

HATFIELD BOROUGH & HATFIELD TOWNSHIP OPEN SPACE PLAN



MONTGOMERY COUNTY,
PENNSYLVANIA

PREPARED BY:



HATFIELD MULTI-MUNICIPAL OPEN SPACE PLAN

TABLE OF CONTENTS

<i>Introduction</i>	<i>1</i>
<i>Plan Audit - 1995 and 1996 Plans</i>	<i>3</i>
<i>1) Community Background</i>	<i>19</i>
<i>2) Goals and Objectives</i>	<i>33</i>
<i>3) Existing Protected Lands</i>	<i>39</i>
<i>4) Potentially Vulnerable Resources</i>	<i>47</i>
<i>5) Potential Open Space Linkages</i>	<i>63</i>
<i>6) Unprotected Resources</i>	<i>67</i>
<i>7) Growth Area Needs - 2015</i>	<i>73</i>
<i>8) Open Space Needs</i>	<i>77</i>
<i>9) Trails and Green Infrastructure</i>	<i>81</i>
<i>10) Recommendations</i>	<i>85</i>
<i>11) Regional Comparison</i>	<i>97</i>
<i>12) Protection Policies and Methods</i>	<i>105</i>
<i>13) Implementation</i>	<i>111</i>

MAP INDEX

<i>Map #1 & Map #1B (Land Use Maps)</i>	20
<i>Map #2 & Map #2B (Zoning Maps)</i>	22
<i>Map #3 & Map #3B (Open Space Resources)</i>	44
<i>Map #4 and Map #4B (Geology)</i>	48
<i>Map #5 and Map #5B (Soils)</i>	50
<i>Map #6 and Map #6B (Topographic Features)</i>	52
<i>Map #7 and Map #7B (Hydrology)</i>	54
<i>Map #8 and Map #8B (Historic Resources)</i>	60
<i>Map #9 and Map #9B (Pathways and Trails)</i>	66
<i>Map #10 and Map #10B (Potential Buildout)</i>	76
<i>Map #11 and Map #11B (Recommendations)</i>	96
<i>Map #12 and Map #12B (Recommendations and Existing Conditions)</i>	96

Notes:

Map #_ refers to multi-municipal maps

Map #_B refers to Borough area zoomed-in maps

OPEN SPACE PLAN

INTRODUCTION

The 2005 Hatfield Borough and Hatfield Township Open Space Plan is the result of eight months of work by the Borough and Township Open Space Committees. This Plan establishes a framework for creating new publicly accessible open spaces that will increase the quality of life and provide additional active and passive recreational opportunities for Borough and Township residents.

During the initial stages of the open space planning process, each Open Space Committee conducted an audit of the previous Open Space Plan to analyze the accomplishments made during the previous Montgomery County Open Space Program. The results of the Plan Audit showed that significant advances were made toward preserving open space, increasing public access to open space, and greening of the Borough. The Plan Audit also found that many of the opportunities and recommendations from the previous Plans are no longer feasible due to changes in the existing conditions within each municipality.

In addition to the 1996 Hatfield Borough and 1995 Hatfield Township Open Space Plan audit, this Plan documents the municipalities existing conditions, articulates goals and objectives, and presents recommendations for open space related activities

This plan provides three distinct recommendation sections - seven multi-municipal recommendations, ten Borough-only recommendations and eighteen Township-only recommendations. These recommendations are intended to be implemented within the next ten years.

The multi-municipal recommendations are:

Multi-Municipal Recommendation A: Continue Joint Trail Planning Efforts

Multi-Municipal Recommendation B: Develop Multi-Municipal Bicycle and Pedestrian Trails Master Plan.

Multi-Municipal Recommendation C: Develop Multi-Municipal Park and Recreation Master Plan

Multi-Municipal Recommendation D: Develop Park Capital Improvements.

Multi-Municipal Recommendation E: Create Multi-Municipal Gateways

Multi-Municipal Recommendation F: Create a multi-municipal tree nursery/street tree planting program

Multi-Municipal Recommendation G: Consider implementing historic preservation options

The Borough-only recommendations and Township-only recommendations can be found in Chapter 10. This chapter lists the recommendations and actions necessary for their accomplishment, sets a priority for implementation and suggests possible funding sources to achieve implementation. This Plan will continue the open space acquisition work begun during the previous Open Space Program and will capitalize on the strong desire in the communities to preserve open space during a time of increasing development and redevelopment pressure.

