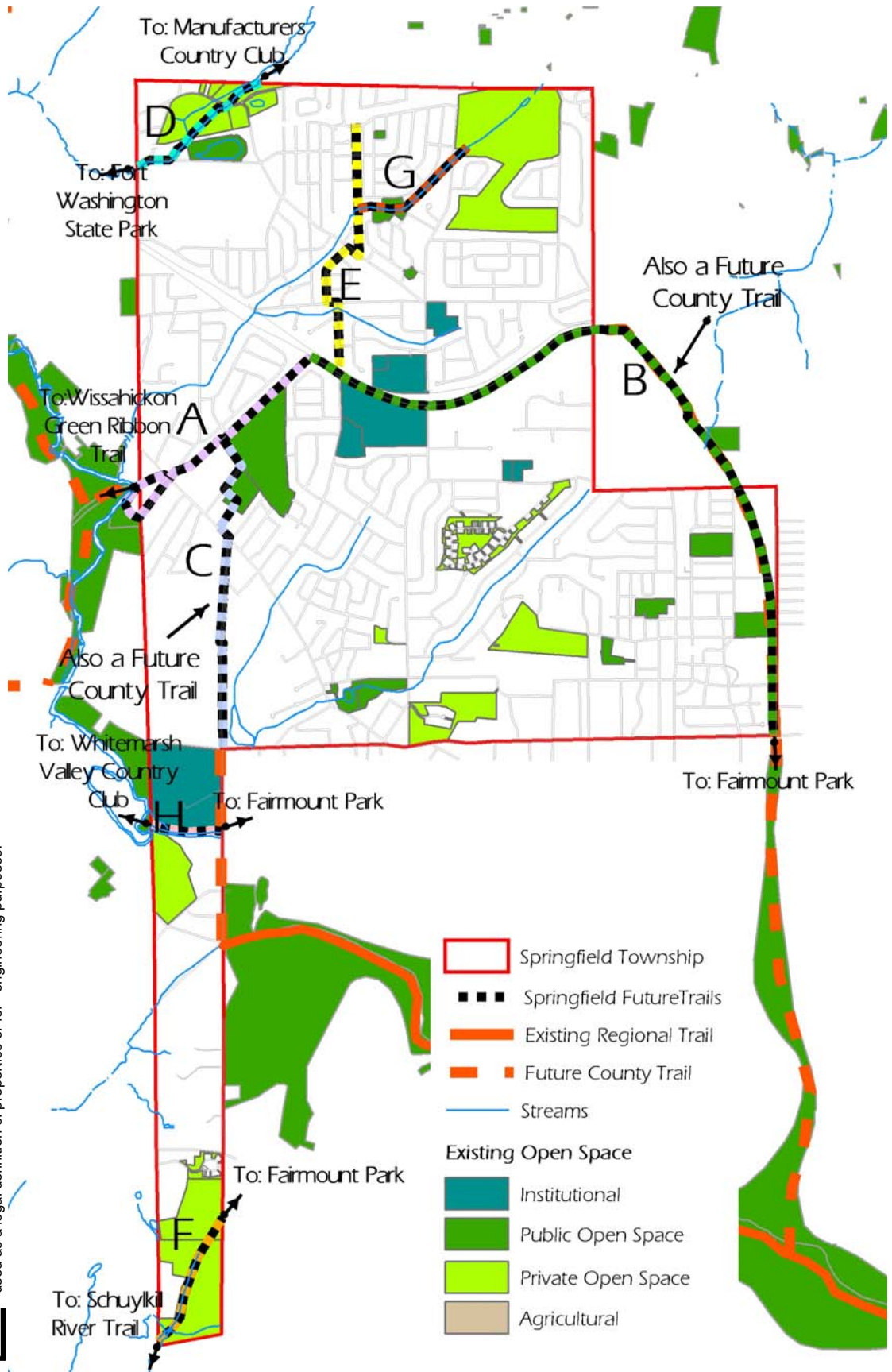
CHAPTER 7

POTENTIAL OPEN SPACE LINKAGES

An important aspect of open space is the accessibility of that space to community residents and to the region as a whole. This section of the plan identifies potential open space linkages that can tie together open space sites within the Township and connect to open space in adjacent communities. Such connections help form a more comprehensive open space system for residents and contribute to the creation of a more effective and enjoyable regional network. They can increase the accessibility of parks by allowing off-street pedestrian and bicycle access and can offer recreational opportunities in and of themselves as passive, natural recreational space. Examples of potential linkages include utility corridors, stream valleys, abandoned rail lines, sidewalks, and similar linear features.

Identification of potential linkages on a regional level will help to contribute to Montgomery County's vision of a Countywide Trail System. Nine possible connections for Springfield Township are described below and shown in Figure 32. These linkages have been prioritized into two categories: short-term priorities and long-term priorities. Trails in the short-term priorities category should be planned within the next two to five years and long-term priorities should begin within five to ten years.

Figure 32
Existing and Future Trails



Montgomery County Planning Commission
 Montgomery County Courthouse - Planning Commission
 PO Box 311 Norristown PA 19404-0311
 (p)610.278.3722 (f)610.278.3941
 www.montcopa.org/plancom

This map is based on 2000 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

MCP

SHORT-TERM PRIORITIES

A. CRESHEIM TRAIL/WISSAHICKON GREEN RIBBON TRAIL CONNECTOR (AKA PLYMOUTH RAIL TRAIL)

This linkage would utilize the remaining portions of the former railroad right-of-way corridor adjacent to Flourtown Country Club. It would connect the proposed Cresheim Trail to the Wissahickon Green Ribbon Trail and Fort Washington state park, which are important regional open space resources. The width, length, and location of this linkage make it one of the most important potential open space corridors in the Township.

In addition to connecting open space areas, its existing and potential links with shopping areas, schools and neighborhoods represent a unique opportunity to encourage more non-motor vehicle trips to meet local needs.

B. CRESHEIM TRAIL

This linkage would utilize the former Philadelphia/Germantown/Chestnut Hill railroad corridor between Stenton Avenue and Paper Mill Road. The trail will connect the village center of Flourtown to Fairmount Park in Philadelphia, passing through Cheltenham along the way. The trail will link to recreational facilities including Fairmount Park, Mermaid Park, and Springfield High School. Currently, portions of this corridor are owned and used by Philadelphia Electric Company and the Commonwealth of Pennsylvania (for Route 309).

The Cresheim Trail has also been identified in the County's Proposed Primary Trail Network. The Cresheim Trail-Wissahickon Trail Connector (A) would link to the Cresheim Trail at the junction of the 309 corridor and Penn Oak Road.

The Foundation of the Rotary Club of Chestnut Hill has received funding from DCNR for a feasibility study of this trail. The application included a letter of support from Springfield Township. Cheltenham Township and The Friends of the Cresheim Trail have also received a grant for matching funds for the DCNR grant.

C. WISSAHICKON AVENUE TRAIL CONNECTOR

A paved trail is already underway connecting Byshe Fields, the Black Horse Inn and historic Bethlehem Pike. A connection between this trail and the planned Wissahickon Green Ribbon Trail at Stenton Avenue is possible through the Mount Saint Joseph School tracts. In January of 2005, Springfield applied for a \$10,000 PECO Energy grant for a feasibility/trail design study.

D. SANDY RUN CREEK

Sandy Run Creek extends into the northern corner of Springfield from Upper Dublin Township before entering Wissahickon Creek at Fort Washington State Park in Whitemarsh Township. It therefore provides an opportunity to connect Springfield with an important regional open space area. Further, it would complement Upper Dublin's plan to preserve its portion of the creek as part of a proposed greenway/trail system. This linkage is also identified in the 2001 Sandy Run Creek Watershed Conservation Plan.

LONG-TERM PRIORITIES

E. ORELAND CONNECTOR

This link would connect Haws Lane, Church Road, Meadow Lane, and Montgomery Avenue up to Ulmer Avenue via an off-road trail. Destinations connected by this linkage include Erdenheim Elementary and Senior High Schools, Oreland Ball Field, homes in the northern portion of the Township, and the Oreland Train Station.

F. MANOR CREEK

This portion of Manor Creek is located at the far end of the panhandle area on permanently protected land owned by the Girl Scouts of Philadelphia organization. Its value as a link lies in possible connections with Fairmount Park to the north (via Northwestern Avenue in the Township or Bells Mill Road in Philadelphia) and the Schuylkill River Trail to the south in Whitemarsh Township.

G. NORTH HILLS COUNTRY CLUB - ORELAND BALLFIELD

This linkage would utilize an existing Township-owned drainage right-of-way that extends from the golf course (and also the swim club) in Oreland to the Oreland Little League Fields. Although usually filled with some water, a portion of its sixty-foot width could be used as an open space connection between the golf course and the ball field site. Further, if used beyond the little league fields it connects with linkage “E” identified above.

H. WISSAHICKON CREEK

This portion of the Wissahickon Creek could serve as an extension of the Wissahickon Valley Watershed Association’s Greenway. After the development of the Wissahickon Green Ribbon Trail along Stenton Avenue, creating an additional greenway along the creek may become be a priority. This link is also listed as a Primary Greenway in the County Comprehensive Plan.

LINKAGE FORMS

Some details concerning the form of these trails (precise location, surface type, amenities, etc.) may appear in the recommendations section of this plan, however details of individual projects will be determined at the time of their implementation. This plan simply identifies the general locations where linkages of some type are desirable.

CHAPTER 8

EVALUATION OF OPEN SPACE NEEDS

This section of the plan examines the amount of existing public open space and types of recreation facilities in relation to current and expected future needs. Recreation-oriented organizations such as the National Recreation and Park Association (NRPA) recommend that municipalities strive to meet their open space needs independently of other providers, such as schools and private developments. Therefore open space provided by quasi-public establishments is considered only peripherally. An analysis of recreational public open space considers how open space land is distributed in addition to showing if a deficit exists or will occur in the future. The results of the analysis should help guide decisions concerning future open space preservation and facilities planning.

RECREATION STANDARDS

In 1983, the NRPA has published the Recreation, Park and Open Space Standards and Guidelines. These standards have been widely accepted and used for many years. In 1996, the NRPA developed new guidelines based on the systems approach to facility planning. This approach is based on level of service (LOS) and the recognition that the residents of each community should be given the right to determine the size and use of land set aside for parks and recreation facilities. The new process requires use of a complex formula, and

therefore many municipalities use a combination of the 1983 and 1996 standards when determining open space need.

Both sets of standards mainly apply to recreational uses, rather than passive or natural open space (of which there is no standard minimum or maximum). The 1983 standard utilizes the population ratio method, or the number of acres of parkland per 1,000 people. The NRPA estimates that a total of 6.25 to 10.5 acres of municipally

owned and developed open space per 1,000 people is a useful guide. Generally speaking, the more densely populated an area is, the higher the ratio should be. Therefore a more developed Township like Springfield would apply a higher ratio than a rural municipality such as New Hanover Township. For the purposes of this plan, both the low and high ratios are used to create a range for evaluating existing conditions and to perhaps establish an acreage goal for the community. For example, the midpoint value of the recommended range may be a good target.

Further, the NRPA recommends that the developed open space consist of a core system of parkland, distributed among mini parks (such as tot lots), neighborhood parks, and community parks. Each of these components are of a certain size, have a defined "service area" (Figure 34 shows a .25 and .5 mile service area for each public park), and provide for certain uses (active and/or passive). This division of acreage has been applied to the Township to determine if a particular need exists now or may develop in the future. Figure 33 shows the results of applying the NRPA standards.

PARK TYPES

As shown, Springfield's current total open space acreage falls at the low end of existing and future recommended ranges. Springfield should aim for the mid-range of these standards (about 164 total acres), which means the Township needs to provide up to 40 additional acres of recreational open space by 2025. This goal can be approached if the Township acquires much of the target public open space proposed in Chapter 10.

EXISTING PARKS AND FACILITIES

Springfield's parks can be placed into two main categories: community-level and neighborhood-level. Typical characteristics of community-level parks are large size (serving more than one neighborhood), a central location, a good range of facilities/amenities (creek and woodlands corridor, ballfields, playground equipment, etc.), and parking.

Seven Township sites - Bysher Fields, Cisco Park, Flourtown Country Club, Hillcrest Pond, Laurel

Figure 33
Minimum Recreational Open Space Needs

Projected Population*	2005		2015		2025	
	19550		19380		19320	
Range	From	To	From	To	From	To
Recommended Acreage**						
Community	98	156	97	155	97	155
Neighborhood	24	49	24	48	24	48
Total	122	205	121	203	121	203
Existing Acreage						
Community	105.81		105.81		105.81	
Neighborhood	18.5		18.5		18.5	
Total	124.31		124.31		124.31	
Difference						
Community	8	-51	9	-49	9	-49
Neighborhood	-6	-30	-6	-30	-6	-30
Total	2	-81	3	-79	4	-79

Sources: U.S. Census Bureau; MCPC; NRPA

* Projected Population

** Recommended Acreage - Range per 1000 persons as follows:

Community Level = 5.0 - 8.0 acres; Neighborhood Level = 1.25 - 2.5 acres

Total = 6.25 - 10.5 acres

Figure 34
Public Open Space Service Areas

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p)610.278.3722 (f)610.278.3941
www.montcopa.org/plancom

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This map is based on 2000 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

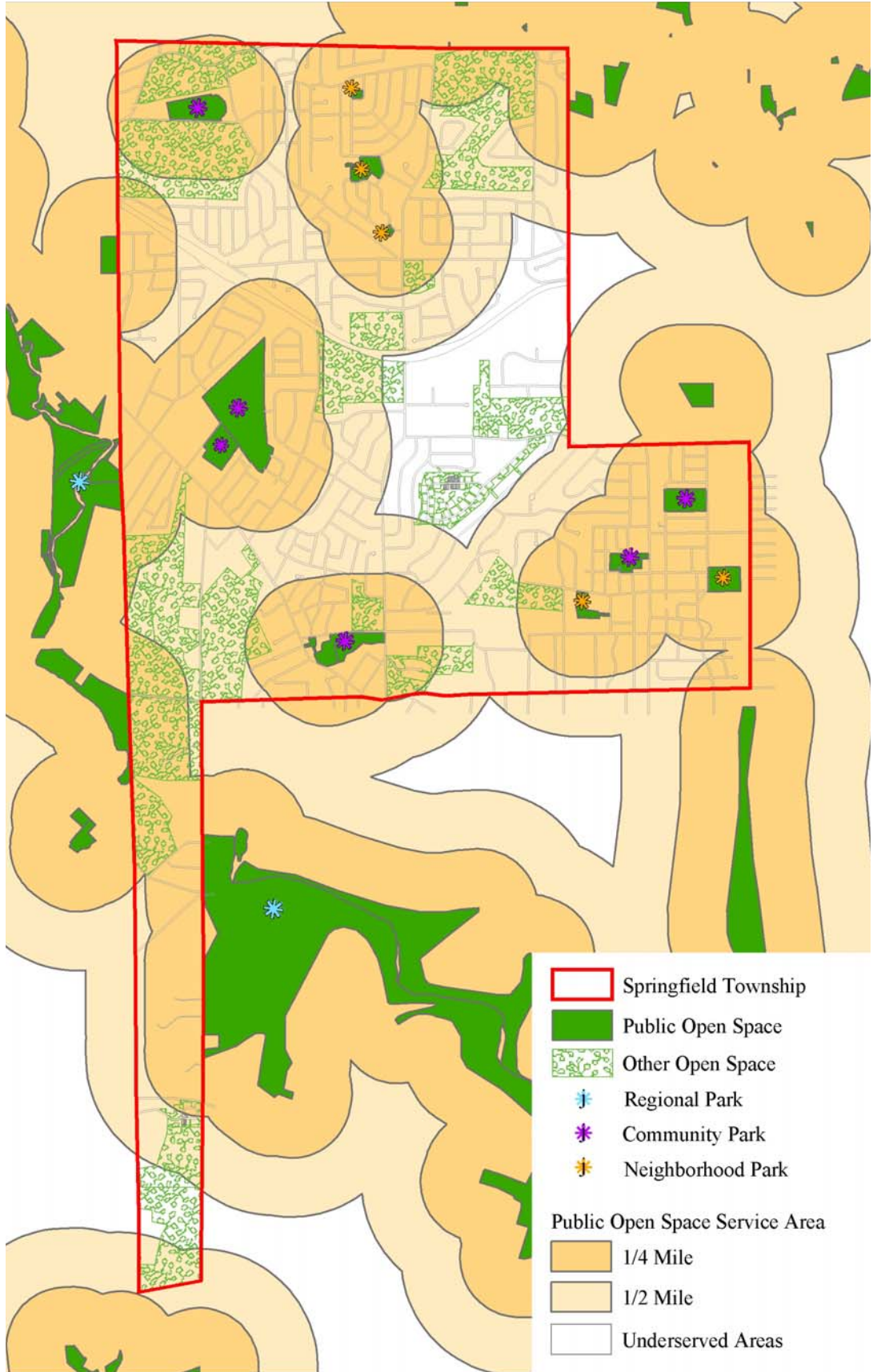


Figure 35
Recreational Open Space Categories

Open Space Type	Name	Acreage	Facilities
Community	Bysher Fields	10.5	Ballfields (5)
Community	Cisco Park, Hillcrest Pond	13.0	Soccer field; multi-use field; ballfield; fishing pond
Community	Flourtown Country Club	51.0	Golf course
Community	Laurel Beech Park	11.1	Tot lot; soccer field
Community	Sandy Run Park	14.21	Pond (restricted)
Community	Veterans Park	6.0	Ballfields (3); refreshment stand
Neighborhood	Kingston Triangle	0.9	None
Neighborhood	Mermaid Park	8.0	Pond
Neighborhood	Oreland Ballfield	4.3	Ballfields (2); refreshment stand; basketball court
Neighborhood	Oreland Park	0.8	Basketball courts (2); swings; benches
Neighborhood	Wyndhill Playground	4.5	Tennis court; multi-use field; soccer field; tot lot
Total		124.3	

Beech Park, Sandy Run Park, and Veterans Park belong in this category (see Figures 34 and 35). With nearly 106 acres of community level open space, Springfield is at the lower range of the NRPA standard. This indicates that the Township needs to pursue new open space that serves the entire Township. As is shown in chapter nine, this will be done by establishing a Township trail system and pursuing a few potential parkland sites. In fact, if the target sites are acquired, the Township will meet the mid-range standard for community open space.

Neighborhood-level open space refers to smaller areas (less than five acres) that serve a particular area of the community (typically one neighborhood), a concentrated or limited population or specialized group such as elderly or tots, and provide for quiet, informal recreation as well as facilities for short term, frequent and active use. Good examples are playgrounds, tot lots, and pocket parks (small green space within a highly developed area), and they are most valuable in areas that are not conveniently served by larger sites because of distance or a natural or man-made barrier (hills, train tracks).

The Township has five neighborhood-level sites that are generally well located to serve residents' needs (see Figures 34 and 35): Kingston Triangle,

Mermaid Park, Oreland Ballfield, Oreland Park, and Wyndhill Playground. However, there is currently a deficit of neighborhood-level parks. The Township needs to acquire approximately 18 additional acres of neighborhood open space to meet the mid-range standard by 2025.