INTRODUCTION

Hatfield Borough

Open Space Committee Members

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Gerald Andris
Jim O'Byrne
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Township Manager

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PLAN AUDIT OPEN SPACE PLAN UPDATE



Hatfield Township Agricultural Land

1996 Hatfield Borough & 1995 Hatfield Township Plans

Hatfield Borough and Hatfield Township undertook a multi-municipal open space planning effort during the last Montgomery County Open Space program, now referred to as “The First 10 Years.” The intent of the previous Open Space Plans was to guide the Borough and Township in assessing open space needs, planning for future interests and qualifying for open space acquisition funds under the Montgomery County Open Space grant program and other programs. Both Plans served as a policy guide for future open space preservation and greenway protection/enhancement. Each Plan created ten goals that described the actions that the Borough and Township planned to take to implement the goals. There were also several recommendations for acquisition of parcels within the Township and Borough.

A detailed review of each open space plan was conducted by the Open Space Committee in both Hatfield Borough and Hatfield Township. Through these reviews, it was determined that many of the previous plan goals, actions and recommendations were implemented in both the Borough and Township, there

are still some on-going open space related activities, and some recommendations were not accomplished. The following section details the audit of the previous open space plan conducted by each Open Space Committee.

Hatfield Borough Goals and Actions

The following goals and actions are taken from the 1996 Hatfield Borough Municipal Parks, Open Space and Recreation Plan. The audit findings that follow are the result of work done by the Open Space Committees:

1996 Plan Goal #1:

Pursue acquisition and development of a central community park.

Actions:

- Develop and adopt the Open Space Plan
- Create a park plan for overall development of the Park
- Apply to the County for acquisition and development funds
- Purchase property with county acquisition funds

PLAN AUDIT

Audit Findings:

The Borough completed an Open Space Plan in 1996. As part of the open space planning effort, a 2.75 acres parcel was acquired and developed into Centennial Park in the center of the Borough.

1996 Plan Goal #2:

Develop a central “plaza” or square on the site of the former rail station. Ensure that such a site can be integrated with adequate commuter parking should rail service be restored.

Actions:

- Develop a site plan for plaza or square on the site of the former rail station.
- Consider adaptive re-use options for the train station area.

Audit Findings:



Hatfield Nature Area

A preliminary parking plan study for the downtown core area of the Borough was completed. The donor community plaza/park and Railroad Park (where the existing memorials are located) were proposed.

1996 Plan Goal #3:

In order to enhance the Borough’s identity, create gateways at primary entrances.

Actions:

- Locate possible gateways in inventory of open space.
- Approach property owners to discuss possible acquisition.
- Develop a streetscape plan for the Borough’s gateway.
- Acquire acquisition and development funding.

Audit Findings:

The Hatfield Revitalization Committee developed a streetscape plan as part of the revitalization plan – this included four gateway areas. New signage was installed at the gateways, new streetscaping elements including trees and lights were added to Main Street and in the downtown core area. This activity was funded through County Revitalization Grants.

1996 Plan Goal #4:

Explore use of the Liberty Bell Trolley right-of-way for pedestrian/bikeway trail purposes.

Actions:

- Integrate trolley right-of-way plans into plans for acquisition.
- Park acquisition plan should be sensitive to the potential for trolley right-of-way acquisition.

Audit Findings:

A large portion of the trail was constructed with Borough funding. No trolley right-of-way was acquired during the last round and these may have re-

verted back to the adjacent property owners. Off of Forest Avenue – the Borough maintains some property. The Butera parcel, shown as an open space acquisition recommendation in the last plan, is still a priority parcel for the Borough.

1996 Plan Goal #5:

Create passive park at site of former electric plant. This will enhance the entry into the Borough Hall and serve as a significant node within the community.

Actions:

- The Open Space Plan designates this structure as one to be demolished to create additional open space.
- A passive park has been developed for this area.
- Funding has been requested to develop the park at Borough Hall.

Audit Findings:

The Borough received funding from the Montgomery County Open Space program to demolish the structures on the property. It was then turned into a mainly passive park that is owned by the Borough. The park is utilized as a stopping point for trail users and also by customers of the ice cream business.

1996 Plan Goal #6:

Coordinate efforts with Hatfield Township to provide adequate recreational facilities and programs for both municipalities.

Actions:

- Develop Open Space Plans concurrently with input from the Township and Borough.

- Continue efforts to provide joint recreation amenities.
- Improve linkage between Borough and Township in vicinity of Community Park and the proposed Township Nature Center.

Audit Findings:

Hatfield Borough and Hatfield Township have a joint park commission. They run the public pool jointly and Borough residents receive park and recreation services at the same cost as Township residents. A pool feasibility study has been drafted for improvements to the pool property. Joint trail planning efforts have also been on-going for both the Liberty Bell Trail and the Chestnut Street Trail.

1996 Plan Goal #7:

Consider use of the historic firehouse/jail building on Cherry Street, for use as a historical museum.

Actions:

- Discuss the potential for creating a historical museum for the Hatfield Museum and Historic Society.
- Explore funding possibilities for museum.

Audit Findings:

The building was cleaned and renovated during the Borough Centennial. The Historic Society uses the building as a display area, but not for offices since the building is unheated and has limited space.

PLAN AUDIT

1996 Plan Goal #8:

Obtain private recreation lands for long term public use.

Actions:

- Secure long term agreements with any private recreation lands that are presently being used by the Borough residents, since these facilities become “de facto” parts of the Borough park system.

Audit Findings:

All of the possible private recreation lands that were the focus of this plan goal are located within Hatfield Township.

1996 Plan Goal #9:

Preserve and protect municipal street trees

Actions:

- Formalize the Shade Tree Commission
- Require all developers to plant street trees
- Prepare a street tree inventory
- Develop a planting program

Audit Findings:

A Shade Tree Commission was created, but is not active. The Subdivision and Land Development Ordinance has landscaping criteria for new developments.

1996 Plan Goal #10:

Require land to be set aside in the new R-4 district for recreational use when this area is developed.

Actions:

- Zoning ordinance addresses open space dedication
- Open space plan could delineate future area to be dedicated

Audit Findings:

The Heather Meadows subdivision and Heritage Park was the focus of this plan goal. The property has been developed as a cluster-type subdivision and was able to preserve property, including a pond, with open space money from Montgomery County.

Hatfield Borough Recommendations from the 1996 Open Space Plan

The following recommendations are taken from the 1996 Hatfield Borough Municipal Parks, Open Space and Recreation Plan. The audit findings that follow are the result of work done by the Hatfield Borough Open Space Committee.

Recommendation #1:

Cherry Street Park & Park Expansion

Site Description

(4.03 Acres, Block 2/Lot 105 – Cherry Street)

The site is best suited for a neighborhood park which would enhance the Town Center as well as connect with the Liberty Bell Trail. The adjacent Cherry Street parcel could also be acquired to enhance the Borough's Open Space holdings. In addition, the adjacent historic jail site could be showcased as a landmark. The structure could be maintained in its historic period and its past could be interpreted to the public by the Hatfield Museum and Historic Society.

Audit Findings:

The 2.75 acre parcel was acquired and became Centennial Park. The acquisition of the 1.28 acre expansion site did not occur during the last open space program. Sale of the adjacent 1.28 acre lot for a park expansion is unlikely.

Recommendation #2:

SEPTA Train Station Open Space Plaza.

Site Description

(0.44 Acres, Block 1/Lot 77 – Market Street)

This site adjacent to the train station has the potential to function as a pocket park. The Borough is considering developing this area as a plaza to enhance the Town Center concept. The area adjacent to the train station plaza could be promoted for open air markets such as a farmers market.

Audit Findings:

The Borough currently holds two leases with SEPTA. One lease is for the war memorial and plantings area – this lease has been on-going with SEPTA since 1965. The second is a long-term lease for the parking lot and public common area. No formal agreement has been signed with SEPTA, but they permit the Borough to utilize the parking area.

Recommendation #3:

Preservation of the Neshaminy Creek and its Tributaries.