PASSIVE OPEN SPACE

As mentioned earlier, unlike active open space needs, there is no standard to determine how much acreage to devote to passive open space. Often, a determining factor is the location and extent of natural resources that are currently unprotected. As shown in Chapter 6, there are several such areas in the Township that should be permanently protected.

RECREATIONAL FACILITIES

Figure 36 summarizes the results of applying specific recreational facility standards to Springfield and compares the results to the supply of existing Township facilities. It should be noted that some results shown as fractions are rounded up to a whole number; for example, .3 football fields means 1 football field should be provided.

As this comparison shows, the Township falls short of the recommended levels for all but three of the facilities. However, many of these facilities, such as playgrounds, tennis courts, and a running track, are provided to the township through the school district (see figure 36 below), with which the township has a very strong relationship.

As a result, the Township need not try to meet all of these standards on its own, but rather should focus on several goals that can more realistically be accomplished, such as adding multipurpose fields, baseball and softball fields with facilities, and running/walking tracks and trails. The Park and Recreation Board is currently working on a Comprehensive Park and Recreation Plan for the Township that will address recreational needs in more detail.

Figure 36
Recreational Facility Needs

Standard Per 1,000 Pop.		2000 Population	2025 Population*	Permanently Protected Facilities	2025 Deficit	Additional Facilities Provided in Temporary Open Space Areas
		19533	19320			
Basketball Courts	0.2	4	4	3	1	6
Tennis Courts	0.5	10	10	1	9	20
Volleyball Courts	0.2	4	4	0	4	1
Baseball/Softball Fields	0.4	8	8	11	0	12
Field Hockey Fields	0.05	1	1	0	1	0
Football Fields	0.05	1	1	0	1	0
Soccer Fields	0.1	2	2	2	0	4
Running Track (1/4 mile)	0.05	1	1	0	1	2
Swimming Pools	0.05	1	1	0	1	3
Playgrounds	0.6	12	12	2	10	4
Picknicking Areas	0.24	5	5	2	3	0
Multipurpose Fields	0.3	6	6	2	4	3
Shuffleboard Courts	0.8	16	15	0	15	0
Multipurpose Courts	0.1	2	2	0	2	0
Nature Areas	0.24	5	5	0	5	0
Golf Courses	0.04	1	1	1	0	3

* Projected

Source: U.S. Census Bureau, MCPC; NRPA

CHAPTER 9

EVALUATION OF COUNTY AND ABUTTING MUNICIPAL PLANS

The preceding chapters investigate the resources, needs, and opportunities that exist within the municipal bounds of Springfield Township. With this information, recommendations can be made to effectively serve Springfield's residents. However, the land use decisions that the Township makes affect the larger region just as decisions made in neighboring municipalities affect Springfield. Therefore, this open space planning effort should not be performed in the vacuum of the municipal borders, but rather should consider surrounding planning efforts.

This chapter compares the recommendations of this plan with those in the County comprehensive plan and the comprehensive, open space, and revitalization plans of abutting municipalities and counties. The intent is to prevent conflicts between plans and to encourage collaboration of efforts. By gaining an understanding of how Springfield's plan will fit into the larger open space and trail linkage picture, partners can optimize both the quantity and quality of future open space preservation and management.

COMPARISON TO MONTGOMERY COUNTY LAND USE PLAN AND OPEN SPACE PLAN

In 2001, Montgomery County began updating its Comprehensive Plan. Adopted in full in September 2005, this plan will help guide the growth of housing, transportation, economic development, and natural & cultural resource management

through 2025 and beyond. Each of these factors could potentially bear great significance on open space needs and opportunities in Springfield.

Within this plan is the Vision of the County in

2025. This Vision sets up four issues as the highest priority for action:

- Controlling sprawl
- Controlling traffic congestion
- Preserving open space/natural areas
- Revitalizing older boroughs and townships

Springfield's Open Space Plan addresses many of these issues by setting a future course for wise land use, increasing linkages and accessibility, clustering and diversifying growth, and preserving open space.

The draft version of the adopted Vision Plan lists 48 goals that describe and expand upon the vision of the County in 2025. Several of these goals parallel those in this Open Space Plan, adding strength to the recommendations set forth here.

Vision Plan

- Support Smart Growth and Preservation Efforts both Regionally and Locally
- Implement Plans Effectively and Cooperatively

Land Use

- Direct Development to Designated Growth Areas
- Enhance Older Developed Areas
- Encourage Sound Land Use Planning and Design
- Preserve and Create Community Identity and a Sense of Place

Open Space, Natural Features, and Cultural Resources

- Preserve Large Interconnected Areas of Significant Open Space
- Protect and Manage Wetlands, Streams, Steep Slopes, Woodlands, and Natural Habitats
- Create a Greenway System along Rivers, Creeks, and Other Sensitive Natural and Historic Features
- Develop a Countywide Network of Interconnected Trails
- Provide Park Facilities to Meet the Public's Recreation Needs
- Protect Scenic Roads, Vistas, and Viewsheds

- Protect Historic Resources and Cultural Landscapes

Water Resources

- Effectively Manage Flooding
- Create Attractive Stormwater Facilities that Control Flooding, Recharge Groundwater, and Improve Water Quality

At a site-specific level, the County Comprehensive plan identifies several open space areas worthy of protection in Springfield Township. They include the Sandy Run and Wissahickon Greenways; several properties eligible for and listed on the National Historic Register; scenic roads (Manor Road, Willow Grove Avenue, and Montgomery Avenue); proposed open space; and county trails (Cresheim Trail and the Wissahickon Trail). As outlined in this plan, Springfield also considers these areas significant resources and will act to preserve, protect, and enhance them using acquisition and non-acquisition methods.

RELATION TO PLANS OF ABUTTING MUNICIPALITIES

Four townships and the City of Philadelphia abut Springfield Township (Abington only shares a very small border with Springfield and was not consulted for this plan). The current zoning map, open space policies and other pertinent information of each township are summarized below. Adjacent, yet incompatible, land uses may result in conflicts while potential linkages could lead to cooperative partnerships between municipal neighbors.

Based on the Montgomery County Open Space Program in 1993, the townships developed Open Space Plans. Over the years since these plans were adopted, many projects have been implemented, including the acquisition and preservation of land and implementation of trails. In addition, over this ten-year period, the needs of the communities have changed. It is therefore vital that Springfield keeps abreast of the continually evolving planning efforts of its neighbors and the county.

WHITEMARSH TOWNSHIP

Whitemarsh Township lies to the west of Springfield, sharing a border measuring approximately 5.75 miles. Whitemarsh contains many acres of public open space that is either adjacent or quite near to Springfield Township, including portions of Fort Washington State Park, the Wissahickon Trail, Whitemarsh Valley Country Club, the Ace Golf Club, and Erdenheim Farms.

Whitemarsh is developing a new Parks and Recreation Master Plan. As of October 2005, the plan was in its visioning stage, with completion of the plan expected in Spring 2006. Currently, open space issues of interest to both municipalities include creation of a connector to the Wissahickon Green Ribbon Trail at Fort Washington State Park, the extension of the Green Ribbon Trail through Springfield along Stenton Avenue, and the preservation of Erdenheim Farms.

Sandy Run Creek is also a major open space connection between the two Townships, and implementation of the Sandy Run Creek Watershed Conservation Plan, described in Chapter 1, is important to both townships.

In addition, green infrastructure improvements mentioned in the Flourtown-Erdenheim Vision Plan, which encompasses areas along Bethlehem Pike in both Whitemarsh and Springfield, are also priorities in the municipalities' open space plans.

Throughout the open space planning process, members of the Springfield Township Open Space Committee have attended several of Whitemarsh's open space meetings, and a members of Whitemarsh's committee gave presentations to Springfield's committee regarding their open space goals and planning process.

UPPER DUBLIN TOWNSHIP

To the north of Springfield lies Upper Dublin Township, sharing an approximately 1.6 mile border roughly along Pennsylvania Avenue. Upper Dublin was also in the process of developing its open space plan at the time of this plan's publication. The township extended an invitation to

Springfield to participate in their open space planning process.

Sandy Run Creek is the main open space connection between the Townships, and implementation of the Sandy Run Creek Watershed Conservation Plan is also important to these two municipalities.

In addition, Springfield has worked with Upper Dublin on the Pennsylvania Avenue Enhancement Plan headed by the East Oreland Neighbors Association. In the near future, Pennsylvania Avenue will be reconnected at the 309 interchange. This will provide an additional opportunity to work with Upper Dublin in improve this gateway.

CHELTENHAM TOWNSHIP

Cheltenham Township lies to the east of Springfield, and shares a nearly 2-mile border along Cheltenham Avenue and through several residential neighborhoods. Cheltenham's draft 2005 Open Space Plan identifies the Cresheim trail (a Philadelphia Electric Company utility corridor in the Laverock Neighborhood) as a potential open space corridor. This corridor extends into Springfield north along route 309 and south between Cheltenham Avenue and Stenton Avenue. Implementation of this trail would connect Philadelphia to Whitemarsh via Springfield and Cheltenham.

In October 2004 the Foundation of the Rotary Club of Chestnut Hill has submitted an application for funds for a feasibility study to DCNR for this trail. Springfield, Cheltenham, and Whitemarsh Townships all provided letters of support as part of the application.

CITY OF PHILADELPHIA FAIRMOUNT PARK SYSTEM

Consisting of 77 parks in 12 park complexes, the Fairmount Park system incorporates 9,204 acres and offers a variety of experiences including trails, gardens, woodlands, rivers and streams, day camps, ball fields and golf courses, picnic areas and playgrounds, historic homes, and environmental, cultural and history centers.

Springfield residents regularly access many of these facilities, and in fact Springfield is within the

direct quarter- and half-mile service areas of portions of this park system. Portions of the park itself border Springfield in the panhandle area, and is a heavily used regional resource.

The Fairmount Park Commission released its latest Strategic Plan, “A Bridge to the Future,” in July, 2004. The plan lays out more than 75 individual strategies for transforming and revitalizing the Park system. The Park Commission’s mission is to:

- Preserve, protect, and maintain the open space, street trees, natural and cultural resources of Philadelphia’s parks for the recreation and enjoyment of residents and visitors;
- Educate the public on the environment, history, and use of the Fairmount Park system;
- Promote, celebrate, and enhance the uniqueness and value of the Fairmount park system and its economic impact to the City, region and state.

Planned improvements to the park system will benefit residents of Springfield and other municipalities in Montgomery County, as well as residents of the City of Philadelphia. The Township’s plan will complement Fairmount Park by preserving additional open space along the Wissahickon creek and connecting it to Township open space through the Cresheim Trail.

PHILADELPHIA RECREATION DEPARTMENT

In addition to the Fairmount Park system— which mainly consists of passive, self-directed recreation, the Department of Recreation provides active recreation with emphasis on programmed activities and facilities. Springfield residents also have access to facilities managed by this group, particularly the Water Tower Recreational Center at Hartwell and Ardleigh in the Chestnut Hill section of the City.

PHILADELPHIA WATER DEPARTMENT

The Philadelphia Water Department is involved in the Schuylkill River Source Water Protection Partnership (SWAP), which is a public-private initiative designed to explore and understand the environmental challenges to the Schuylkill River watershed

as a means to identify its existing and potential sources of pollution to water supplies. In 2002, SWAP utilized a grant from the PA Department of Environmental Protection to conduct a source water assessment survey of the Schuylkill River watershed, a 130 mile stretch of river encompassing 2,000 square miles of area. Information gathered through a variety of ways, including river water sampling and monitoring, sanitary surveys, Geographic Information Systems (GIS) tools, on-site inspections and stakeholder interviews, were used to determine and prioritize sources of pollution and potential solutions.

The Schuylkill Action Network (SAN) is developing a Source Water Protection Plan based on this information to restore and protect the watershed as a regional drinking water source, promote stewardship and education, transfer the experience and lessons learned to other communities, and enhance intergovernmental communication and coordination.

OPPORTUNITIES FOR REGIONAL OR MULTIMUNICIPAL COOPERATION

A number of avenues exist for cooperation with neighboring municipalities. These include:

- Planned trail connections with Whitemarsh and Cheltenham Townships.
- Planned greenway connections with Upper Dublin township.

Springfield is already involved in multi-municipal plans with Upper Dublin Township (Sandy Run Creek Watershed Conservation Plan and the Pennsylvania Avenue Improvement Plan) and Whitemarsh Township (Sandy Run Creek Watershed Conservation Plan and the Flourtown-Erdenheim Vision Plan). The municipality plans to continue this cooperation, and has included recommendations from these two planning efforts in this Open Space plan.

CHAPTER 10

RECOMMENDATIONS

After completing a community profile, establishing goals and objectives, analyzing existing protected land and potentially vulnerable resources, considering opportunities to link open space, evaluating growth areas, examining open space and recreation needs, and examining the open space plans of abutting municipalities, the Springfield Township Open Space Planning Committee has developed a set of recommendations to guide the future acquisition, development, and coordination of open space in the Township. These recommendations all play a role in realizing Springfield’s vision, which is to preserve remaining open space, enhance existing recreation facilities and link these all together via trails to create a comprehensive and well-functioning open space system. This chapter discusses goal-related recommendations for projects, programs and policies, as well as special options available through the Green Fields/Green Towns program.

GOAL: MAXIMIZE PERMANENT PRESERVATION OF REMAINING OPEN SPACE

- **Obtain Institutional Easements**

In order to maximize the permanent preservation of remaining open space, Springfield wishes to seek easements on large institutional properties such as the Carson Valley School and Mount St. Joseph’s Academy. The Township would also like to look into establishing easements on the golf course properties including Whitmarsh Valley Country Club, Sandy Run Country Club, and North

Hills Country Club. Currently, these properties, along with several others, are subject to the AAA zoning overlay. This overlay was created to provide an option for cluster residential development consisting of single family detached houses surrounded by open space (50% of the net developable tract area). It contains open space design elements consistent with the latest guidelines from the Natural Lands Trust. Easements on AAA-zoned parcels would increase the level of open space protection on these properties.

- **Preserve Open Space on School Sites**

The Township will continue to foster the existing positive relationship with the School District and other educational institutions to address open space and recreation issues. The practice of obtaining the right of first refusal for abandoned school sites has been very successful in the past: Wyndhill Park, Bysher Fields, and Cisco Park were all acquired by the Township from the School District. Springfield will continue this policy in the future.

- **Preserve Open Space on Golf Courses**

All four of the golf courses in the Township are within the AAA overlay zoning district described earlier, and therefore are afforded a measure of open space protection. In order to maximize permanent preservation of these golf courses, and to ensure that the municipally-owned Flourtown Country Club remains in open space use, the Township should actively support positive relationships with all golf courses. They should continue to protect these sites via ordinances as well as other means of preservation such as easements.

- **Acquire Additional Open Space**

Additional open space is very desirable in Springfield Township. Highest priority areas for potential acquisition and/or open space development are the Piszek and Boorse properties in Oreland and various properties in the Panhandle (See Chapter 6). Other priorities include the Karr Tract, undeveloped parcels containing woodlands, steep slopes or prime agricultural soils, Carson Valley and Mount St. Joseph's Schools, and sensitive portions of Erdenheim farms should they become available. The Township would also like to protect portions of the private golf courses through acquisition or other means whenever possible (see above).

- **Uphold Low-Intensity Development Policy in the Panhandle**

In areas of the panhandle that are under development pressure, low-intensity and/or clustered uses should be encouraged. This can be accomplished through:

- Supporting the Land Use portion of Springfield's current Comprehensive Plan;

- Maintaining a dialogue with community members and developers to create a balance between development and open space preservation; and
- Urging the Planning Commission to consider height, buffers, and impervious coverage when reviewing developments in this area.

- **Encourage Creative Site Design**

Ensuring that the Planning Commission keeps the concept of encouraging creative site design that preserves contiguous open space in mind when reviewing site plans will also help to permanently preserve remaining open space. The significant environmental benefits of maintaining contiguous open space should be stressed as part of this effort.

- **Provide Open Space Preservation Information**

In order to assist residents in permanently preserving open space on privately owned property, the Township should create a program that accomplishes the following:

- Provide information on the Township website including links to organizations that are involved with land preservation and other open space issues;
- Provide printed educational materials identifying various methods of land preservation, including information concerning landscape design and appropriate plant species; and
- Stress the tax benefits of permanently preserving private land.

- **Spread the Word**

The Township should hold an "Open Space Kick-off" event to gather input, promote the open space plan and disseminate information. This will increase the likelihood that recommendations contained in the plan will be implemented.

- **Protect Farmland**

The diversity of Montgomery County's economy has made it a desirable place in which to live and work. The result is growth in both population and land development. While it is a reflection of economic strength, this development has a heavy

impact on the land and the natural features found on it. Farmland is often seen as very desirable for development. Because of this, the County has seen a great deal of its farmland sold for development or taken out of production. This represents the loss of a productive resource, which cannot be replaced.

However, the farming economy in Montgomery County has historically been, and still is, strong and visible. There is much active farmland, as well as agricultural businesses which process farm products, or sell products & services to farmers. The dynamic population of the Delaware Valley provides opportunities for farming to thrive. Conventional farms continue to produce commodities like feed corn, wheat, and beef, while newer types of farming have a significant place in the county as well. A Montgomery County resident can find projects like organic vegetables, nursery stock, buffalo meat, apples, and more right within the County's borders.

The County's Farmland Preservation Program and the Green Fields/Green Towns Program are opportunities to preserve farmland by placing it in agricultural security areas and purchasing conservation easements from interested landowners. The program focuses on the following objectives:

- Encourage a long-term commitment to agriculture.
- Protect normal farming operations.
- Conserve viable agricultural lands.
- Purchase agricultural conservation easements.

The protection of viable agricultural lands by acquiring easements strengthens farming operations in the county while providing benefits such as lowering property taxes for everyone, providing jobs, promoting local tourism, assisting the national trade balance through exports, providing fresh locally-produced food, retaining tranquil scenery, contributing to the nation's food supply, protecting ground water recharge areas, and improving wildlife habitats.

Springfield's Farmland

Although the majority of Springfield Township is

developed, it actually contains nearly 170 acres of active farmland! This includes the 70.56 acre Bloomfield Farm at Morris Arboretum, about 30 acres of farmland at Carson Valley School, the Dixon Horse Farm (54.28 acres) and the Boorse Horse Farm (14.41 acres). These farm areas are a great asset to the Township and should be protected as part of the Township's overall goal of protecting open space.