Site Description

(1.43 Acres, Block 1/Lots 33 & 35 - Forest Way, 1.5 Acres, Butera Parcel - Poplar St)

Currently the Borough owns open space along the Neshaminy Creek. Along the same watercourse, but beyond the Borough limits, Hatfield Township owns several open space areas. If the lands between these two protected open spaces were purchased, a greenway could be established. Such a linear swath of open space could also be extended in a northwest direction along the creek, while a northeast extension that branches off could lead to the Hatfield Community Park.

Audit Findings:

The Borough does not own any of these parcels, but is interested in preserving as much of the parcel as possible, especially if a development proposal is submitted. The parcels Block 1/Lots 33 & 35 abut the Neshaminy Creek and the trolley line.

Recommendation #4:

Girard Avenue Community Gardens

Site Description

(1.517 Acres, Block 12/Lot 2 – Girard Avenue)

The Borough-owned water authority site at Girard Avenue and Garfield Avenue could be used to create Community Gardens.

Audit Findings:

The community gardens idea was not actively pursued in the last open space planning effort. This recommendation is no longer feasible due to changes in the existing conditions of the site.

PLAN AUDIT



Hatfield Borough Streetscaping

Recommendation #5:

Wayne Avenue Mini-Park

Site Description

(0.15 Acres, Block 3/Lot 10 — Wayne Avenue)

This small parcel could be developed as a neighborhood passive mini-park.

Audit Findings:

The existing pump house structure is unsafe and must be demolished. The Borough has received funding for demolition and the pump house should be removed in 2005.

Recommendation #6:

Electric Company Site Park

Site Description

(1 Acre, A portion of Block 9/Lot 12 – Chestnut Street)

The Borough proposes to demolish the existing electric company building and create a park adjacent to the existing Borough Hall. This site may offer limited outdoor facilities for visitors and employees to use to relax at the Borough building.

Audit Findings:

This property has been owned by the Borough, but funding from the Montgomery County Open Space program was used to demolish the building on the site.

Recommendation #7:

Allebach Farm

Site Description

(33.48 Acres – Towamencin Avenue)

The Allebach Farm, consisting of 33.48 acres, is Hatfield Borough's largest remaining undeveloped parcel of land. In terms of future development of the site, the Borough's cluster zoning provision will be used to retain areas for open space. The Borough's



Clemens Park

policy regarding natural resource protection for the Allebach Farm will be to encourage retention of the existing pond and the stream corridor. The Borough will also develop a scenic viewshed protection policy which will create incentives for protection of the Towamencin Avenue viewshed and gateway. Through the tools of cluster zoning and scenic easement acquisition, the Borough intends to allow development of the Allebach Farm, if and when proposed, while retaining as open space the most significant natural resource feature.

Audit Findings:

The Allebach Farm parcel was developed into a Townhouse community during the previous open space program. As a result of the work done by the Borough to develop the cluster ordinance and to state the need to protect natural features on the site in the open space plan, and financial funding from the Montgomery County Open Space Program, an acceptable site design that preserved over 10 acres of the site was produced by a developer, approved by the Borough, and built on the property .

Hatfield Township Goals and Actions

The following goals and actions are taken from the 1995 Hatfield Township Open Space and Environmental Resource Protection Plan. The audit findings that follow are the result of work done by the Hatfield Township Open Space Committee.

1995 Plan Goal #1:

To provide evenly distributed open space opportunities for Hatfield Township residents.

Action:

Inventory and assess Township recreation and open space needs and make projections for future needs. Complete an open space plan which evaluates open space needs and prioritizes these needs in terms of distribution of passive and active recreation opportunities.

Audit Findings:

- The 1995 open space plan was adopted.
- The plan was utilized to acquire properties in both round 1 and round 2 of the previous open space program.
- The 2.3 acre Williams Kindig property was acquired with local funds and an additional 8 acres was donated to the Township through the land development process.
- As a result of the previous open space work, public lands can be found in each of the five wards in the Township.

1995 Plan Goal #2:

To promote the historic character of the Township through preservation of farmsteads, meetinghouses, churches, bridges and other historic structures.

Action:

Develop cluster zoning provisions which encourage maintaining the context of historic structures by requiring setbacks from these structures. Explore the possibility of allowing a density bonus if a historic structure is retained with appropriate setbacks and context.

PLAN AUDIT

Audit Findings:

- The Township has provided for cluster zoning in its ordinance. The density bonus is calculated on a sliding scale based upon the percentage of land set aside as open space.
- The historic building survey recently completed by the Conservancy of Montgomery County is a valuable resource to the Township.
- The revitalization of Hatfield Borough and the development of the Liberty Bell Trail complement this goal.

1995 Plan Goal #3:

To promote maintenance of scenic viewshed areas.

Action:

Identify scenic viewsheds with the help of Township officials. Acquire scenic easements from developers in areas where the view is to be maintained.

Audit Findings:

- The surrounding grounds at the 2.3 acre Williams Kindig property are an example of the protection of a viewshed.
- The acquisition of the Vernon Court Open Space, an eight acre woodland and stream corridor adjacent to the Williams Kindig property, provides both scenic and environmental benefits to the Township.
- A recommendation by the Township's Shade Tree Commission led to the cooperation of Garis Homes to reduce the number of developable lots at the Hunter Creek Development, preserving an existing woodland and stream corridor from po-

tential development. Additional development is being proposed in this area.

1995 Plan Goal #4:

To provide open space and recreation opportunities for the considerable present and anticipated employment population in the Township.

Action:

Examine the needs of employment population in the Township. Also, require industrial developers to provide attractive outdoor sitting areas for employees to enjoy during outdoor breaks.

Audit Findings:

- School Road Park is ideally situated to serve Line Lexington Industrial Park. School Road Park draws neighboring workers to its one-mile exercise trail routinely and a second entrance to the park, which is directly accessible to the industrial park, has been constructed.
- The proposed 1.5 mile Chestnut Street Trail will link School Road Park, the industrial park, the parks within Hatfield Borough, the town business district and the Hatfield Community Park and Pool.

1995 Plan Goal #5:

To coordinate and work with community organizations and public entities involved with leisure services and historic preservation.

Action:

Coordinate with the Hatfield Park and Recreation Board and Hatfield Museum and Historic Society to

determine programming necessary to meet community needs.

Audit Findings:

- The Hatfield Township Parks and Recreation Board works with Township staff to plan a major community festival or event each season, every year.
 - Partnerships with local businesses and non-profit community groups are routine for events.
- The Hatfield Museum and History Society is involved in the Township's annual Artisan and Heritage Fair.
- Hatfield Township and Hatfield Borough jointly manage and operate the Hatfield Community Park and Pool.

1995 Plan Goal #6:

To ensure that Hatfield Township's parks, recreation and open space areas serve to enhance and protect the natural environment.

Action:

Identify the natural resources within the Township and adopt regulations which restrict development within these areas.

Audit Findings:

- Hatfield Township formed an Environmental Advisory Committee during the last open space program.
- In 2002, a Visual Streambank Assessment of the 25 linear miles of streams was completed in both the Township and the Borough.
 - The Township began project implementation activities in 2003 by replanting 700 feet of

stream riparian corridor at Castle Heights between Bergy Road and Denbeigh Drive, a model project funded in part by the PADEP Growing Greener program.



Branch of the Neshaminy Creek

- For the past 5 years, an annual community Earth Day observance has taken place.
 - Community tree planting activities have been on-going since 1992.

1995 Plan Goal #7:

To provide pedestrian and bicycle linkages between Hatfield Township and Hatfield Borough.

Action:

Identify possible linkages between the Borough's proposed trail system, the Hatfield Community Center and the proposed Hatfield Nature Center.

Audit Findings:

- Hatfield Township and Hatfield Borough are starting the Chestnut Street Trail with local re-

PLAN AUDIT

sources and investigating opportunities for alternative funding sources.

- The Township is a partner in the current feasibility study for the Liberty Bell Trail.
- The Township is currently administering a grant from Montgomery County to install an on-road bicycle trail on Forty-Foot Road.

OPPS Plan goal #10

Obtain private recreation lands for long-term public use.

Action:

Secure long term agreements with any private recreation lands that are presently being used by the township residents since these facilities become “de facto” parts of the Township park system. The Hatfield Quality Meats property that contains Clemens Field is on property that should be secured via a long-term lease.

Audit Findings:

- Hatfield Township acquired the former American Olean ball fields.
- The Township also acquired the Walnut Street Scout Cabin property from the Colmar Fire Company for use as a public passive park.