Agricultural Security Area (ASA)

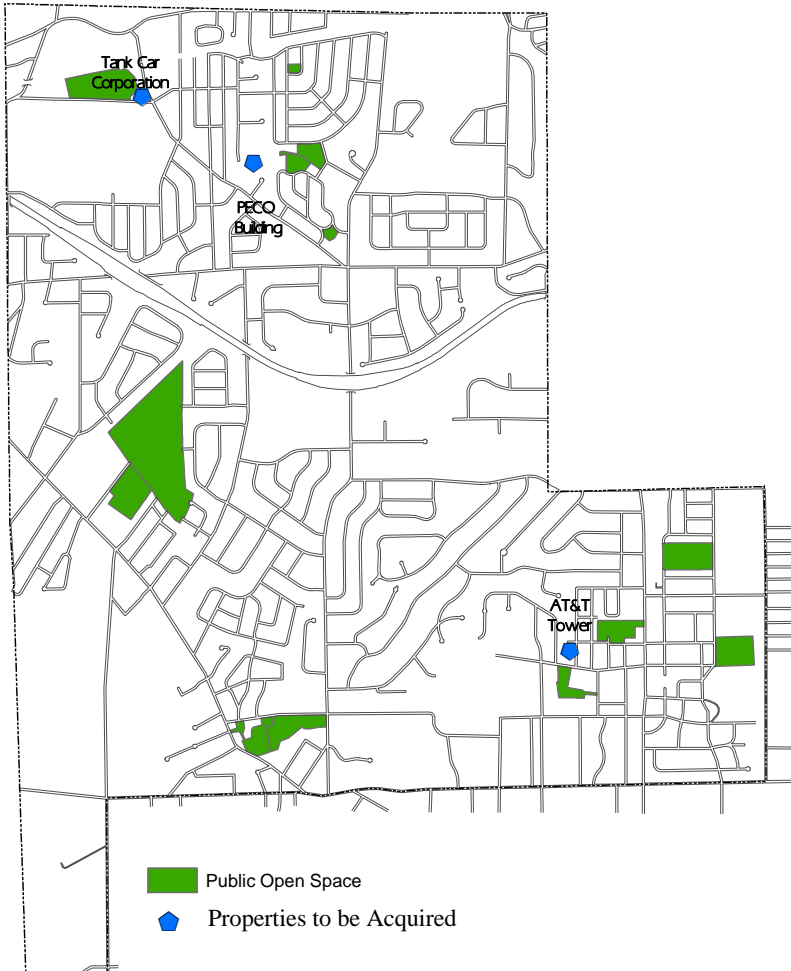
There is currently interest in establishing a local ASA in Plymouth, Whitmarsh, and Springfield Townships. In order to enter the program, owners of at least 500 acres of active farmland must apply and be accepted. This farmland does not have to be contiguous. Once a district is established, property owners may start receiving the many benefits listed above. If Springfield Township and the individual land owners are interested in this program, a farm evaluation defining and evaluating potential farmland to be preserved must be based on the following criteria:

- Size of the farm
- Historic qualities
- Scenic qualities
- Farm product sales
- Vulnerability
- Adjacency/proximity to other farms
- Adjacency/proximity to other preserved lands
- Unique value
- Viability of farming operation (current & future)
- Other considerations
- Act 319 preferential status
- EQIP program
- State and County program eligibility
- Conservation Plan
- Nutrient Management Plan
- Public access

GOAL: MAXIMIZE OPEN SPACE ON EXISTING ABANDONED AND UNDERUTILIZED PROPERTIES

In order to maximize permanent preservation of

Figure 37
Buildings to Consider for Acquisition



remaining open space, properties containing abandoned, unused, or derelict buildings can be acquired and demolished under the Green Fields/ Green Towns program to create open space, such as the following:

- PECO Building at Roesch Avenue in Oreland: This derelict building is located along a possible trail link and is adjacent to other green space.
- Tank Car Corporation at Walnut Avenue in Oreland: This building is abandoned, unused and derelict, and the property could serve as a link to Sandy Run Park.
- AT&T Tower Building on Southampton Avenue in Wyndmoor: Removal of this abandoned structure could expand and create an additional entrance to the adjacent Veterans Park.

GOAL: PRESERVE NATURAL FEATURES

• **Protect Sandy Run Greenway**

As prescribed by the Sandy Run Creek Watershed Conservation Plan, the Sandy Run Greenway should be protected via easements and/or buffer requirements.

• **Establish Stream Buffer Criteria**

The Subdivision and Land Development Ordinance should establish requirements for protecting stream buffers to help preserve natural aquatic features.

• **Upgrade Stormwater Management Criteria**

All zoning and township ordinances should be reviewed with the goal of establishing more appropriate stormwater management standards for new and existing developments.

• **Preserve Woodland and Natural Features**

The Township should encourage creative site design that preserves contiguous stands of trees, particularly old growth/mature trees. Teeth should be added to existing ordinances that require filing of a natural features conservation plan for site plans as part of the subdivision and land development process.

• **Promote Contiguous Open Space in Subdivisions**

The subdivision and land development ordinance should be revised to require that new buildings be situated in a manner that preserves contiguous open space, existing mature trees, steep slopes, and other natural features.

• **Investigate Floodplain Restoration**

The restoration of developed floodplains to their natural state is an effective way to reduce the cycle of flood induced property damage that impacts several areas within the County. Reforestation is a particularly effective way to do this.

Several locations in the township experience severe flooding during heavy storms. Three of these are located within the 100-year floodplain. They are

Figure 38
Floodplain Restoration



A floodplain at work along the Wissahickon on the Morris Arboretum's Bloomfield Farm, Northwestern Avenue, 11/28/04.

the Hemlock Road area along Sunnybrook Creek; the Longfield Road area within the St. Joseph's Run floodplain; and the Montgomery Avenue area along the Paper Mill Run near Auchy Road. Homes are sited within the first two areas, which would make it excessively difficult to restore the floodplains there.

However, the third area is free of homes, and is the current site of the Springfield Township School District bus garage (see Figure 38). The bus ga-

rage and parking areas flood on a routine basis. Flood losses have reached the hundreds of thousands of dollars and disrupts the regular school schedule. Demolition of the bus garage will restore the floodplain and create additional park space at the adjacent Cisco Park. Demolition of this facility is contingent on finding an alternate location for the bus garage.

While this newly-created open space would primarily be used by residents of Springfield Township, it would be available to all residents of Montgomery County.

STORMWATER MANAGEMENT

In addition to Floodplain Restoration, Springfield has been carrying out a number of activities to reduce flooding and manage stormwater. Following a severe flood in 1996, the Township conducted a township-wide stormwater management study. The study took into account the density and level of development of the community, and the fact that most of the community was built prior to the requirement of stormwater management practices. The study recommended the installation of stormwater detention basins wherever possible. A series of detention basins have been built by the township, including those within the Sandy Run at the Flourtown Shopping Center, on the former PECO property along Bethlehem Pike, and at the Penn Weldy Apartment complex. Springfield has also made modifications to existing basins to increase storage capacity. In addition, the basins at Shepherd's Pond, Susan Circle, the PADOT 309 project, and other private developments have been oversized at the behest of the township.

In addition to the floodplain restrictions in the zoning code, Springfield has instituted an ordinance requiring any building project that increases impervious coverage by 200 square feet or more to install some form of underground detention system. Annually, the township clears the streams of debris and makes sure that the waterways are clear of obstructions. They also actively enforce regulations prohibiting dumping of leaves and other yard waste in streams.

The township has not encouraged buyouts as a mitigation alternative. Instead, they have provided residents with information regarding flood-proof doors and windows, and other structural alternatives.

- **Maintain and Improve Waterbodies**

A holistic approach should be taken to preserve Springfield's streams and ponds and protect them from stormwater runoff which carries excessive contaminants and sediment. In particular, the need for recurring dredging operations should be minimized, especially at Hillcrest Pond. Research should be conducted to find ways to improve water flow into the ponds to minimize such operations, and to minimize stormwater runoff and improve the quality of water in our streams..

- **Investigate Rehabilitation Methods for Environmental Enhancement**

The channelized portion of the Paper Mill Run between Cisco Pond and Bethlehem Pike is in need of restoration. The use of bioengineered stabilization may be appropriate at this location (see Figure 41).

GOAL: ENHANCE THE TOWNSHIP'S NATURAL ENVIRONMENT

- **Focus on Trees**

Trees and other forms of landscaping are an important part of green infrastructure, and provide environmental benefits, save municipalities money, help provide a sense of community, and enhance real estate values.

Each year, 10,000 trees in a given municipality



The Oreland Shopping Center would benefit from adequate tree cover.

typically store 500 tons of carbon dioxide, remove 50 tones of pollutants, and reduce stormwater runoff by nearly 10 million gallons, according to the U.S. Department of Agriculture (USDA) Forest Service. Trees minimize heat islands, thus reducing residential and commercial annual air-conditioning usage by up to 30 percent, as well as winter heating usage and costs by 10-25 percent (USDA). Trees also save municipalities money: for example, a town with 40% tree cover can reap \$21 million in air quality benefits and over \$1 billion in stormwater benefits each year. Springfield's tree cover is currently between 20% and 30%, according to Treevitalize's Tree Cover Map.

Trees give neighborhoods, town centers, and entire communities their own identity and a sense of place. Tree-lined streets can do more to beautify a town than any other single element. Shaded sidewalks encourage people to leave their homes, offices, and cars and walk, socialize, and play, strengthening their connection to the community. Finally, trees enhance real estate values. In fact, large specimen trees can add 10 percent or more to property values, not only because they are beautiful, but also because they demonstrably reduce energy usage and air-conditioning and heating costs.*

- **Promote Tree Planting**

Springfield promotes the planting of trees on public and private property to increase canopy cover, aid in stormwater management, and add to the beauty of the Township.

- **Support The Shade Tree Commission**

The Springfield Township Shade Tree Commission promotes the beautification of public spaces and encourages good planting and landscaping in private spaces. The commission is responsible for coordinating an annual tree clean up day along Bethlehem Pike in Flourtown and Erdenheim to celebrate Arbor Day. Trees are pruned and fertilized before a fresh layer of mulch is added. The commission recently designated the White Oak (*Quercus alba*) as the official tree of Springfield Township.

*Cutler, John E. The Urban Forest—Yesterday, Today and Tomorrow? Urban Land, April 2005 p. 34.

The Shade Tree Commission should be reenergized in an effort to enhance the Township’s natural environment. The Township supports the effort to inventory existing plans and create new plans to identify trees in decline and establish a proactive program for rejuvenating the tree population.

- **Complete Public Tree Inventory**

A tree inventory has not been completed at this time. Open Space funds could be utilized to assist

the Shade Tree Commission in completing such an inventory.

- **Preserve Corridors of Mature, Healthy Trees**

The results of the tree inventory should be used to:

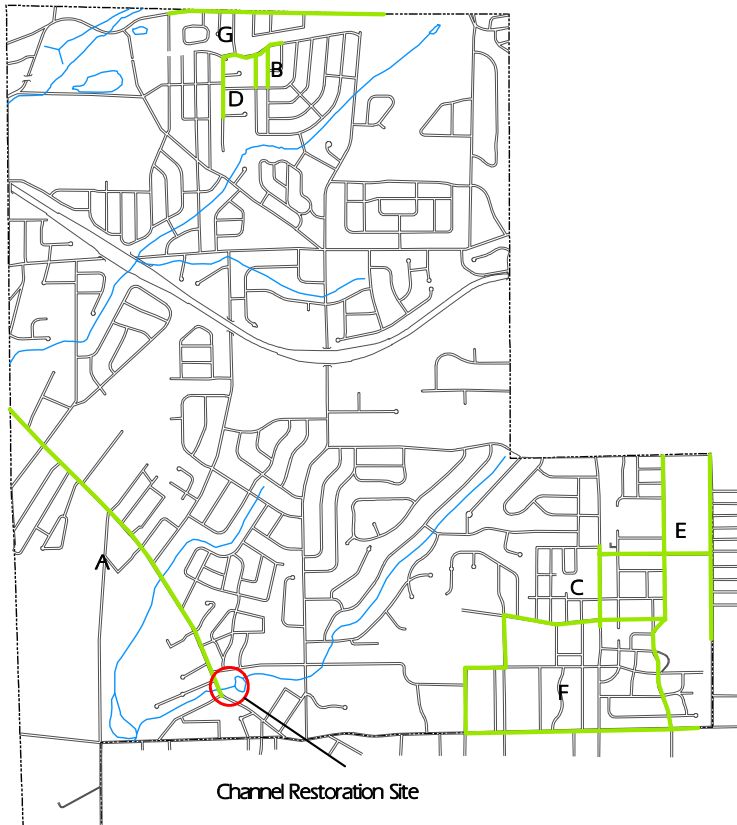
- Prioritize efforts to fund the purchase of new street trees;
- Encourage strategies that prevent tree diseases; and
- Encourage the prompt removal of diseased trees and facilitate their replacement.

- **Prioritize Tree Planting Activities**

Future street tree plantings are identified in Figure 39. Priority has been given to those projects that are likely to generate the greatest public impact, both visually and economically. High priority areas are located along primary commercial districts, usually retail in nature. Medium priority has been assigned to secondary commercial districts characterized by more industrial uses. Lower priority is assigned to residential streets because they are less traveled. Tree planting could also be focused on vulnerable natural features such as steep slopes, riparian corridors, and floodplains. The following high priority areas are generally lacking in trees:

- A - Flouertown and Erdenheim Commercial Districts along Bethlehem Pike.
- B, D - Oreland Shopping and Industrial Districts along Bruce Road, Allison Road, Montgomery Avenue, and Roesch Avenue.
- C, E - Wyndmoor Shopping and Industrial Districts along Willow Grove Avenue, Queen Street, Mermaid Lane, and Ivy Hill Road (see proposal from the Wyndmoor Civic Association dated July 27, 2005 for further details).
- F - Historic Wyndmoor from Flouertown Avenue to Stenton Avenue and Evergreen Avenue to Mermaid Lane (see proposal from the Wyndmoor Civic Association dated July 27, 2005 for further details).
- G - Pennsylvania Avenue from Lynn Avenue to the Upper Dublin Township border.

Figure 39
Tree Planting Priorities and Environmental Enhancement Projects



Map Key	Location	Goal	Priority
A	Bethlehem Pike	Revitalize/Enhance	High
B	Bruce/Allison Roads	Revitalize/Enhance	High
C	Willow Grove Avenue	Revitalize/Enhance	High
D	Montgomery/Roesch Avenues	Revitalize/Enhance	Medium
E	Queen Street, Mermaid Lane, Ivy Hill Road	Revitalize/Enhance	Medium
F	Historic Wyndmoor	Enhance	Low
G	Pennsylvania Avenue	Revitalize/Enhance	Medium

- **Maintain Natural Resource Preservation and Landscaping Expertise on the Planning Commission**

The Board of Commissioners should ensure that at least one member with expertise regarding buffering and landscaping always be a member of the Planning Commission.

- **Support FEEA's Bethlehem Pike Vision Plan**

This plan aims to enhance the Township's natural environment and recommends street tree planting programs to meet this goal. The Township should support and aid in the implementation of this plan whenever possible.

- **Promote Morris Arboretum's Programs**

The Arboretum offers a number of excellent classes to the public involving landscape design and horticulture. In an effort to encourage private landscaping and beautification efforts, these programs should be promoted and supported by providing print and web information to residents.

- **Support the Creation of an Environmental Action Committee**

Such a committee would review land development proposals and advise the Township on issues related to the natural environment including watersheds, soils, woodlands, and floodplains. It would help to emphasize the importance of protecting Springfield's natural resources.

GOAL: CREATE A COORDINATED OPEN SPACE NETWORK

- **Create Trail Network**

The linkages identified in Chapter 7 should be implemented to link existing internal (Township) and external open space.

- **Emphasize Connection to County Trails**

The development of an interconnected trail and pathway system in Montgomery County will enhance pedestrian and cyclist mobility and provide increased recreation opportunities. Many trails and pathways are proposed in the County's vision

plan, and it is important to connect to, complete or expand this system at every opportunity. Springfield Township proposes the following trails (see Figure 40):

A. Wissahickon Trail Link

This portion of the Wissahickon Trail lies within the Springfield Panhandle adjacent to the Whitemarsh Valley Country Club and the Morris Arboretum. This is a vital link in the Countywide Trail System establishing a connection between portions of the Wissahickon Valley in Montgomery County to the Fairmount Park system in Philadelphia. This trail would consist of pedestrian and bicycle paths along the south side of the creek. Scheduled to open in 2005, design for this trail is currently under way.

B. Wissahickon Green Ribbon Trail Connector

The Wissahickon Green Ribbon Trail snakes along the western bank of the Wissahickon Creek in Whitemarsh Township. A portion of the trail located in Fort Washington State Park comes within yards of Springfield, and the Township would like to link to this trail via an existing abandoned railroad trestle located north of West Mill Road.

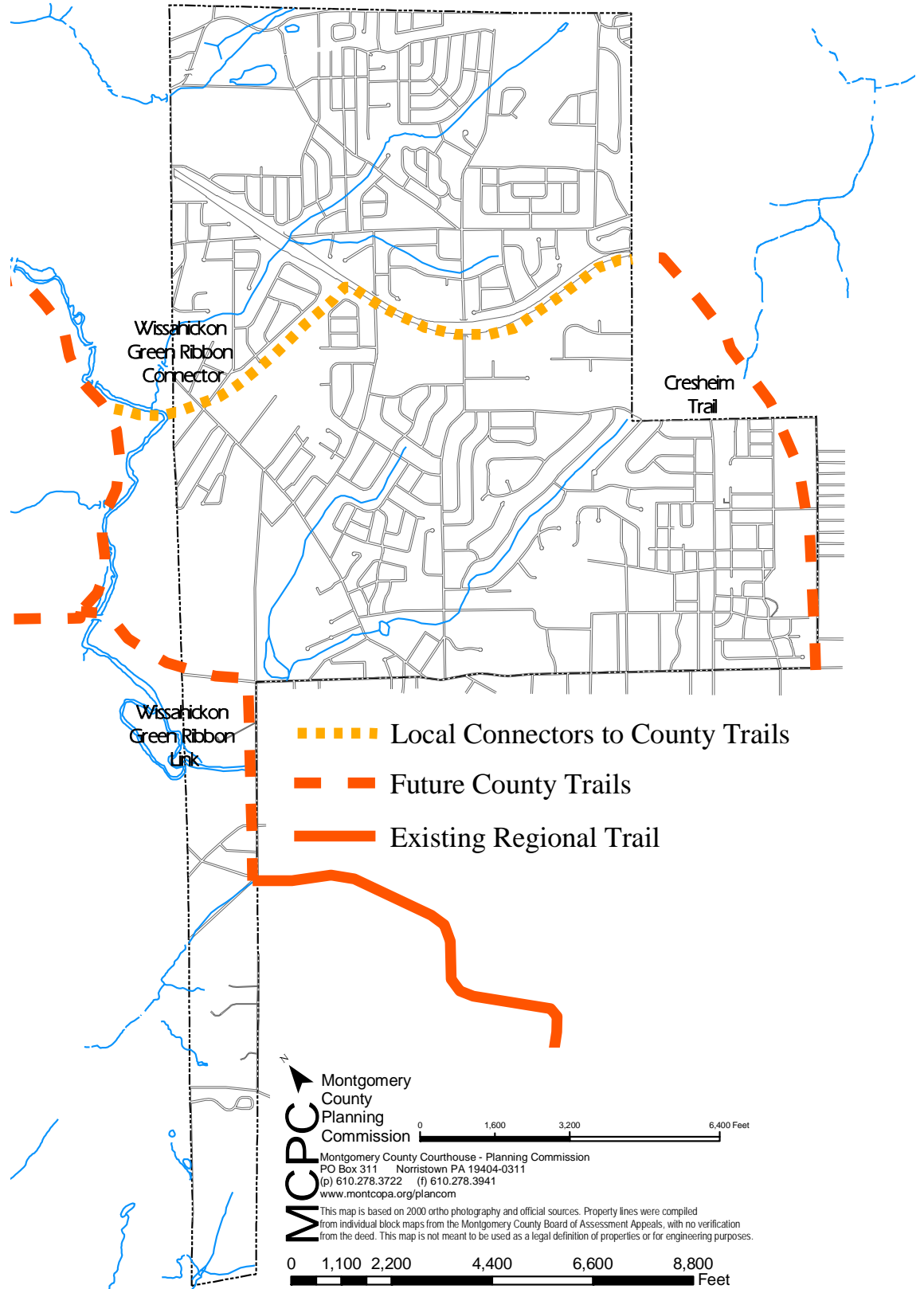
C. Cresheim Trail

This trail is proposed to connect Philadelphia's Fairmount Park with the Laverock Neighborhood in Cheltenham Township and ultimately Whitemarsh Township via Springfield. It would utilize the PECO corridor east of and parallel to Willow Grove Ave. Springfield is interested in expanding this trail further to connect to the Wissahickon Green Ribbon Trail in Whitemarsh Township as the Wissahickon Blue Ribbon Trail Connector listed above, which is routed along the 309 corridor and an abandoned rail right-of-way.