OPPS Plan goal #11

Consider acquiring a long term lease for a recreation site if property can not be acquired.

Action:

In areas of the Township which reveal a shortage of recreation space, explore the possibility of securing a long term lease for lands which are being held for

future use but are not presently used. Funding may be required for development of property which has a minimum lease of 15 to 20 years.

Audit Findings:

- The Township currently has a long-term lease with the Clemens Family Corporation to use the 8 acre Clemens Fields Memorial Park. The Township staff is negotiating with the Corporation to utilize additional land that is contiguous with the park, as well as to potentially acquire the property.

OPPS Plan goal #12

To seek public involvement in planning for parks, recreation and open space and to communicate information and issues to the community to build support for parks, recreation and open space.

Action:

Conduct public hearings on the Open Space Plan. Incorporate public comments into the plan recommendations.

Audit Findings:

- Hatfield Township has many residents actively involved on Township Boards, Commissions and authorities.
- The Township publishes a quarterly newsletter. One of the issues has always been devoted to parks and recreation.
- The Township’s website provides information on parks, recreation and open space.
- Direct mailings have been utilized to inform residents about park and greening projects or im-

provements that are in the immediate vicinity of their property.

- An e-mail newsletter, which can also be found on the Township website, is produced regularly.

Hatfield Township Recommendations from the 1995 Open Space Plan

The following recommendations are taken from the 1995 Hatfield Township Open Space and Environmental Resource Protection Plan. The audit findings that follow are the result of work done by the Hatfield Township Open Space Committee.

Recommendation #1: Parcel C1

Site Description

(12 acres - Lenhardt Road & Anthony Drive)

This parcel abuts Lenhardt Road and borders the West Branch of the Neshaminy Creek. In terms of environmental resources the parcel contains floodplain, woodlands, stream corridor, wetlands and potential linkages with the stream corridor footpath system. The parcel also adjoins the Township-owned land which abuts Anthony Drive. This parcel could be developed as a neighborhood park. This parcel is a high priority for acquisition.

Audit Findings:

The sensitive natural areas on this site were donated to the Township. The remaining land is not likely to be available for consideration as open space.

Recommendation #2: Stewart Property

Site Description

(25.89 acres - Claremont Drive)

The Stewart property is in the Act 319 program. The property could serve the passive and active rec-

reation needs for surrounding residents. This parcel is a low priority acquisition site.

Audit Findings:

This property was not acquired during the previous open space program. It is still a possibility for preservation.

Recommendation #3: Turner Property

Site Description

(17 acres - Lenhardt Road)

This parcel abuts Lenhardt Road and Walnut Street. This property is within Act 319. The 1992 Recreation and Open Space Plan recommends this parcel for parkland. In terms of environmental resources, the tract does not contain significant natural resources. This parcel is a low priority acquisition site.

Audit Findings:

This property was not acquired during the previous open space program. It is unlikely that the property will be available for preservation.

Recommendation #4: Kenneth Kratz Property

Site Description

(10.02 Acres - Lexington Road)

This parcel would be an important acquisition site for stream corridor preservation. The Township presently owns much of the stream corridor on either side of the tract, thus the linkage opportunities are an important aspect of acquiring this tract.

PLAN AUDIT

Audit Findings:

This property was not acquired during the previous open space program. The property owner is very interested in discussing opportunities and options that are available.

Recommendation #5: North Penn School District

Site Description

(87.5 Acres – Welsh Road)

This parcel, owned by the North Penn School District, abuts Welsh Road. The parcel is one of the few areas in the Township other than stream corridors that is substantially wooded. Soils on the site are identified as prime agricultural soils.

Preservation of the wooded character through acquisition could be ensured through purchase of the property for a nature preserve or passive recreation area. This parcel is not a high priority acquisition parcel.

Audit Findings:

This property was not acquired during the previous open space program. The property is landlocked and can not be accessed without going through Township owned property. The School District has not shown interest in preserving the parcel through easements or outright purchase by the Township, though this parcel is considered a potential acquisition site.