- **Coordinate Open Space Groups**

There are many groups in and around Springfield Township involved in open space planning implementation. The Township should coordinate with these groups, including, but not limited to:

Figure 40
County Trail Connections



- Erdenheim Civic Association
- Flourtown Erdenheim Enhancement Association (FEEA)
- Friends of Historic Bethlehem Pike
- Friends of Hillcrest Pond
- Friends of Mermaid Pond
- Friends of The Panhandle
- Friends of The Wissahickon
- Parks and Recreation Department
- Sandy Run Coalition
- Shade Tree Commission
- Springfield Neighbors Association
- Wyndmoor Civic Association

GOAL: MEET RECREATION NEEDS

- **Complete Recommended Park Improvements**

Specific improvements to many township parks are identified in Figure 41.

- **Identify Additional Recreation and Open Space Needs**

The Township should encourage community groups to informally or formally survey residents concerning their open space and recreation needs and report this information to the Planning Commission, the Open Space Committee, and/or the Park and Recreation Department.

- **Support the Park and Recreation Plan**

The Park and Recreation Comprehensive Plan will contain specific information regarding maintenance and programming of open space and recreational areas. This plan supports that effort.

- **Monitor Recreation Impact Fee**

In order to meet the Township’s open space needs, the park and recreation impact fee that has been levied to help obtain new park land should be monitored to ensure that it keeps pace with the cost of maintaining, improving and acquiring property.

GOAL: PROTECT SCENIC AND HISTORIC RESOURCES

The preservation of our local heritage is important in maintaining the quality of life in Springfield Township. Local heritage basically consists of the historic buildings, landmarks, and landscapes that provide a link to a community’s past and thereby make a valuable contribution to its current educational, cultural, and social environment. While it can be difficult to define exactly what makes something historic, historic areas can generally be thought of as buildings and sites that are worth saving.

- **Preserve Heritage Resources**

Under the Green Fields/Green Towns Program Springfield has the option for acquisition and limited stabilization of heritage resources. A heritage resource property primarily includes the land that provides an appropriate setting for a historic building. Throughout the open space planning process, we have identified several heritage resources that are worth saving (see Figure 42). They are as follows:

A. Scheetz/Boorse Property, 10 Camp Hill Road

The Scheetz property, now more commonly known as the Boorse property, became eligible for the National Register of Historic Places in 1993. It is an 18th century milling property deemed “significant in the local industrial history of the area and representative of the local vernacular building styles of the area and period.” For the majority of the 20th century, the property was used as a horse farm.

The property contained at one time a house, a paper mill/dwelling, a springhouse, a barn, sheds, a stable, and a former detached kitchen/slave quarters as well as an associated mill race. The house is a good example of a stone and stucco Georgian residence, and belonged to a prominent landowner. Along with the house, the mill/dwelling is also of interest.

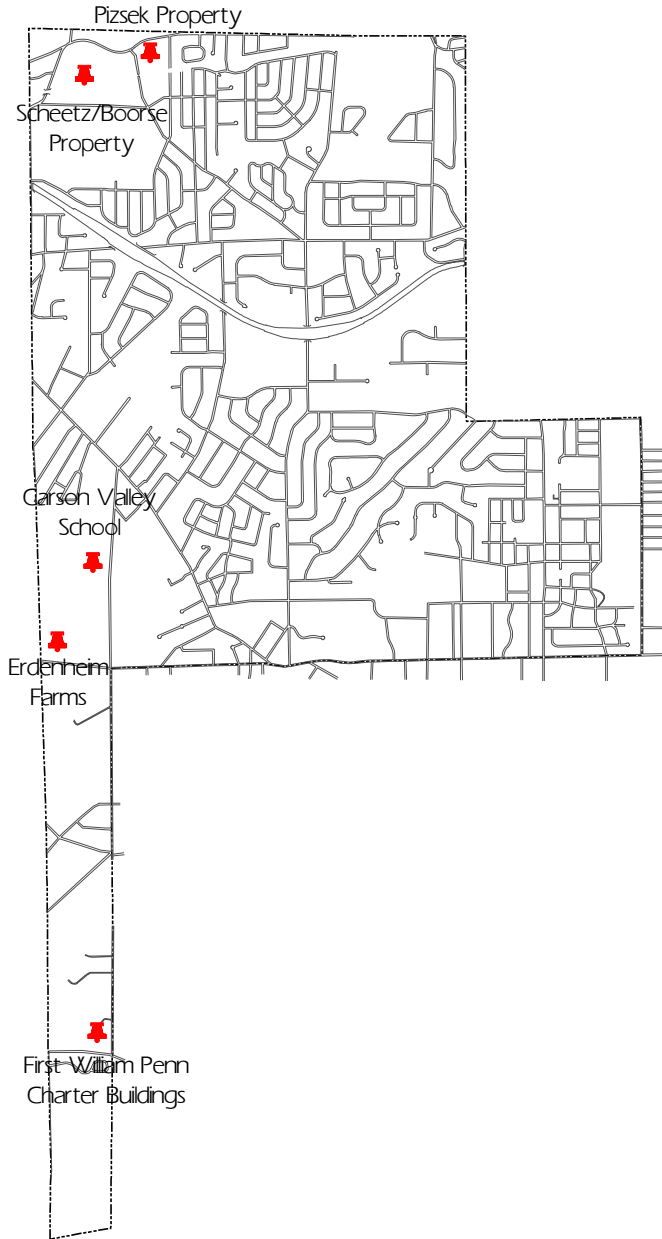
These structures are located adjacent to the Sandy Run Greenway, and could be utilized in conjunction with a new trail in this area. While it might not be feasible to refurbish

Figure 41
Proposed Park and Recreation Improvements

Map Key	Park	Acreage	Use	Improvement Needed	Underutilized
A	Bysher Fields	10.5	Active	Re-orient fields for senior league baseball and multi-purpose play	Yes
B	Cisco Park	13.0	Active/ Passive	Pave walking path; Dredge pond; Construct restrooms	No
C	Flourtown Country Club	51.0	Active	Create Gateway Entrances; Install landscape islands; Replace swimming pools	Yes
D	Laurel Beech Park	6.0	Active	Construct walking path; Construct restrooms	No
E	Mermaid Park	8.0	Passive	Construct walking path	Yes
F	Oreland Park	0.8	Active	Create Village Green; Replace playground equipment; Rehabilitate basketball courts	No
G	Sandy Run Park	14.2	Passive	Implement Master Plan to permit public access	Yes
H	Veterans Park	6.0	Active	Implement Master Plan to create additional multi-purpose fields and walking path	Yes
I	Wyndhill Park	4.5	Active	Re-grade playing fields; Construct parking lot	Yes



Figure 42
Heritage Resource Conservation



these structures to living condition, it may be possible to retain portions of the structures for public use.

The Boorse property is currently under consideration for redevelopment, and the township would need to either seek an easement or attempt a fee-simple purchase of the land surrounding the structures or the entire property.

B. Carson Valley School, 1419 Bethlehem Pike

This tudor-style village on 104 acres was built

in 1913 and opened in 1917 as the Carson College for Orphaned Girls. It was conceived by Robert N. Carson, who willed a portion of his land to develop “a rural children’s village for poor, white orphan girls,” and Albert W. Kelsey, who won the competition to design the facility. While much has changed since its opening, Carson Valley School has remained dedicated to serving its original purpose— to serve children in need. While there are no immediate plans for Carson Valley School to cease operations, if the property were ever to be sold, Springfield would be interested in protecting both the open space and the structures.

C. Erdenheim Farms, Stenton Avenue

Located on Stenton Avenue in both Springfield and Whitemarsh Townships, this bucolic farm owned by Mr. Fitz Eugene Dixon is an asset to both communities. This working farm provides rural vistas and remains a reminder of the area’s farming past. Portions of this property are already protected, and various groups are working to protect any remaining acreage. Springfield is interested in supporting this effort.

D. First William Penn Charter Buildings, Northwestern Ave & Ridge Pike

Currently a residence, this 1,629 square foot colonial residence is situated on approximately one-half acres of land. The residence and several outbuildings are presumed to have been built prior to the 1800’s.

E. Pizek Property, Pennsylvania Avenue

Edward J. Pizek was a Polish-American industrialist and philanthropist with several claims to fame. He was a co-founder of Mrs. Paul’s frozen foods and a generous supporter of worthwhile Polish causes, including the establishment of a Polish Little League baseball. His residence was the Emlen House, a historic mansion that served as George Washington’s Headquarters during the revolutionary war.

Of the parcels that make up the estate, three are located entirely in Springfield Township and include almost 31 acres of undeveloped property. The two parcels containing the Emlen House, which was built by George Emlen, a Philadelphia Quaker, as his summer



Scheetz/Boorse House



Scheetz/Boorse Paper Mill and Dwelling



Carson Valley School

house around 1745, are located in both Springfield and Upper Dublin Townships. With the passing of Mr. Pizek in 2004, the future of the Pizek Estate is uncertain. This report strongly supports preserving the open space, viewshed, and/or historic nature of this property.

- **Record History of Significant Properties**

A goal of the open space plan is to protect scenic and historic resources. When an actual building or site cannot be preserved, the history of culturally significant structures and their landscapes should be recorded for prosperity. A list of such properties should be created and maintained.

- **Preserve Views**

Views of natural features and open space areas, particularly of the Carson Valley School, the Dixon Farm, and the Wharton Sinkler Tract should be preserved. Façade easements should be obtained where appropriate.

- **Encourage Preservation of Historic Structures**

Creative site development that preserves views and historic structures should include the practice of maintaining historic elements (or remnants thereof) in the open space areas of developed properties to recall the property's past history. As a first step toward historic preservation, the Township is currently in the process of drafting a Historic Demolition Ordinance that would require more scrutiny of plans to demolish potentially historic structures. This report strongly supports those efforts.

GREEN FIELDS/GREEN TOWNS PROGRAM OPTIONS

In a departure from the prior emphasis on land acquisition, the 2003 Green Fields/Green Towns program recognizes that certain municipalities have large non-acquisition needs. Alternative means of preservation are now eligible for funding through the various grant options described in this chapter, including Green Infrastructure, Heritage Resource Conservation, County Trail Connections, Floodplain Restoration, and Farmland Preservation.

GREEN INFRASTRUCTURE

Under the 2003 Green Fields/Green Towns Program, communities with limited opportunities to purchase large vacant tracts for open space have the opportunity to improve their green infrastructure. This “green infrastructure” may include the creation of safe, usable open space, recreation areas, or public spaces through the demolition of dilapidated property or the restoration of older industrial sites into parks, plazas, trails, and natural

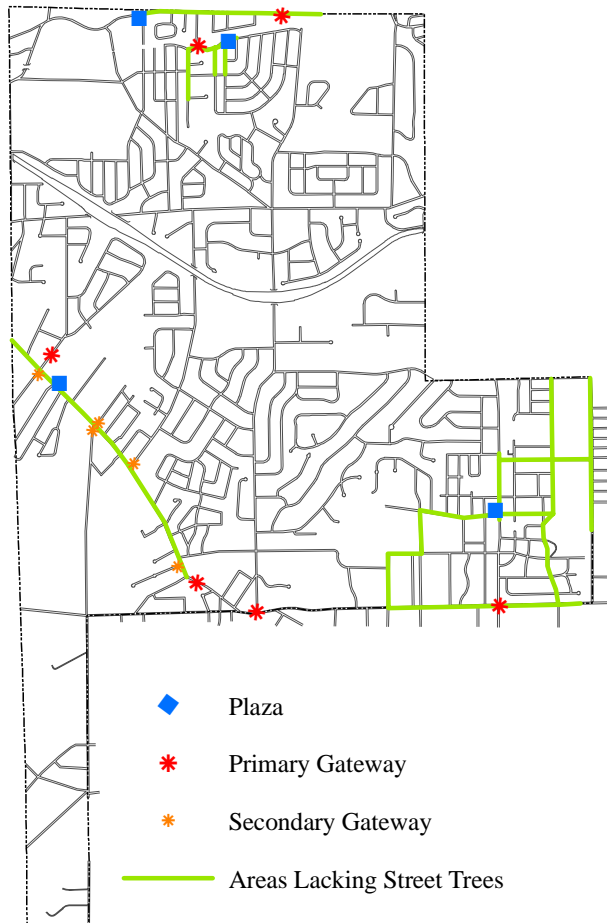
areas. Tree planting and landscaping as well as improving existing open space and recreation areas also is included in this category. Detailed descriptions of many recommendations that fall into this category were included earlier in this chapter.

REVITALIZATION

Three main objectives that fall under the goal to enhance the Township’s natural environment are to require adequate landscaping throughout the

Figure 43
Proposed Gateways, Street Trees and Plazas

Village	Street	Task
Flourtown	Bethlehem Pike	Gateways, Street Trees, Plaza
Flourtown	E. Mill Road	Gateway, Street Trees
Erdenheim	Bethlehem Pike	Gateways, Street Trees
Oreland	Bruce Road	Gateway, Street Trees
Oreland	Allison Road	Street Trees, Plaza/Town Green
Oreland	Montgomery Avenue	Street Trees, Sidewalks
Oreland	Pennsylvania Avenue	Gateway, Street Trees, Plaza
Wyndmoor	Willow Grove Avenue	Gateways, Street Trees, Plaza



township, plant street trees, and create gateways to enhance the entrances to the township. In order to meet these objectives, the Township will design gateway entrances, install street trees, and create public plazas/village greens within the Flourtown, Erdenheim, Oreland, and Wyndmoor commercial districts (see Figure 43), and plant street trees along adjacent residential streets. The gateway improvements on Bethlehem Pike and E. Mill Road have also been proposed in the Flourtown/Erdenheim Enhancement Association's Vision Plan, and are currently in the process of receiving a grant for their implementation. If for some reason that process is not completed, the Township would like to find additional funding sources for those particular projects.

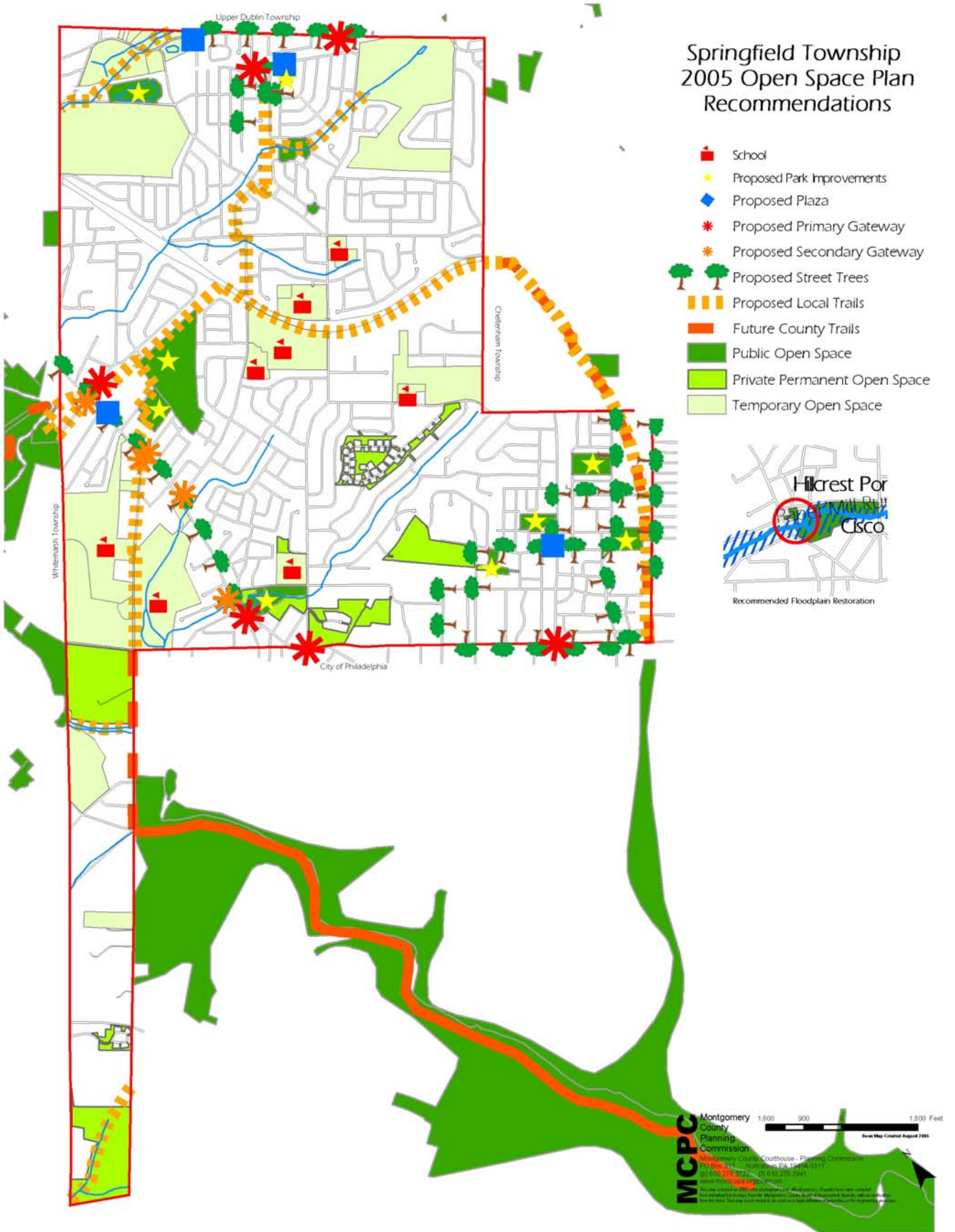
PARK IMPROVEMENTS

Providing additional recreation facilities and completing other planned improvements for existing parks, as well as supporting the recommendations of the Township's Comprehensive Park and Recreation Plan will help achieve the goal of meeting the Township's open space needs. This can be accomplished by implementing various park upgrades and enhancements to improve recreation facilities and address recreation deficiencies (see Figure 38). These improvements would help to make existing recreational areas safe, accessible, and more useable.

ADDITIONAL OPTIONAL ELEMENTS

In addition to the Green Infrastructure option, Springfield also plans to take advantage of funding available for Floodplain Restoration, Heritage Resource Protection, County Trail Connections, and Farmland Preservation as described earlier in this chapter. To view all geographically-based recommendations, see figure 44.