Recommendation #6: Parcel - Block 5, Lot 42

Site Description

(42 acres – Leon Drive)

Since this parcel abuts the Leon Drive neighborhood, acquiring all or a portion of this parcel could serve the neighborhood park needs of this area. This parcel contains wooded areas, alluvial soils and prime

agricultural soils. In terms of location, the parcel would address the unmet open space needs within this portion of the Township. The parcel could be developed for additional athletic fields or passive recreation uses to serve the southern half of the Township. This parcel is a high priority acquisition site in this area.

Audit Findings:

This property was not acquired during the previous open space program.

Recommendation #7: Richard & Eva Baum Property

Site Description:

(29 Acres – Forty Foot Road)

This parcel located at 491 Forty-Foot Road could be purchased to serve the Leon Drive neighborhood, although due to its distance from Leon Drive, it is not a high priority acquisition parcel. The parcel has few environmental constraints.

Audit Findings:

This property was not acquired during the previous open space program. The property is zoned industrial and the property owner has expressed interest in looking at other use options.

Recommendation #8: Richard & Eva Baum Property

Site Description:

(23 Acres – Pennfield Drive)

This parcel is located at the end of Pennfield Drive. The parcel has few environmental constraints. The parcel could serve as a neighborhood park for the

southern portion of the Township. This is not a high priority acquisition site.

Audit Findings:

This property was not acquired during the previous open space program. The property is zoned industrial and the property owner has expressed interest in looking at other use options. This parcel is considered a priority for preservation by the Township.

Recommendation #9: Parcel - Block 5, Lot 32

Site Description

(14.42 Acres – Orvilla Road)

This parcel takes access from Orvilla Road. In terms of location, the parcel would address the unmet open space needs within this portion of the Township. The parcel is partially wooded and could be developed for active or passive recreation to serve the southern portion of the Township, particularly for residents along Leon Drive. This parcel is a high priority acquisition site.

Audit Findings:

This property was not acquired during the previous open space program. This parcel is considered a priority for preservation by the Township.

Recommendation #10: John & Mary Kibartas Parcel

Site Description

(5.16 Acres – Dogwood Lane)

This parcel located at the end of Dogwood Lane and Schwab Road is a potential site for a neighborhood park. The parcel has few environmental constraints and is surrounded by homes. This parcel is a secondary priority.

Audit Findings:

This property was not acquired during the previous open space program. This is still a possible open space acquisition site.

Recommendation #11: Parcel – Block 43, Lot 5

Site Description

(7 Acres – Fortuna Drive)

A wooded parcel exists adjacent to Township owned open space at the end of Fortuna Drive. This parcel could serve as a neighborhood park if the open space portion were available for acquisition.

Audit Findings:

This property was not acquired during the previous open space program. The property has been developed.

Recommendation #12: Hallowell Tract

Site Description

(34.9 Acres – Bergy Road)

The Hallowell Tract contains a private recreation facility with a softball field. This is the only recreation facility in this area. Since this parcel is for sale, the Township may consider acquiring this parcel to serve the recreation needs of the employment population. This parcel does not have strong support for current acquisition. A possible lease of these fields should be explored by the Township.

Audit Findings:

This property was not acquired during the previous open space program. Since the 1995 plan, the parcel has been rezoned from Heavy Industrial to Light Industrial. The parcel is also located along the old Reading Railroad Line. The property is still for

PLAN AUDIT



Private Open Space in an apartment complex

sale and the property owner has expressed interest in possibly changing the zoning of the property. Due to environmental constraints, most significantly flooding potential, it is not likely that this is a feasible location to develop active playing fields.

Recommendation #13: Thomas McCaron Parcels

Site Description

(3 Acres – School Road)

The Township has been offered 69 movie theater lots owned by Mr. Thomas McCaron. These parcels are north of School Road just above the Township Building and Community Park. Since these parcels are substantially wooded, preservation of this wooded site would be consistent with the intent of the Open Space program. A nature preserve or bird sanctuary could be established in this area. A preserve with a trail could link Hatfield Community Park with the School Road Park if easements were purchased to connect these parcels. Since the Township purchased a large number of these movie lots in the past, the McCaron parcels would allow assemblage of a major portion of wooded open space. These parcels are a high priority acquisition.

Audit Findings:

These properties were acquired by the Township during the previous open space program. Acquisition of additional “movie lots” could benefit the Chestnut Street Trail, however there are multiple ownership issues.