Figure 44
Recommendations At A Glance



CHAPTER 11

IMPLEMENTATION

BACKGROUND

Implementation is perhaps the most important part of any plan. Having identified and examined the open space issues important to the Township, a timeframe for implementation is established here to guide Springfield toward achieving its goals. In essence, this chapter is Springfield's "action plan." In the near term, implementation principally involves securing funds from Springfield's funding allocation under the County Open Space Program, as well as from other sources, for highest priority projects. This would occur over the next three to five years (2005-2009). It also means taking other, non-acquisition actions for open space preservation and recreation facility planning and development. Long term priorities will build upon these earlier efforts, and will be implemented within the next five to ten years (2009-2014).

IMPLEMENTATION MATRIX

Springfield's top priorities for implementation involve creating trails, open space education, floodplain restoration, increasing tree canopy, and obtaining easements on unprotected resources and institutional properties. Figure 45 lists each recommendation described in detail in Chapter 10 along

with goals and objectives achieved, method of implementation, responsible party, potential funding source, and priority. Following this list is a summary of preservation methods and funding sources that can be used to implement the recommendations.

Figure 45
Implementation Matrix

Recommendations	Implementation Method	Responsible Party	Potential Funding Source	Priority
Identify Potential Funding Opportunities and Priorities				
Secure a combination of private and public funding sources	Administration	OSC, TWP	Various	Highest
Maximize Permanent Preservation of Remaining Open Space				
Continue to encourage permanent preservation of open space on large institutional properties such as the Carson Valley School and Mt. St. Joseph's Academy sites.				
Seek easements to protect open space on large institutional properties	Easement	TWP	MCOS, DCNR	Highest
Develop relationship with private educational institutions	Policy	TWP, SP, OSC	N/A	Highest
Secure right of first refusal for abandoned school sites.	Right of First Refusal, Policy	TWP	N/A	Highest
Acquire/protect additional unprotected resources including the Karr Tract, undeveloped parcels	Acquisition, Easements	SPC, TWP	DCNR	Long-Term
Keep Flourtown Country Club in open space use and encourage other golf courses to remain as open space.				
Encourage zoning legislation that protects open space and the environment.	Policy	SPC	N/A	Highest
Actively support positive relationship with golf courses	Policy	SPC, TWP	N/A	Highest
Seek easements to protect open space on golf courses	Easement	SPC, TWP	DCNR	Long-Term
Acquire portions of the Township's private golf courses, if available	Acquisition, Easement	TWP	DCNR	Long-Term
Continue to encourage creative site design that preserves contiguous open space.				
Ensure that the Planning Commission encourages creative site design that preserves contiguous open space	Policy	SPC	N/A	Highest
Stress the significant environmental benefits of maintaining contiguous open space	Education, Policy	SPC	N/A	Highest
Keep low-intensity and/or clustered uses throughout much of the panhandle area.				
Continue to support the Land Use Plan in Springfield's Comprehensive Plan	Policy	SPC	N/A	Highest
Urge the Planning Commission to consider height, buffers, and impervious coverage when reviewing developments in the panhandle	Policy	SPC	N/A	Highest
Acquire/protect highest priority unprotected resources including Piszek, Boorse, and panhandle properties (see Chapter 6)	Acquisition, Easements	TWP	DCNR	Highest
Maintain a balance between development and open space preservation in the pan handle	Policy	SPC, OSC	N/A	Highest

Figure 45
Implementation Matrix Continued...

Recommendations	Implementation Method	Responsible Party	Potential Funding Source	Priority
Assist residents in permanently preserving open space on privately-owned property.				
Provide educational materials to the public that identify various methods of land preservation	Administration, Education	OSC, TWP	TWP	Highest
Provide links on the Township website to organizations that are involved with land preservation and open space issues	Administration, Education	TWP	N/A	Highest
Stress the tax benefits of permanently preserving private land	Administration, Education, Policy	OSC, TWP, SPC	N/A	Highest
Create small green oases in the most intensely developed areas to buffer incompatible land uses and provide visual relief.				
Plant Street Trees (See Chapter 10 for phasing)	Purchase & Plant Trees	STC	MCOS	Highest
Create Plazas (See chapter 10 for phasing)	Design, Construction	FEEA	N/A	High
Maximize Open Space on Existing Abandoned and Underutilized Properties				
Seek to acquire blighted buildings and abandoned properties (or portions thereof) that cannot be used for other purposes to add to the open space inventory.				
Acquire Peco Building	Fee Simple Purchase, Easement	TWP	MCOS	High
Acquire Tank Car Corporation Building	Fee Simple Purchase, Easement	TWP	MCOS	Long-Term
Acquire AT&T Tower Building	Fee Simple Purchase, Easement	TWP	MCOS	Long-Term
Preserve Natural Features				
Preserve aquatic features wherever possible.				
Acquire the Springfield Township School District Bus Garage to restore floodplain	Land Exchange, Fee Simple Purchase	TWP	MCOS, TWP	Highest
Research ways to improve water flow & water quality into ponds and streams, and to minimize dredging	Study	E, TWP	N/A	Highest
Establish stream buffer criteria in the SLDO	Policy	SPC	N/A	High
Investigate restoration of Paper Mill Run sluiceway	Study, Construction	TWP, E	MCOS	Long-Term
Preserve woodlands, particularly those in the panhandle area.				
Acquire/protect highest priority unprotected resources including Pizek, Boorse, and panhandle properties (see Chapter 6)	Acquisition, Easements	TWP	DCNR	Highest
Acquire/protect additional unprotected resources including the Karr Tract, undeveloped parcels containing sensitive natural features, and institutional properties (see Chapter 6)	Acquisition, Easements	SPC, TWP	DCNR	Long-Term
Ensure that the Planning Commission encourages creative site design that preserves contiguous open space	Policy	SPC	N/A	Highest

Figure 45
Implementation Matrix Continued...

Recommendations	Implementation Method	Responsible Party	Potential Funding Source	Priority
Encourage creative site design that limits disturbance to natural features.				
Require the filing of a natural features conservation plan in the SLDO	Policy	TWP, SPC	N/A	Highest
Add teeth to existing ordinances to limit disturbance of natural features	Policy	SPC	N/A	Highest
Enhance the Township's Natural Environment				
Require adequate buffering and landscaping throughout the township as part of the land development process.				
Ensure that a member of the Planning Commission possesses landscaping/horticultural expertise	Policy	SPC, BC	N/A	Highest
Reactivate street tree planting programs.				
Assist Shade Tree Commission in locating existing and creating new plans	Planning	OSC, TWP, STC	N/A	Highest
Support FEEA's Bethlehem Pike Vision Plan	Policy	ALL	N/A	Highest
Develop new shade tree planting program for public areas.				
Identify trees in decline and proactively replace them	Survey	STC	N/A	Highest
Execute a Public Tree Inventory	Study	STC	N/A	Long-Term
Encourage private landscaping and beautification efforts.				
Provide information concerning landscape design and appropriate plant species to communities	Administration, Education	OSC, TWP	TWP	Highest
Promote programs offered by Morris Arboretum to encourage private landscaping efforts	Administration, Education, Policy	OSC, TWP, SPC	N/A	Highest
Create gateways to enhance the entrances to the township.				
Support the installation of gateways in Flourtown (Bethlehem Pike, E. Mill Rd) and Erdenheim (Bethlehem Pike)	Policy, Construction	TWP, FEEA	N/A	Highest
Design and install primary gateways in Erdenheim (Paper Mill Rd), Oreland (Bruce Rd & Pennsylvania Ave), and Wyndmoor (Will Grove Ave)	Design, Construction	FEEA	N/A	High
Design and install secondary gateways along Bethlehem Pike (5)	Design, Construction	FEEA	N/A	High
Create a Coordinated Open Space Network				
Connect Township open space wherever practical.				
Acquire easements, design, and install short-term priority trails (Green Ribbon Trail Connector, Cresheim Trail, Wissahickon Ave Connector, Sandy Run Creek)	Acquisition, Design, Construction	MCPC, TWP	MCOS, RTCA	Highest
Acquire easements, design, and install long-term priority trails (Oreland Connector, Manor Creek, North Hill/Oreland Trail, Wissahickon Creek)	Design, Acquisition, Construction	SPC, MCPC	MCOS	Long-Term

Figure 45
Implementation Matrix Continued...

Recommendations	Implementation Method	Responsible Party	Potential Funding Source	Priority
Establish open space linkages with neighboring communities and the county.				
Acquire easements, design, and install short-term priority trails	Acquisition, Design, Construction	MCPC, TWP	MCOS, RTCA	Highest
Coordinate groups involved in Open Space planning and implementation				
Formalize communication with various groups regarding open space	Administration, Policy	OSC	N/A	Highest
Meet Recreation Needs				
Provide additional neighborhood-level open space.				
Obtain new parkland through SLDO process and Park & Rec impact fees	Acquisition	SPC, PRB	N/A	Highest
Provide a network of pedestrian and bicycle corridors and linkages within and between greenways and open space parcels.				
Acquire easements, design, and install short-term priority trails	Acquisition, Design, Construction	MCPC, TWP	MCOS, RTCA	Highest
Acquire easements, design, and install long-term priority trails	Design, Acquisition, Construction	SPC, MCPC	MCOS	Long-Term
Provide additional recreation facilities and complete other planned improvements for existing parks.				
Implement proposed improvements at Cisco Park, Oreland Park, Sandy Run Park, and Veterans Park (see Chapter 10)	Various	PRB	MCOS	Highest
Implement proposed improvements at Bysher Fields, Flourtown Country Club, Laurel Beech Park, Mermaid Park, and Wyndhill Park	Various	TWP, PRB	MCOS	High
Invite residents to identify long term needs and bring them to the township's attention.				
Hold an "Open Space Kickoff" event	Meeting	OSC	N/A	Highest
Encourage community park and recreation surveys	Policy, Survey	TWP, PRB	N/A	Highest
Support and coordinate with the developing Park and Recreation Plan.				
Support and coordinate with developing Park and Recreation planning efforts	Administration, Policy	SPC, PRB, OSC	N/A	Highest
Protect Scenic and Historic Resources				
Preserve views of natural features and open space areas.				
Preserve views of natural features and open space areas through facade easements where possible	Easements	SPC, TWP	N/A	Highest

Figure 45
Implementation Matrix Continued...

Recommendations	Implementation Method	Responsible Party	Potential Funding Source	Priority
Preserve corridors of mature, healthy street trees.				
Continually seek funding for street tree planting	Administration	TWP,STC	N/A	Highest
Encourage strategies that prevent tree diseases	Education, Policy	STC	N/A	Highest
Encourage prompt removal of diseased trees and facilitate their replacement	Policy	STC	N/A	Highest
Encourage creative development that preserves views and historic structures.				
Acquire or facilitate preservation of aspects of the Scheetz/Boorse property	Acquisition, Easements, Historic Documentation	TWP, SPC, SHS	PHMC, PF	Highest
Continue efforts to protect Erdenheim Farms	Policy, Easements,Acquisition	TWP, various groups	DCNR	Highest
Maintain historic elements in open space areas of new developments	Policy	SPC, SHS	N/A	Highest
Protect Pizsek properties and encourage a trail and/or greenway along Sandy Run	Easements, Acquisition	SPC	MCOS	Highest
Acquire/protect highest priority unprotected resources including Pizsek, Boorse, and panhandle properties (see Chapter 6)	Acquisition, Easements	TWP	DCNR	Highest
Research and protect First William Penn Charter buildings	Easements, Acquisition	SPC, SHS	N/A	Highest
Protect Carson Valley School in case of ownership change	Easement, Acquisition	TWP	N/A	Highest
Record history of Tank Car Corporation and other culturally significant properties	Administration, Study	TWP, SHS	PHMC, PF	Long-Term
Support and Enhance the Goals of the Sandy Run Creek Watershed Conservation Plan and Other Existing and Future Watershed Plans				
Implement the action items identified in these plans whenever possible.				
Protect Sandy Run Greenway via easements or buffer requirements	Easements, Policy	SPC	MCOS	Highest

Key: Funding Sources

DCNR	PA Department of Conservation and Natural Resources
MCOS	Montgomery County Open Space Funds: Green Fields/Green Towns Grant
MCRP	Montgomery County Community Revitalization Program
PF	Private funds
PHMC	PA Historical & Museum Commission
TWP	Township Funds

RESPONSIBILITY

For each proposed action, primary responsibility is proposed among the following municipal groups and consultants:

- Board of Commissioners (BC)
- Engineer (E)
- Flourtown Erdenheim Enhancement Association (FEEA)
- Montgomery County Planning Commission (MCPC)
- Open Space Committee (OSC)
- Park and Recreation Board (PRB)
- Solicitor (S)
- Springfield Historical Society (SHS)
- Springfield Planning Commission (SPC)
- Shade Tree Commission (STC)
- Springfield Township (TWP)

PRIORITY CATEGORIES

Highest Priority projects should be implemented within the next three years (2005-2007). High Priority projects, programs and policies should begin in three to five years (2007-2009), and Long Term Priority projects, programs and policies should be implemented within five to ten years (2009-2014).

PRESERVATION METHODS

There are a number of ways a municipality can obtain land for open space. An overview of these alternatives is provided here to serve as a guide for the Township's future open space acquisition efforts. In the long term, all of these could conceivably be used by the Township, although at any given time one or more may be more appropriate than others for acquiring a specific site. More generally, however, they indicate that the Township can be flexible in its approach to implementing the plan's goals.

FEE SIMPLE ACQUISITION

This option is the most direct way to acquire open space because it simply involves negotiating with

a private landowner to arrive at a mutually acceptable purchase price and then completing the deal. The municipality then has free and clear title to the property, or fee simple ownership. Because it is usually a straightforward transaction, municipalities often prefer this approach, particularly for establishing a community park.

INSTALLMENT BUYING

With this method, the municipality agrees to purchase a set number of acres annually until the full parcel is acquired. In return, the full site is removed from the tax rolls when the initial agreement is signed. The owner may choose to remain on his land until it is completely sold and paid for. The advantage of this method is that benefits accrue to both the municipality and the landowner. For a municipality with limited funds, installment buying spreads the cost over a period of time. The landowner in the meantime is relieved of real property responsibilities with the agreement is signed.

LONG TERM LEASE WITH OPTION TO BUY

This involves the negotiation of a lease price with a property owner and includes conditions for use and possible purchase of the property. The primary advantage is that it permits flexibility; if the property is not needed in the future for open space, it returns to the owner.

PURCHASE AND LEASE-BACK

Purchase and lease-back results in buying land and leasing it back to the owner in accordance with agreed-upon policies for the use and protection of the land. Its primary advantage is that it permits purchase of property before prices rise or before the property is lost to development. It also permits flexibility because once the land is purchased it can be used for another public purpose, sold, or exchanged for another parcel.

PURCHASE AND RESALE

This method is similar to purchase and lease-back, except that the land is purchased with the sole intent of reselling it under conditions or restrictive covenants. If the land is acquired at a low cost, the resulting profits help repay initial purchase

costs and can be used to acquire additional land. Another advantage is that after resale, the municipality is relieved of ownership and maintenance responsibilities and the land is taxable.

LEASING

This is a popular, relatively inexpensive way to acquire open space, especially if the land is unlikely to be developed (for example, reservoirs and utility land). The term of the lease usually ranges from 20 to 50 years; at a minimum, a period should be established that is long enough to finance anticipated capital improvements. The owner of the leased land prescribes conditions and terms under which the land can be used and the lessee is required to carry liability insurance covering personal injury and property damage.

EASEMENTS

Easements are a successful way to save public funds, yet receive open space benefits. An easement is a limited right over land owned by another person. Legally, a person has the right to use his property subject to zoning laws, subdivision regulation, etc; however, he may sell his right to use the land in specific ways. The costs of easements vary with the type acquired. Easements can be affirmative or negative. Affirmative easements grant limited rights to the public to use the land for public purposes, such as hiking, fishing, or riding. Such easements can be used selectively to obtain public use of private lands for trails and access to water-based recreational facilities. In contrast, negative easements do not allow public access, but restrict the owner in his use of the property. For example, a scenic easement requires the owner to preserve the “openness” or natural beauty of a site; this type of easement can be effective in maintaining municipality’s visually attractive roads.

Use of easements is generally more limited and complicated than land acquisition, but they can limit or prevent destruction and premature development of scenic areas. They should be selectively used and tailored to fit the requirements of each particular situation.

EMINENT DOMAIN

Eminent domain is the condemnation of land for a public use by due process of law. It must involve the determination of a fair market value for the property and a clear definition of the public purposes for which it is being condemned. Before exercising the right of eminent domain, a municipality should study the necessity of obtaining the particular site and the feasibility of acquiring it by other acquisition methods. Only if all other methods fail and the property is essential to an open space system should eminent domain be considered.

LAND TRUSTS AND CONSERVANCIES

Land trusts and conservancies are private, non-profit tax exempt trusts, usually organized by a citizen supported, non-profit agency. Their funds can be used to provide open space and to preserve natural resources such as stream valleys. Administration and management of the land are the responsibility of the service agency. Private non-profits have an advantage in that they can often move faster to acquire property than can a government agency. Frequently a public-private partnership is formed whereby the private agency acquires land and then resells it to a government agency at a later date.

As noted previously, there are a number of existing conservation groups what will work with private landowners to conserve their land. However, such situations may or may not include provisions for public access. Because of this, a municipality should work closely with these organizations and landowners where public access is a goal. In this way, conservancies can function as an alternative method of acquiring open space.

LAND EXCHANGES

This method involves the trading of land between one owner and another to obtain mutual advantages. An arrangement can be made between landowners to exchange land that serves their interests.

VOLUNTARY AGREEMENTS

Voluntary agreements can be established between government agencies and owners of agricultural lands, industrial holdings, and utility lands for vari-

ous purposes. They are strictly voluntary, with permission to use the land for public enjoyment in clearly specified ways. For example, a utility company might permit trail use of a power line right-of-way.

PURCHASE OF DEVELOPMENT RIGHTS

If the municipality is only interested in protecting land or designated features of a property without gaining the right for public access, then this method of acquisition of partial interests rather than full fee title in land is available. In essence, a municipality could preserve significant natural, scenic, historic, or cultural resources by purchasing a landowner's right to develop the property or otherwise alter the character of the features that are deemed worthy of protection.

RIGHT OF FIRST REFUSAL AND PURCHASE OPTION

These methods involve establishing an agreement which specifies that the land may be acquired by the municipality at a future date. A right of first refusal provides the municipality with the option to match an offered purchase price within a specified time period should a landowner receive a legitimate offer to sell. A purchase option is simply a right that the municipality holds to purchase the land by a specified date at a specified price. Both rights of first refusal and purchase option can be either donated or sold to the municipality.

LIFE OR TERM ESTATES

This technique involves the acquisition of land with certain restrictions attached to the deed. A municipality may be better able to negotiate the purchase of property if certain interests in the land are reserved for the benefit of the landowner. For example, a municipality could purchase land with all rights of ownership conveyed except the right to occupy a house or a portion of the full property for a specified term (usually 25 years) or until the death of the landowner.

DONATIONS AND BARGAIN SALES

These methods of acquisition involve obtaining land at less than its full market value. Receiving donations of the full value of land is the least ex-

pensive way for a municipality to obtain land and can, in some instances, be a wise approach for a landowner to take to directly benefit from tax incentives and the shelter effects of charitable deductions. If a full donation of land is not possible or if the landowner has an immediate need for cash through sale, then a partial donation and bargain sale might be a prudent alternative. By selling land at a price that is less than its full value, a landowner can still receive tax benefits based on the difference between the fair market value of the land and its actual sale price. The primary benefit to these techniques is that a municipality acquires land at a lower cost while the seller obtains tax deductions.

FUNDING SOURCES

In addition to the funds allocated through the County Open Space Program, Springfield is eligible for funds from a variety of sources including various grants and donations (of cash, materials, and/or labor).

GREEN FIELD/GREEN TOWN OPEN SPACE GRANTS

In 2003, a referendum to fund open space and green infrastructure projects was passed in Montgomery County. This funding was distributed to municipalities, private non-profit conservation organizations and the county to preserve more open space and enhance the livability of existing communities throughout the County.

Springfield is eligible to receive a total of \$1,397,301 for open space planning and implementation. This grant requires matching funds equal to twenty percent of project costs from the township. The County grants come with several conditions. The most important condition is that any land purchased with grant money must be permanently preserved as open space or for active recreation. Another condition is that Springfield must complete and adopt the Open Space Plan. This plan must be approved by the County's Open Space Board before grant money can be disbursed.

MONTGOMERY COUNTY COMMUNITY REVITALIZATION PROGRAM (MCRP)

Initiated in 2000, this program is intended to cre-

ate a strategic, economic development program that will strengthen and stabilize the county's older communities for the long term. It helps these communities become more vibrant, livable, and attractive places. Funding from this competitive program is used for projects consistent with the Township's Community Revitalization Plan.

PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES (DCNR)

DCNR manages a variety of grant and technical assistance programs concerned with a variety of issues. DCNR annually awards about \$30 million in planning, acquisition, and development grants for parks, recreation, rivers conservation, trails, greenways, and protection of open space and critical natural areas. Most DCNR grants require a 50/50 match. DCNR also provides pre-application workshops to assist applicants in the preparation of their application forms.

A priority goal of these programs is to develop and sustain partnerships with communities, non-profits, and other organizations for recreation and conservation projects and purposes. With this in mind, the Community Conservation Partnerships Program (C2P2) was established. It is a combination of several funding sources and grant programs, including the Commonwealth's Keystone Recreation, Park and Conservation Fund (KEY 93, described below), the Environmental Stewardship and Watershed Protection Act (Growing Greener, also described below), Act 68 Snowmobile and ATV Trails Fund, the Land and Water Conservation Fund (LWCF) and the Recreational Trails component of the Transportation Equity Act for the Twenty-First Century (TEA-21).

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)

The Growing Greener program has funded efforts to clean up Pennsylvania's rivers and streams, reclaimed abandoned mines and toxic waste sites, invested in new alternative energy sources, preserved farmland and open space, and developed watershed restoration programs. Thus far, Growing Greener has generated nearly \$1.50 in matching funds for the environment for every \$1.00 in state money. As the Growing Greener program

evolves, it will focus on brownfield redevelopment, farmland and open space preservation, water quality improvements, enhanced state and community parks, and an upgraded fish and wild-life infrastructure. Growing Greener II will accomplish these goals while making critical investments in community revitalization and the promotion of the use of clean energy.

KEYSTONE RECREATION, PARK AND CONSERVATION FUND

The Keystone Recreation, Park and Conservation Fund Act was signed into law in 1993. It directs a portion of the state's Real Estate Transfer Tax to the Keystone Fund, establishing a dedicated and permanent funding source for recreation, parks, conservation, and other programming. Grants from this program require a minimum 50% match from the recipient municipality or nonprofit organization. As of 2002, \$144 million had been granted to more than 2,100 projects. The demand on the Keystone Fund already outstrips resources by a 4 to 1 margin.

PENNSYLVANIA DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT (DCED)

The mission DCED is "To foster opportunities for businesses and communities to succeed and thrive in a global economy, thereby enabling Pennsylvanians to achieve a superior quality of life." Therefore there are several assistance and grant programs available to Pennsylvania municipalities. Often, local economic and community revitalization efforts are supported by the implementation of green infrastructure and open space plans. Below is a list of programs offered by DCED through which revitalization funds may flow to implement the recommendations described in this open space plan.

- **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.

- **Main Street Program** - This program provides assistance for revitalization planning and projects.
- **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** - Grant and low-interest loan financing to perform environmental site assessment and remediation work at former industrial sites.

PENNSYLVANIA HISTORICAL & MUSEUM COMMISSION (PHMC)

Many communities value their historic resources and work to preserve them for future generations. These resources can then be integrated into the open space network and cultural amenities of that community to enhance local image and aesthetics. The PHMC offers several programs that aid municipalities in these efforts.

- **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 DEPARTMENT OF TRANSPORTATION (PENNDOT)

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.

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.

DELAWARE VALLEY REGIONAL PLANNING COMMISSION (DVRPC)

DVRPC's Transportation and Community Development Initiative 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 PROGRAM (CMAQ)

This 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.

TRANSPORTATION ENHANCEMENT PROGRAM (TE)

Transportation Enhancements is a set-aside of Federal highway and transit funds, mandated by Congress in the Transportation Equity Act for the 21st Century (TEA-21) for the funding of "non-traditional" projects designed to enhance the transportation experience, to mitigate the impacts of transportation facilities on communities and the environment, and to enhance community character through transportation-related improvements.

NATIONAL PARK SERVICE 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
- Providing conservation and recreation information

PECO ENERGY GREEN REGION OPEN SPACE GRANT PROGRAM

PECO Energy, a subsidiary of Exelon, is currently involved in several environmental partnerships including "TreeVitalize," with DCNR, clean water preservation with The Nature Conservancy, and environmental education initiatives with the Schuylkill Center for Environmental Education and Green Valleys Association. Green Region grants are available to municipalities in amounts up to \$10,000. The grants can be used with other funding sources to cover a wide variety of planning and direct expenses associated with development and implementing open space programs, including consulting fees, surveys, environmental assessments, habitat improvement, and capital improvements for passive recreation.

DONATIONS

Springfield should encourage donations from individuals and groups to help pay for parkland acquisition, development, and tree planting. The donations may be cash, materials, or labor. The Township could organize special days during which local citizens and groups could gather to participate in implementing open space projects.

CONCLUSION

Springfield Township looks forward to adopting the 2005 Open Space Plan and implementing its recommendations. The Township believes that parks and open space contribute greatly to the quality of life of its residents, and that a "Green Town" is what Springfield strives to be.

For more information, please visit the following websites:

Montgomery County Green Fields/Green Towns Program

<http://www.montcopa.org/plancom/greenfields2.htm>

Springfield Township

<http://www.springfield-montco.org/>

Montgomery County Planning Commission

<http://www.montcopa.org/plancom/>

APPENDIX A

PUBLIC INPUT

Public input is a vital part of any planning process, and Springfield's Open Space planning process was no exception. A total of 14 Open Space Committee meetings, advertised and open to the public, were held on a monthly basis between June 2004 and October 2005. Once a draft plan was developed, copies were distributed to all Township Committees, surrounding municipalities, and the school district for review and comment. This draft was also posted on the Montgomery County Planning Commission and Springfield Township websites. The plan was presented to the community at several different meetings, including a public meeting held as part of the July 2005 Board of Commissioners Meeting; the Montgomery County Open Space Board meeting on August 23, 2005; and an Open Space Open House for community members held at the Township Building on September 22, 2005. A draft plan was presented to the County Board in November 2005, and a final plan was submitted in December. A public hearing was held at the Township Building in January 2006, and the plan was adopted by the Board of Commissioners that same month. A news article about the plan graced the cover of July 15, 2005's Springfield Sun, and an article appeared in the Sun concerning the initial planning grant on July 9, 2004.

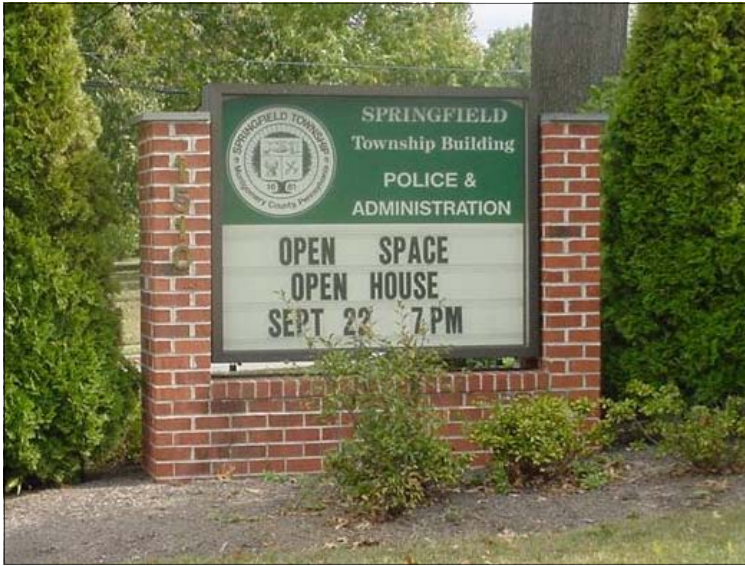
SUMMARY OF COMMENTS

The following comments concerning various drafts of the 2005 Open Space Plan were received in writing. The plan has modified multiple times to address these issues. These comments and the Open Space Committee's responses to them are included below.

SPRINGFIELD PLANNING COMMISSION

We received comments from two members of the Planning Commission at their June 7, 2005 meeting. These comments were based on the first draft of the plan and are summarized below:

- Protected land maps are inconsistent.



The Township held a successful Open Space Open House to inform community members and receive their input.

- These maps were modified and are now consistent.
- Add Stenton Ave from Northwestern to White-marsh under scenic views.
- This area was added.
- Need to discuss more about how we are interacting with neighboring municipalities in Chapter 9.
- This section was updated and expanded.
- A goal to protect tree canopy should be added.
- This was added to objective B under Goal 4.
- Stormwater management is an important part of open space planning. Stricter stormwater management standards through ordinances should be added.
- This was added to objective D under Goal 4.
- The status of the demolition ordinance should be cleared up.
- This was addressed in Chapter 5.
- We should set a specific goal for passive open space (currently there are only goals for active recreation areas).
- An acreage goal was not set for passive open space, however it is the Township's desire to preserve as much passive open space as possible.
- Make planting trees on steep slopes, in riparian corridors, and on floodplains a priority. A map of tree cover by census tract should be included.
- This is addressed as a long-term priority to fulfill the objective of preserving woodlands. This will also be addressed by completing the recommended tree inventory.
- Chapters 10 and 11 are really hard to read. Adding an implementation matrix sorted by goal (in addition to the one sorted by priority), among other changes, would be helpful.
- Chapters 10 and 11 were completely reorganized, and the implementation matrix is now sorted by goal.
- Clarify the terms "permanently protected" and "temporarily protected." Readers may assume land categorized as temporarily protected is preserved and does not require attention.
- These terms were replaced with "permanent open space" and "temporary open space" and their definitions were clarified.
- The plan seems disjointed, vague, opportunistic and reactive, not proactive and focused.
- A vision statement was added and several chapters were reorganized.
- The overriding goals of the plan are not present throughout the text. The goals should be related to public health & safety (stormwater management, exercise for community members, and wildlife preservation) and community values (family-oriented, quality of life, volunteer-based, support neighborhoods, relationship to region).
- A goal to manage stormwater was added. While the other ideas listed are important, the committee did not select them to be priority goals.
- Chapters 10 & 11 are difficult to read. It is hard to discern the relationship between projects, programs and policies. Chapter 10 seems to advocate just doing "more of the same thing."
- Chapters 10 and 11 were reorganized and recommendations were clarified.

OPEN SPACE OPEN HOUSE

The following comments were received in writing at the Open Space Open House held on September 22, 2005 at the Springfield Township Build-

ing. These were based on a third draft of the plan. Responses to these comments are provided where necessary.

TREES & STREETSCAPES

- Preserve older trees- great; More trees on Bethlehem Pike- great; Parking on Bethlehem Pike- no; Preserve contiguous stands, small woods- great.
- Allow trees to be replanted between curb and sidewalk. If necessary restrict tree species & size. Possibility: Locust trees? No real leaf problem & provides nice shade.
 - Identifying tree species was beyond the scope of this plan and is presently handled in the Subdivision and Land Development Ordinance.
- Black Horse Garden Park on Plan!!! Thanks.

TRAILS

- Yes, I'm looking forward to trail development for a safe way of walking & biking and linking neighborhoods & communities & parks. Thanks!

RECREATION RESOURCES

- Why is the pool at the Flourtown Swim Club not used as a public township pool? I was shocked when I found out that Springfield owns a pool that I cannot afford to use.
 - Specific recreation facilities and programming will be addressed in the Park and Recreation plan. Historically, the Flourtown Swim Club has been a private club in order to off-set operation costs. It is currently the only Township facility that is run at no cost to tax payers.

HISTORIC & SCENIC RESOURCES

- I think preserving Erdenheim farm is important. Riding through that area or driving is a pleasure and important to my sense of Erdenheim; close to the city, close to the countryside.

REGIONAL OPEN SPACE

- Purchase as much open space as possible as soon as possible before more development plans come forth! More green space in Erdenheim, Springfield will preserve the balance between people, buildings and nature.

RECOMMENDATIONS

- Re: Karr Tract- Still open space! (not on map) Have you given up? Hawthorn neighbors have not!!!
- This property is subject to a court ordered settlement stipulation agreement that precludes the township from buying this property. However, its protection is listed in the implementation matrix as a long-term priority.
- Why don't you save the Boorse Property and protect the pan handle?
 - The Boorse property is zoned A with a AAA overlay that requires a developer to preserve 50% of the property as open space. Virtually all of the properties in the Pan Handle between Ridge Pike and Stenton Avenue are also subject to the AAA overlay. Preservation of these properties is a priority in this plan.
- Township lacks vision for where we want to be. The quality of life (and property values) will be negatively affected by incremental, piecemeal response to developers.
 - A vision statement was added to Chapters 2 and 10. Implementation of this plan will ensure a thoughtful, cohesive response to developers.

Please see the following pages for a comment letter on the first draft of the plan from the Friends of Historic Bethlehem Pike, as well as a response letter from the Springfield Open Space Committee.

10/17/2005 23:16 2155469160

DS&P

PAGE 02

*Friends of
Historic
Bethlehem
Pike*



112 West College Avenue, Flourtown, PA 19031

<p><u>Board of Directors</u></p>	<p style="text-align: right;">October 8, 2005</p>
<p>John Alviti</p>	<p>Mr. Baird Standish, Chair</p>
<p>Liz Jarvis</p>	<p>Open Space Committee of Springfield Township, 1510 Paper Mill Rd.</p>
<p>Daniel Johnson</p>	<p>Wyndmoor, PA 19038</p>
<p>Ellen Manning</p>	<p>RE: Draft Open Space Plan, v3</p>
<p>Richard Meyer</p>	<p>Dear Mr. Standish:</p>
<p>Donald Mitchell</p>	<p>On behalf of the Friends of Historic Bethlehem Pike, I would like to commend the</p>
<p>Jane Roberts</p>	<p>Open Space Committee on their efforts. Overall, the draft plan is well written and</p>
<p></p>	<p>comprehensive. The members of the Open Space Committee are clearly well-</p>
<p></p>	<p>versed in the current inventory of open space in Springfield and know where we are</p>
<p></p>	<p>lacking.</p>
<p></p>	<p>We wish to submit the comments below for your consideration. We hope that these</p>
<p></p>	<p>are taken in the constructive manner in which they are intended.</p>
<p></p>	<p>I. General comments:</p>
<p></p>	<p>1) A useful and beneficial addition to the plan would be an introductory</p>
<p></p>	<p>section iterating and explaining in detail the overall vision that the Committee has</p>
<p></p>	<p>for the future of open space in Springfield Township. This vision statement will</p>
<p></p>	<p>facilitate the reader's interpretation of the Plan. More importantly, this vision</p>
<p></p>	<p>statement will give the Township Commissioners impetus and direction for the</p>
<p></p>	<p>implementation of the plan over the next many years.</p>
<p></p>	<p>2) We strongly recommend that when the Plan, with the suggested changes,</p>
<p></p>	<p>is sent to the Township Board of Commissioners that each of the individual</p>
<p></p>	<p>Commissioners be asked to make a pledge to accept all of the Plans</p>
<p></p>	<p>recommendations and to publicly instruct the Township staff to actively pursue its</p>
<p></p>	<p>implementation.</p>

3) We respectfully request that a "Response to Comments" section be added to the final Open Space Plan. This section should include each comment received by the Township and the Townships response to that comment. This is a common practice among many government agencies. Through the "Response to Comments" section the public will know exactly what each comment was and how each was considered and addressed. This section will also provide insight into the intent and thinking of the Committee, and thus will be an important and useful guide to those charged with implementing this plan over the next many years.

II. Specific Comments:

4) Page 36. "Township Watercourses and Waterbodies" and "Floodplain and Stream Corridors". Both Paper Mill Run and St Joseph's Run should be explicitly named. It appears that they are included as "... two feeder streams." If the streams are not explicitly named, then I believe the appropriate term is "tributary", not "feeder stream".

5) Page 37. "Watersheds". Note that Tacony Creek (and thus the Tacony Creek section of the Township) drains into Delaware River, not Schuylkill River.

6) Page 49. Please note that both The Friends of Cresheim Trail and Cheltenham Township were awarded the grants they applied for with respect to the Cresheim Trail. The Feasibility Study funded by these grants will take place over the next few months.

7) Page 49. Linkage F. This trail should be extended to the Oreland Train Station to provide a safe non-motor accessway to this regional transit station. Additionally, this should be shown on the Trail map on page 48.

8) Page 61. We commend the Open Space Committee for putting Trail linkages at the top of the high priority items. However, this high priority item is overshadowed by the land acquisition items in the Implementation Matrix. More detailed and specific information should be included in the Implementation Matrix to highlight the importance of trails. Simply listing the trails included (in the same manner as the individual Parks are listed) would help to highlight this item.

9) Page 62. The Plan should include specifics regarding the current status of these properties and how that relates to their acquisition potential. For example, there are pending development plans for both the Boorse and Karr tracts, yet the Boorse tract is listed as a high priority while the Karr Tract is listed as an "other priority". We suggest that the Open Space plan explicitly state that should these plans not come to fruition, the priority for the Karr Tract would be High.

10) Page 62 (and in the Implementation Matrix, P.81). The suggestions for ponds should be broadened to include all water courses. We suggest the following rewording: "A holistic approach should be taken to preserve Springfield's streams and ponds and protect them from stormwater runoff which carries excessive contaminants and sediment.

at Hillcrest Pond. The current body of research should be reviewed to find appropriate methods and strategies that will minimize stormwater runoff and improve the quality of water in our streams. This effort will minimize the need for dredging operations."

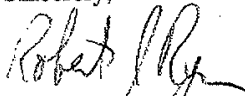
11) Page 62. "Preserve Open Space on Golf Courses". The term "and/or" should be removed from the last sentence and the phrase "as well as" should be added so that the sentence will read: "...currently aids in protecting these sites AS WELL AS seek other means..."

12) The Open Space Committee should also consider an additional concept for preserving open space. Specifically, the township could purchase a property outright, place appropriate easements on the property (e.g. historical/façade/open space) and then re-sell the property on the open market. This concept will allow the township to preserve specific properties while allowing appropriate development. Because the property will be resold once the easements have been established, the overall cost to the township is minimized.

In conclusion, we want to reiterate that this is generally a good plan. It will, if actively implemented, have a lasting, beneficial impact on the quality of life for all Springfield residents.

We again thank you for the opportunity to comment on this plan. We look forward to your specific response to each of these comments.

Sincerely,



Robert J. Ryan
Vice President
Friends of Historic Bethlehem Pike



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg , 1510 Paper Mill Rd , Wyndmoor, PA 19038

website: www Springfield-Montco.org Phone: 215-836-7600

Fax: 215-836-7180

November 22, 2005

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112 West College Avenue
Flourtown, PA 19031

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Carel Ann Schweitzer
Treasurer

Mark W. Eisold
Engineer

RE: Draft Open Space Plan, v3

Dear Mr. Ryan:

Thank you for reviewing Springfield's Open Space Plan. We received your letter dated October 8, 2005, and would like to address your comments.

I. 1) A useful and beneficial addition to the plan would be an introductory section iterating and explaining in detail the overall vision that the committee has for the future of open space in Springfield Township. This vision statement will facilitate the reader's interpretation of the Plan. More importantly, this vision statement will give the Township Commissioners impetus and direction for the implementation of the plan over the next many years.

I. 1) An introduction chapter as well as a vision statement was added to the plan.

I. 2) We strongly recommend that when the Plan, with the suggested changes, is sent to the Township Board of Commissioners that each of the individual Commissioners be asked to make a pledge to accept all of the Plans recommendations and to publicly instruct the Township staff to actively pursue its implementation.

I. 2) Due to our advisory capacity, the Open Space Committee is not in a position to require specific actions from the Springfield Township Board of Commissioners

I. 3) We respectfully request that a "Response to Comments" section be added to the final Open Space Plan. This section should include each comment received by the Township and the Townships response to that comment. This is a common practice among many government agencies. Through the "Response to Comments" section the public will know exactly what each comment was and how each was considered and addressed. This section will also provide insight into the intent and thinking of the Committee, and thus will be an important and useful guide to those charged with implementing this plan over the next many years.

I. 3) Appendix A has been provided as a response to comments. We have only included those comments submitted in writing as these are the only comments of which the committee has a record.

II. 4) Page 36. “Township Watercourses and Waterbodies” and “Floodplain and Stream Corridors”. Both Paper Mill Road and St. Joseph’s Run should be explicitly named. It appears that they are included as “...two feeder streams.” If the streams are not explicitly named, then I believe the appropriate term is “tributary”, not “feeder stream”.

II. 4) The section on watercourses and waterbodies has been amended as suggested

II. 5) Page 37. “Watersheds”. Note that Tacony Creek (and thus the Tacony Creek section of the Township) drains into the Delaware River, not Schuylkill River.

II. 5) The comment on watersheds has been addressed as suggested

II. 6) Page 49. Please note that both The Friends of Cresheim Trail and Cheltenham Township were awarded the grants they applied for with respect to the Cresheim Trail. The Feasibility Study funded by these grants will take place over the next few months.

II. 6) The Cresheim Trail section has been updated

II. 7) Page 49. Linkage F. This trail should be extended to the Oreland Train Station to provide a safe non-motor accessway to this regional transit station. Additionally, this should be shown on the Trail map on Page 48.

II. 7) Linkage E (formerly F) has been extended to the Oreland Train Station.

II. 8) Page 61. We commend the Open Space Committee for putting Trail linkages at the top of the high priority items. However, this high priority item is overshadowed by the land acquisition items in the Implementation Matrix. The more detailed and specific information should be included in the Implementation Matrix to highlight the importance of trails. Simply listing the trails included (in the same manner as the individual Parks are listed) would help to highlight this item.

II. 8) The trails have been individually listed in the Implementation Matrix

II. 9) Page 62. This Plan should include specifics regarding the current status of these properties and how that relates to their acquisition potential. For example, there are pending development plans for both the Boorse and Karr Tracts, yet the Boorse Tract is listed as a high priority while the Karr Tract is listed as an “other priority”. We suggest that the Open Space plan explicitly state that should these plans not come to fruition, the priority for the Karr Tract would be high.

II. 9) These properties are treated differently in the text of this plan because their future development would take place under different circumstances. The Boorse property is zoned A with a AAA overlay, which requires the developer to preserve 50% of the property as open space. All development proposals for this property must come before the Planning Commission. In contrast, the Karr tract is subject to a court ordered settlement and stipulation agreement. The value placed on this property by the agreement will most likely preclude the township from buying this property. In addition, the agreement allows the property to be developed by-right (without going before the Planning Commission), and for this reason it is less likely that there will be an opportunity for community-directed open space preservation on this property. However, the property’s protection is listed in the implementation matrix as a long-term

priority, and as with all recommendations, if the situation changes, the flexibility of the plan would allow the priority to change

II. 10) Page 62 (and in the Implementation Matrix, P. 81). The suggestions for ponds should be broadened to include all water courses. We suggest the following rewording: “A holistic approach should be taken to preserve Springfield’s streams and ponds and protect them from stormwater runoff which carries excessive contaminants and sediment at Hillcrest Pond. The current body of research should be reviewed to find appropriate methods and strategies that will minimize stormwater runoff and improve the quality of water in our streams. This effort will minimize the need for dredging operations.”

II. 10) The section on pond and watercourse preservation was amended.

II. 11) Page 62. “Preserve Open Space on Golf Courses”. The term “and/or” should be removed from the last sentence and the phrase “as well as” should be added so that the sentence will read: “...currently aids in protecting these sites AS WELL AS seek other means....”

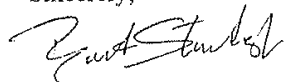
II. 11) This section on golf courses was amended as suggested.

II. 12) The Open Space Committee should also consider an additional concept for preserving open space. Specifically, the Township could purchase a property outright, place appropriate easements on the property (e.g., historical/façade/open space) and then re-sell the property on the open market. This concept will allow the Township to preserve specific properties while allowing appropriate development. Because the property will be resold once the easements have been established, the overall cost to the Township is minimized.

II. 12) This arrangement would not be feasible within the Green Towns/Green Fields program. When County Open Space money is used to make a fee-simple purchase, the deed restriction on the property prohibits the municipality from selling the property without the consent of the Open Space Board. Additionally, any property purchased with County money must be accessible by the public. If the Township were using another funding source, it may be possible to purchase the property, place easements on it, and sell it. However, it would make more sense (and be more cost effective) to simply purchase an easement from the property owner or persuade the property owner to donate an easement.

Thank you for your time and consideration concerning our open space plan. We are looking forward to adopting this plan and implementing recommended projects as soon as possible.

Sincerely,



Baird Standish, Chairman
Open Space Planning Committee

APPENDIX B

OPEN SPACE COMMITTEE MEETING MINUTES

Attached are the minutes from the Springfield Township Open Space Committee public meetings.

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
June 17, 2004**

The Springfield Township Open Space Planning Committee met in a regular monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mrs. Drinker and Mssrs. Carabba, Gasper, Johnson, Sokel and Standish. Also present was Ms. Macari, Montgomery County Planning Commission and Mr. Taylor, Assistant Township Manager.

Welcome and Introductions

Commissioner Standish welcomed the committee members to the first meeting of the newly appointed Springfield Township Open Space Planning Committee. Mr. Standish expressed a great deal of personal excitement to serve on the committee and looks forward to updating the township's existing open space plan. Mr. Standish encouraged all members to introduce themselves to the committee and offer a brief personal background. Mr. Taylor distributed a list of personal contact information for all members.

Mr. Standish provided a brief overview of preliminary development proposals pending before the township, including the Boorse, Karr and Tecce tracts. Mr. Standish indicated that each of the proposals were somewhat unique and will require a great deal of public discussion before they progress to the formal land development phase, if at all. Mr. Standish also reviewed preliminary discussions of the Board of Commissioners to consider a recreation trail along the former railroad line from Flourtown to Oreland.

Bylaws

Mr. Taylor presented a draft copy of bylaws for the committee to review. The bylaws mirror those establishing the Open Space Planning Committee in the early 1990's. With regard to the initial terms of service for the committee members, Mr. Standish suggested that all members should serve at least as long as it takes to complete the updated open space plan. Ms. Macari opined that the planning process should take between six and eight months to complete. After a brief discussion, a motion (Standish/Carabba) to recommend the bylaws for approval was unanimously adopted.

Nominations and Election of Officers

Mr. Standish announced that he would accept nominations for the office of Chairman, Vice Chairman and Secretary. Motion (Gasper/Johnson) to nominate Mr. Standish as Chairman. A second motion (Standish/Gasper) was made to nominate Mr. Sokel as Vice-chairman. A third motion (Standish/Gasper) was made to nominate Mr. Carabba as Secretary. All three motions were approved by unanimous vote.

Montgomery County Green Fields/Green Towns Program

Ms. Macari provided a brief overview of the Green Fields/Green Towns planning document developed by a task force appointed by the Montgomery County Commissioners. The plan will serve as the framework for the present open space program administered by Montgomery County. Ms. Macari explained that the program is divided into two phases. Round One allocates approximately \$1.4 million to Springfield Township exclusively and encompasses the period 2004 - 2008. Round Two consists of a competitive grant program beginning in 2009. Municipal implementation grants for both rounds require a minimum of 20% local matching funds. In order to obtain grant funding, municipalities are required to perform an audit and update their existing open space planning documents. Ms. Macari stressed the importance of identifying and prioritizing projects as part of the open space planning process.

Open Space Plan Update

Ms. Macari distributed several documents to assist in the audit process of the 1993 Open Space Plan. The committee discussed past accomplishments and future goals to establish the framework for the updated plan. A land use map of Springfield Township was distributed for review. Members were asked to complete an inventory of public and protected lands prior to their next meeting.

Public Comment

Mr. Standish recognized the attendance of three members of the general public, including Commissioner Lunn, and offered each an opportunity to comment. Brendan Preine, Northwestern Avenue, presented a position paper titled "The Tecce Tract, An Alternate Vision" wherein the Friends of the Springfield Panhandle request the preservation of the Tecce tract for public open space. Commissioner Lunn inquired as to how other communities were coordinating their open space plans with neighboring municipalities. Ms. Macari explained that she will be interacting regularly with community planners for Whitmarsh, Upper Dublin and Cheltenham Townships and would therefore be able to pass along information throughout the planning process.

Future Meetings

It was agreed that all regular meetings of the Open Space Committee will occur on the third Thursday of each month.

There being no other business the meeting was adjourned at 9:47PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
July 15, 2004**

The Springfield Township Open Space Planning Committee met in a regular monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mrs. Drinker and Mssrs. Birkelbach, Carabba, Gasper, Johnson, Sokel and Standish. Also present was Ms. Macari, Montgomery County Planning Commission and Mr. Taylor, Assistant Township Manager.

June Meeting

The minutes of the June 17, 2004 meeting were reviewed and a motion to approve (Carabba/Gasper) carried unanimously.

Mr. Standish suggested that a great deal of work is before the committee and requested that extended discussion regarding specific properties be deferred until such time as the open space plan update is completed.

Tecce Tract

Mrs. Drinker asked Mr. Birkelbach to provide an overview of the development proposal for the subject parcel. Mr. Birkelbach explained that the latest proposal reduces the number of proposed dwelling units and the overall size of certain buildings, but still does not conform to the design standards of the underlying zoning district. Mr. Birkelbach offered his personal observations related to the proposal and suggested that multiple use options could exist for any one property. Mr. Standish stated that the Board of Commissioners will host a public meeting to receive comment on September 28, 2004.

Open Space Update

Ms. Macari distributed a tentative schedule and agenda to complete the open space plan update. It is hoped that the updated plan will be in a substantially completed draft form by the January 20, 2005 meeting. Members will be asked to review individual chapters of the plan as they are drafted by Ms. Macari. Two public hearings on the open space plan are proposed, with specific dates to be determined.

Members of the open space committee reviewed the results of the 1993 Open Space Plan audit (completed at the June meeting). The goals and objectives sections of the 1993 Open Space Plan and 2001 Sandy Run Creek Watershed Plan were also reviewed and modified as necessary for incorporation into the plan update. A series of geological maps identifying soil types, slope areas, floodplains and wetlands were also reviewed.

Ms. Macari distributed Chapter 1, "Community Profile" for review by the open space committee prior to the August 19, 2004 meeting. Members were asked to have their comments available for discussion at the next meeting of the open space committee.

New Business

Mr. Johnson inquired if emergency funding might be available to secure a portion of the former Reading Railroad in Flourtown for future use as a recreation trail. Ms. Macari explained the process by which emergency funds might be secured and the circumstances that might warrant emergency funding. It does not appear as though the railroad property would qualify for such funding at this time.

Mr. Taylor distributed a copy of the Sandy Run Park Master Plan to all members for their review. Since the township will be eligible to use a portion of their open space funding for infrastructure improvements, it was thought that Sandy Run Park might be an appropriate venue for the use of some funds to permit safe public access to the former quarry.

There being no other business the meeting was adjourned at 9:30PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
August 19, 2004**

The Springfield Township Open Space Planning Committee met in a regular monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mrs. Drinker, and Mssrs. Carabba, Gasper and Johnson. Also present was Ms. Macari, Montgomery County Planning Commission, and Mr. Taylor, Assistant Township Manager.

July Meeting

The minutes of the July 15, 2004 meeting were reviewed and a motion to approve (Johnson/Drinker) carried unanimously.

Chapter 1, Community Profile

Members of the committee reviewed a draft of the Community Profile chapter of the updated Open Space Plan. Several minor comments were suggested and will be implemented into the final draft.

Open Space Linkage

Using the previous Open Space Plan as guidance, potential open space linkage opportunities were identified. To the extent possible, efforts will be made to link underserved areas of the township with existing passive and active recreation facilities. Members identified the following trail opportunities of greatest importance:

Plymouth Railroad R-O-W – Oreland to Flourtown
PECO R-O-W – Whitmarsh Township to Cresheim Valley
Cresheim Valley – Stenton Avenue to PECO R-O-W
Sandy Run – Upper Dublin Township to Whitmarsh Township
Carson Valley – Stenton Avenue to Bethlehem Pike

Less priority was placed on the following linkage opportunities and will require further planning:

Manor Creek – Miquon to Valley Green
Oreland Run – Truscott Woods subdivision to Oreland Little League

Mrs. Drinker suggested that it might be beneficial for members of the open space committee to attend the open space meetings of neighboring municipalities in order that we may coordinate common goals. It was also suggested that a guest speaker or speakers be asked to attend a future open space meeting to offer guidance on the planning process, and suggest alternative means of preserving open space.

Growth Areas

Montgomery County is in the process of updating its Comprehensive and Open Space Plans and has identified potential growth areas for the county. Certain undeveloped areas of Springfield Township are identified as potential growth areas. The open space committee was not necessarily in agreement with the county's draft vision for growth and may modify in some form the county proposal if it is to be incorporated in the township's open space plan.

Open Space / Recreation Needs

The National Recreation and Park Association has developed Open Space Standards and Guidelines for communities based upon population demographics. Members reviewed the township's present recreation and open space facilities with a particular eye on neighborhood and community open space types. It was generally agreed that Springfield's greatest deficiency is in multi-purpose athletic fields.

New Business

Ms. Macari distributed Chapter 2, 3, 4 and 5 for review by the open space committee prior to the September 16, 2004 meeting. Members were asked to have their comments available for discussion at the next meeting of the open space committee.

There being no other business the meeting was adjourned at 9:15PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
September 16, 2004**

The Springfield Township Open Space Planning Committee met in a regular monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mrs. Drinker, and Mssrs. Birkelbach, Johnson, Sokel and Standish. Also present was Ms. Macari, Montgomery County Planning Commission, and Mr. Taylor, Assistant Township Manager.

August Meeting

The minutes of the July 15, 2004 meeting were reviewed. Mrs. Drinker requested that the final sentence in the "Open Space / Recreation Needs" paragraph be amended to read "...Springfield's greatest recreation deficiency is in multi-purpose athletic fields." With the aforementioned amendment, a motion to approve (Drinker/Johnson) carried unanimously.

Commissioner Lunn asked that the Board of Commissioners begin to receive copies of the Open Space Planning Committee minutes. Mr. Taylor indicated that the minutes of this committee are included in periodic mailers to the Board. Mr. Taylor further observed that the minutes might go unnoticed given the volume of information that comes before the Board. Mr. Birkelbach suggested the use of colored paper to differentiate the minutes from other correspondence.

Open Space Plan Update

Members of the committee reviewed draft text for Chapters 2 (Goals and Objectives), 3 (Existing Protected Land), 4 (Vulnerable Resources), and 6 (Unprotected Resources). Several minor comments were suggested and will be implemented by Ms. Macari into the final draft of the updated open space plan.

Montgomery County Open Space Plan

Beth Pilling, Montgomery County Planning Commission, presented a brief overview of the county open space planning effort. Montgomery County is following the same process as local municipalities by updating its existing open space plan before initiating any new projects. The overriding theme of the county plan is to encourage a connected open space system at both the county and local levels. Ms. Pilling identified a number of potential trail opportunities to link Springfield with adjacent municipalities and the county's trail system. Montgomery County is coordinating the construction of a trail along Northwestern Avenue that will connect Forbidden Drive with the planned Wissahickon Green Ribbon Trail at Stenton Avenue. The potential exists to connect Flourtown to both by constructing a local trail along West Wissahickon Avenue and through Carson Valley School. Montgomery County will soon begin discussions with Mr. Dixon to negotiate an easement for the Green Ribbon trail along Stenton Avenue.

Ms. Pilling offered to secure a similar easement along West Wisshickon Avenue on behalf of Springfield Township, but would not do so unless requested by the Board of Commissioners.

Municipal Open Space Plans of Adjoining Communities

Ms. Macari provided a short update on the status of the open space planning efforts of adjoining communities. It appears that Springfield is lagging behind Montgomery County's planning effort, but is keeping pace with Whitemarsh and Cheltenham Townships. Upper Dublin Township has yet to select a planning consultant.

Optional Elements of Open Space Plan

Ms. Macari offered examples of "optional" elements that could be incorporated into Springfield's updated open space plan. It was agreed that a brief discussion of county trails, green infrastructure, historical properties, and floodplain restoration should be included.

New Business

Ms. Macari distributed Chapters 5, 7, and 8 for review by the open space committee. Members were asked to have their comments available for discussion at the October 21, 2004 meeting.

Mrs. Drinker suggested that the open space committee should support a letter encouraging the Board of Commissioners to delay any action on the rezoning request by Fred Tecce for his property in the panhandle section of the township. The committee debated the proper protocol for offering guidance to the Board of Commissioners on such matters. After a lengthy discussion, it was finally agreed without a formal motion that a letter supporting the AAA overlay would be directed to the Board for their consideration. Mr. Johnson agreed to draft the letter for signature by Mr. Sokel.

Prior to adjourning, Mr. Birkelbach advised that Springfield Township is located within the most desirable demographic market for active adult communities in the country. As a result, it is quite likely that Springfield Township will see additional proposals such as that proposed by Mr. Tecce.

There being no other business the meeting was adjourned at 10:00PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
November 18, 2004**

The Springfield Township Open Space Planning Committee met in a regular monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mrs. Drinker and Mssrs. Carabba, Gasper, Johnson, Sokel and Standish. Also present was Ms. Macari, Montgomery County Planning Commission, and Mr. Taylor, Assistant Township Manager.

September Meeting

The minutes of the September 16, 2004 meeting were reviewed. In describing the status of Springfield's open space planning effort compared to that of Montgomery County, the group requested that the phrase "lagging behind" be replaced with "in step with". With the aforementioned amendment, a motion to approve (Carabba/Sokel) carried unanimously.

Tecce / Boorse rezoning Requests

Mr. Standish summarized the proposals presented by the two applicants seeking modification to the AAA zoning provisions at the Boorse and Tecce tracts. The Board is likely to announce their position on the Tecce proposal at their December 8, 2004 business meeting. The Board has referred the Boorse proposal to the planning commission to negotiate unit density, impervious coverage and open space calculations.

Walking Trails

Mr. Standish announced that the Board of Commissioners recently authorized the Montgomery County Planning Commission (MCPC) to negotiate an easement along the Wissahickon Avenue portion of the Dixon property for a future township trail. MCPC will be negotiating similar easements with Mr. Dixon for the Green Ribbon Trail. Somewhat related, Mrs. Drinker reported on Morris Arboretum's efforts to construct a trail connection along Northwestern Avenue. MCPC may also discuss with PECO future trail opportunities along certain utility corridors.

Open Space Plan Update

Members of the committee reviewed draft text for Chapters 5 (Linkages), 7 (Growth Areas) and 8 (Open Space Needs). Several minor comments were suggested and will be implemented by Ms. Macari into the final draft of the updated open space plan.

Miquon Area

Steve Kauffman, a member of the Whitemarsh Township Open Space Committee, led an informal discussion of various topics of interest to Whitemarsh Township. Stormwater management, open space preservation and trails seem to be of most significance.

Whitemarsh Township recently selected a private planning consultant to coordinate their open space plan. As a result of the extended selection process, Mr. Kauffman noted that they have not yet started to update their existing plan. It was agreed that there are a number of parcels and potential projects of common interest to the two municipalities. In conclusion, Mr. Kauffman expressed an interest to maintain open communication between the two townships.

Optional Elements of Open Space Plan

Springfield Township is among a handful of communities that is permitted to utilize a portion of their open space funds for projects other than land acquisition. Ms. Macari and Mr. Taylor led a discussion of potential “optional” elements that could be incorporated into Springfield’s updated open space plan. The creation of gateways and town plazas, installation of street trees, and rehabilitation of the park system will be included in the draft plan. Members of the committee will also work with the historical society to identify significant heritage resources. Ms. Macari will incorporate the evening’s discussion on this topic into a draft chapter for review next month.

December Meeting

Mr. Taylor announced that the annual township awards dinner is to be held on Thursday, December 16, 2004 at the Flourtown Country Club. It was noted that the regularly scheduled meeting of the open space committee is the same evening. In order to avoid canceling another meeting it was agreed to re-schedule the open space planning committee meeting to the second Thursday of the month, December 9, 2004.

There being no other business the meeting was adjourned at 10:05PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
December 9, 2004**

The Springfield Township Open Space Planning Committee met in a regular monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mssrs. Birkelbach, Carabba, Johnson and Standish. Also present was Ms. Macari, Montgomery County Planning Commission, and Mr. Taylor, Assistant Township Manager.

November Meeting

The minutes of the November 18, 2004 meeting were reviewed and approved as written (Standish/Birkelbach).

Tecce / Boorse rezoning Requests

Mr. Standish announced that Mr. Tecce recently withdrew his request to modify the AAA zoning provisions for his property on Ridge Pike. It is unclear if Mr. Tecce will follow the provisions of the AAA zoning district or is planning an alternate development arrangement. The Planning Commission recently met with the developer for the Boorse property to discuss unit density, impervious coverage and open space calculations. The planners are divided on whether to continue discussions with the developer.

Walking Trails

Mr. Standish announced that the Board of Commissioners recently authorized the Montgomery County Planning Commission (MCPC) to study the feasibility of a trail connector from the Flourtown picnic area of Fort Washington State Park to Bethlehem Pike. Mr. Johnson noted that a number of area trails have been discussed and studied over the years, but few have actually been constructed. Ms. Macari suggested that heretofore the availability of funds and the negotiation of easements over private property have delayed construction activities.

Whitemarsh Township

Mr. Standish invited members to join him in attending the January 5 meeting of the Whitemarsh Township Open Space Committee to discuss mutual projects of interest.

Open Space Plan Update

Ms. Macari distributed a revised meeting schedule and projected timeline for the completion of the Open Space Plan update. Members discussed an appropriate date and venue to present the draft plan at a public meeting. It was agreed that a presentation to the Board of Commissioners at their March or April Workshop meeting is feasible, with a more formal public hearing to follow a month or so later. The draft plan will be

displayed on the Township website in order to encourage public comment. Copies will be mailed to adjacent municipalities for review. The committee desires to review comments and make revisions as a group.

Recommendations and Priorities of Open Space Plan

Ms. Macari distributed a series of worksheets that identified open space goals and objectives previously agreed upon by the committee. Members discussed in detail the identification of additional funding sources, the acquisition of blighted properties for open space, the preservation of natural features, sensitive development of the panhandle section, and the protection of scenic and historic resources. Ms. Macari will incorporate comments into the Recommendations and Priorities section of the Open Space Plan.

New Business

Ms. Macari distributed Chapters 9 and 11 for review by the open space committee. Members were asked to have their comments available for discussion at the January 20, 2004 meeting.

Awards Dinner

Mr. Taylor reminded members that the annual awards dinner hosted by the Board of Commissioners is to be held on Thursday, December 16, 2004 at the Flourtown Country Club. Members were asked to RSVP to the township manager's office as soon as possible.

There being no other business the meeting was adjourned at 9:15PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
January 20, 2005**

The Springfield Township Open Space Planning Committee met in a regular monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mrs. Drinker and Mssrs. Birkelbach, Carabba, Gasper, Johnson and Standish. Also present was Ms. Macari, Montgomery County Planning Commission, and Mr. Taylor, Assistant Township Manager.

November Meeting

The minutes of the December 9, 2004 meeting were reviewed and approved as written (Drinker/Gasper).

Whitemarsh Township

Mr. Standish reported that he and Mr. Taylor recently attended a meeting of the Whitemarsh Township Open Space Planning Committee to share with them the progress of the Springfield Township Open Space Planning Committee. It appears that both communities share a preliminary interest to construct an interconnected trail network, and are concerned with stormwater management issues that have arisen from uncontrolled development.

Erdenheim Farms

Mr. Hugh Moulton, a member of the Whitemarsh Township Open Space Committee, Wissahickon Valley Watershed and Montgomery County Lands Trust, presented a history of the "Middle Wissahickon Valley". The Valley presently encompasses an area of approximately 2,000 acres of undeveloped land, much of which is located within Whitemarsh Township. Of principal interest is the preservation of the Erdenheim Farms parcels owned by F. Eugene Dixon, a portion of which is located in Springfield Township. Mr. Moulton described the recent efforts of two Whitemarsh Township citizen groups to shape the development of the Hill at Whitemarsh, a continuing care retirement center. As part of the approved development plans, an option to purchase and preserve the "Black Angus" parcel of Erdenheim Farm has been secured. The option stipulates that the purchase price is not less than \$105,000 per acre. Mr. Moulton also discussed the Tax Increment Financing (TIF) plan associated with the Hill at Whitemarsh. The TIF district includes the "Black Angus" and "Sheep" tracts of Erdenheim Farm. The TIF plan states that any incremental tax revenue associated with the Hill development be deferred for a defined period of time in an escrow account. It is hoped that the deferred tax revenue will defray the cost of preserving the TIF district parcels from future development. In closing Mr. Moulton acknowledged both the challenges and opportunities of preserving 100% of Erdenheim Farms.

Open Space Plan Update

Members of the committee reviewed draft text for Chapters 9 (County and Municipal Plan Evaluation) and 11 (Optional Plan Elements). Several minor comments were suggested and will be implemented by Ms. Macari into the final draft of the updated open space plan. The committee also discussed the concept of conservation easements for public and private property. A discussion regarding what constitutes “permanently” protected open space ensued, particularly as it pertains to Township-owned property. Several members suggested that it might be beneficial to share a draft copy of the complete plan with a small group of persons familiar with the community to critique the plan contents before it is shared with the public at large. Committee members were asked to develop a list of persons to serve in this capacity. It was also decided to leave the timeline for completing the open space plan update open-ended, especially in light of the committee’s progress when compared to adjoining municipalities.

New Business

Ms. Macari distributed Chapters 10 and 12 for review by the open space committee, as well as a Plan Implementation Matrix. Members were asked to complete the matrix and have their comments for the two chapters available for discussion at the February 17, 2005 meeting.

Mr. Taylor announced that the township had recently submitted a grant application to the PECO Energy Green Region program to fund a feasibility and design study for a trail connection along West Wissahickon Avenue between Stenton Avenue and Bethlehem Pike.

There being no other business the meeting was adjourned at 9:10PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
February 17, 2005**

The Springfield Township Open Space Planning Committee met in a regular monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mrs. Drinker and Mssrs. Birkelbach, Carabba and Johnson. Also present was Ms. Macari, Montgomery County Planning Commission, and Mr. Taylor, Assistant Township Manager.

January Meeting

The minutes of the January 20, 2005 meeting were reviewed and approved as written (Carabba/Drinker).

Open Space Plan Update

Mr. Birkelbach indicated that he has reconsidered his suggestion to distribute a draft version of the plan to a small group of individuals for preliminary review. His particular concerns are that individuals excluded from the process may be offended, and a perception that the plan lacks confidence. Upon further discussion it was agreed to distribute the plan to each of the township's volunteer advisory boards for comment prior to releasing to the general public. In doing so the committee hopes to address any obvious concerns before conducting a public presentation.

Mr. Birkelbach asked if an introduction could be provided for readers of the open space plan that would cite the purpose, opportunities, funding limits, and plan flexibility. Mrs. Drinker agreed that an introduction or summary might be helpful, and could explain that the plan will guide the township's open space efforts for the next 5 to 10 years.

Members of the committee reviewed draft text for Chapter 10 (Recommendations). Several comments were suggested by the group and will be implemented by Ms. Macari into the final draft of the updated open space plan. An extended discussion regarding Chapters 10, 11 and 12 ensued. The committee is generally concerned that the acquisition of property for open space purposes is not addressed as a primary plan objective. Ms. Macari was asked to link chapter 6 with chapters 10, 11 or 12 in some fashion to identify acquisition as an objective. The committee recognizes that the cost of acquiring real property may require partnerships with private and non-profit groups to be developed.

Other Business

The Committee once again debated the concept of recommending an open space conservation easement on the Flourtown Country Club. Commissioner Lunn asked if the committee had considered endorsing the creation of an environmental action committee, or the creation of a riparian protection ordinance. The acquisition of land for trail

purposes was also discussed. There was no official position taken on any of the above topics.

New Business

Ms. Macari distributed a new implementation matrix worksheet and asked that members complete the matrix, and provide comments on chapter 12, at the March 17, 2005 meeting.

The committee is aiming for a June public presentation of the open space plan.

There being no other business the meeting was adjourned at 9:20PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
March 17, 2005**

The Springfield Township Open Space Planning Committee met in a regular monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mssrs. Birkelbach, Gasper, Johnson, Sokel and Standish. Also present was Ms. Macari, Montgomery County Planning Commission, and Mr. Taylor, Assistant Township Manager.

February Meeting

The minutes of the February 17, 2005 meeting were reviewed and approved as written (Birkelbach/Johnson).

Open Space Plan Update

Ms. Macari distributed an "Introduction" chapter that cites the purpose, opportunities, funding limits and flexibility of the Open Space Plan. Mr. Birkelbach asked that this section also include a sunset date for the expenditure of earmarked grant funds (2008). The "Recommendations" chapter has also been revised to include a prioritized list of property acquisition as requested by the committee. Ms. Macari plans to switch the order of several chapters for ease of reading and better flow of material.

Mr. Taylor agreed to try and obtain information about the Hannah Penn House and Piszek properties. Mr. Taylor also agreed to forward pictures to Ms. Macari for the open space plan.

The committee assigned priorities to various projects listed in the implementation matrix. Ms. Macari will assign funding sources and responsible parties to complete the matrix.

Ms. Macari will implement the revisions and changes discussed this evening, and will forward a PDF file of the entire document to Mr. Taylor. Mr. Taylor, in turn, will forward the document to all Township Advisory Board members and the Open Space Planning Committee. Comments will be accepted through the end of April in order to provide adequate time for review.

Next Meeting

The Committee agreed to not meet in a regularly scheduled meeting in April since comments from other advisory boards will not be available. The committee will meet in May, but on the **fourth Thursday (May 26, 2005)** as Ms. Macari will be attending to personal business during much of the early part of May.

There being no other business the meeting was adjourned at 8:45PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
May 26, 2005**

The Springfield Township Open Space Planning Committee met in a monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mrs. Drinker, and Mssrs. Birkelbach, Carabba, Johnson, and Standish. Also present was Mrs. Krueel, Montgomery County Planning Commission, and Mr. Taylor, Assistant Township Manager.

February Meeting

The minutes of the March 17, 2005 meeting were reviewed and approved by general consent.

Open Space Plan Update

Mr. Taylor reported that on April 12 the draft Open Space Plan was distributed to the township's advisory boards and the Board of Commissioners. To date, no formal comments have been received. There is a possibility that the Planning Commission will provide comment following their June 7 meeting. Mrs. Krueel reviewed the process by which the plan must be made available for review by the general public and the Montgomery County Open Space Committee. A short presentation will be made to the Board of Commissioners at their July workshop meeting, with a Public Hearing tentatively scheduled for September. The Open Space Plan will be made available on the Township's web page within the next few weeks.

The Committee reviewed the implementation matrix and will consider making a few minor last minute changes. Comments were also accepted from Commissioner Lunn.

Next Meeting

The next meeting of the Open Space Planning Committee will take place on Thursday, June 16, 2005. The Committee will consider any comments received on the draft plan and will review the presentation for the Board of Commissioners.

There being no other business the meeting was adjourned at 8:15PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
July 21, 2005**

The Springfield Township Open Space Planning Committee met in a monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mrs. Drinker, and Mssrs. Carabba, Johnson, and Sokel. Also present was Mrs. Kruel, Montgomery County Planning Commission, and Mr. Taylor, Assistant Township Manager.

May Meeting

The minutes of the May 26, 2005 meeting were reviewed and a motion to approve (Drinker/Johnson) passed.

Presentation to Montgomery County Open Space Board

The Township must present the draft Open Space Plan to the Montgomery County Open Space Board prior to adopting it locally. The presentation will occur at a regularly scheduled meeting on the fourth Tuesday of the month. The next available dates to present the plan will be on August 23 and September 27, 2005. Mrs. Kruel indicated that the presentation need only be 10 – 15 minutes in length and should include a review of the Committee's public outreach efforts, open space and green infrastructure goals, recommendations, implementation plans, and number of meetings held. Mrs. Kruel is prohibited from making the presentation on behalf of the Committee. The Chairman of the municipal Open Space Planning Committee usually performs the presentation. It was agreed that our presentation should be scheduled for August 23 provided that Mr. Standish is agreeable and available to perform same. Several members agreed to attend the presentation to lend moral support.

Community Open House

The Open Space Planning Committee would like to host an open house to present the plan to the community and to answer any questions about the plan. The format for the open house will be a brief presentation at the beginning of the meeting followed by informal dialogue between open space committee members and the public. Mrs. Kruel was asked to create a few presentation boards using maps and diagrams found in the open space plan. The aerial photograph boards used by the open space committee will also be displayed. It was generally agreed that August is a popular vacation month for township residents and that the open house would generate greater participation if held in September. Mrs. Kruel noted that she will be out of town on our regular meeting date in September. Mr. Taylor suggested that the Committee trade meeting dates with the Shade Tree Commission in September and host the open house on September 22. Mr. Taylor will arrange for timely advertisement in the *Springfield Sun*, *Chestnut Hill Local*, the Township's website and message board, and school cable channel.

Old Business

The Committee noted that a portion of the Piszek tract on Pennsylvania Avenue has been surveyed. It is not known what the landowner is planning, if anything. The history of the Karr Tract was also reviewed.

Next Meeting

The next meeting of the Open Space Planning Committee will take place on Thursday, August 18, 2005. The Committee will use this meeting to prepare for the presentation to the Open Space Board and the public Open House.

There being no other business the meeting was adjourned at 7:50PM.

Respectfully submitted,

Michael Taylor
Assistant Township Manager

**SPRINGFIELD TOWNSHIP
OPEN SPACE PLANNING COMMITTEE
MINUTES OF MEETING
August 18, 2005**

The Springfield Township Open Space Planning Committee met in a monthly meeting at 7:00 p.m. at the Springfield Township Building. Members attending the meeting included Mrs. Drinker, and Mssrs. Carabba, Johnson, Sokel and Standish. Also present was Mrs. Krueel, Montgomery County Planning Commission, and Mr. Taylor, Assistant Township Manager.

July Meeting

The minutes of the July 21, 2005 meeting were reviewed and a motion to approve (Sokel/Carabba) passed.

Chapter 10

At the suggestion of the Committee, Mrs. Krueel has revised chapter 10 to better reflect plan priorities. Copies of the revised chapter were previously distributed via e-mail. All agreed that the latest revision reads better than the previous version and captures the importance of individual plan recommendations.

Presentation to Montgomery County Open Space Board

The Township will present the draft Open Space Plan to the Montgomery County Open Space Board on Tuesday, August 23 at 3PM in the offices of the Montgomery County Planning Commission. Mr. Standish has agreed to lead the presentation. Mrs. Krueel will prepare a presentation board with plan features delineated in appropriate locations. Features will include gateway locations, street trees, trails, existing open space and important undeveloped parcels. Mr. Taylor distributed a summary of the plan goals and objectives, public input efforts, and coordination with neighbors to serve as talking points for the presentation. Several members expressed their interest in attending the presentation to lend support to Mr. Standish.

Community Open House

The Open Space Planning Committee will host a community open house on September 22 to present the plan to the community and to answer any questions about the plan. The format for the open house will be a brief presentation at the beginning of the meeting, followed by informal dialogue between open space committee members and the public via seven information stations. Mrs. Krueel offered to create information boards as follows: goals, recreation, trails, trees and streetscapes, historic and scenic resources, recommendations, and regional recreation resources. A committee member will be positioned at each station to answer questions. Mr. Taylor was asked to coordinate advertisements for the open house using various media. Light refreshments will also be available compliments of the Township.

Old Business

The Committee discussed the re-zoning proposals and public hearings for the Boorse and Tecce tracts, and briefly discussed the status of the Karr tract.

Next Meeting

The next meeting of the Open Space Planning Committee will take place on Thursday, September 22, 2005 in the form of the community open house. All members are asked to attend.

There being no other business the meeting was adjourned at 8:20PM (Carabba/Sokel).

Respectfully submitted,

Michael Taylor
Assistant Township Manager