Recommendation #14: Bishop Tract

Site Description

(51 Acres – School Road)

Purchasing the Bishop Tract is a high priority acquisition. The parcel is within Act 319. The rear portion of the Bishop Tract adjacent to School Road Park contains a stream corridor, woodlands and floodplain land. Preserving the pristine qualities of this tract is a high priority for Hatfield Township. Acquiring this land would be consistent with the Open Space program priority of acquiring land with a concentration of natural resources.

Audit Findings

The Township acquired 8 acres during the previous open space program. The owner lives on the property, but there is a possibility of acquiring select areas of this property. The Township may have first right of refusal on this property.

Recommendation #15: Juba Property

Site Description

(1.14 Acres – School Road)

This property has been offered to the Township for acquisition. This parcel abuts School Road Park along School Road. The advantage of acquiring this parcel is that additional frontage would be created along School Road giving better ingress and egress to the

existing School Road Park. This parcel is a secondary acquisition priority.

Audit Findings

The Township acquired this property during the previous open space program.

Recommendation #16: Twin Woods Golf Course

Site Description

(45.74 Acres – Orvilla Road)

This parcel has been recommended as a possible acquisition site. This nine hole golf course is adjacent to the existing School Road Park. This property is a secondary priority acquisition.

Audit Findings:

This property was not acquired during the previous open space program. This is still a priority preservation site for the Township.

Recommendation #17: Scholl Property

Site Description

(26 Acres – Souderton-Hatfield Pike)

This property has significant historic qualities; however acquisition of this property is a low priority since this part of the Township is not deficient in open space and recreation. This area is currently served by two school properties and a number of Township owned open space areas as well as the Clemens Memorial Field. Thus, there is not a strong need for open space in this area.

Audit Findings

This property was not acquired during the previous open space program. The site has been purchased by an individual for development. Approximately 5 acres of this site is built upon. The remaining 21 acres are undeveloped open space.



Twin Woods Golf Course

PLAN AUDIT

CHAPTER 1 COMMUNITY BACKGROUND

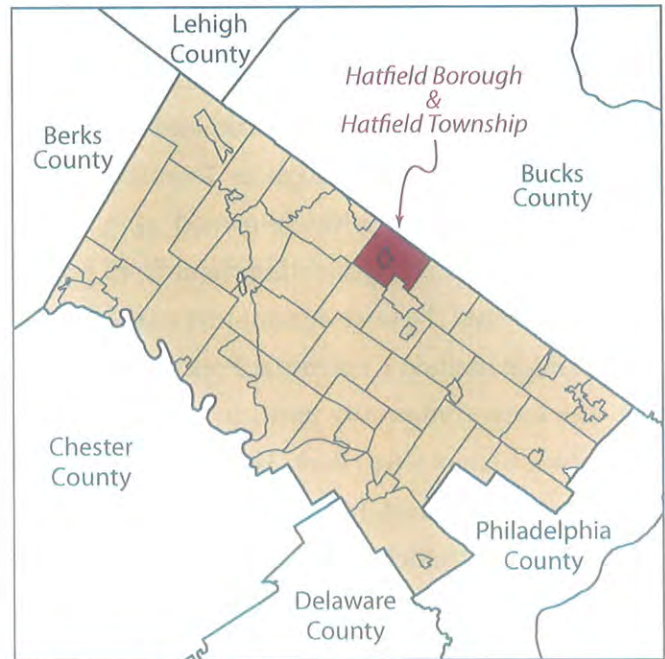
Regional Setting

Hatfield Township is located in the northern portion of Montgomery County, Pennsylvania approximately 25 miles northwest of the City of Philadelphia. Hatfield Borough is centrally located within Hatfield Township. The Borough is .63 square miles in land area. The Township is significantly larger, 10.19 square miles, and is bordered by Franconia Township, Towamencin Township, Montgomery Township, Hilltown Township, New Britain Township and Lansdale Borough. Hatfield Borough and Hatfield Township are bisected by Cowpath Road, with Route 309 running through the eastern portion of the Township. The two municipalities are located within a few miles of the Lansdale exit of the Northeast Extension of the Pennsylvania Turnpike.

Municipal Setting

Once a rural town center surrounded by agricultural lands, Hatfield has undergone significant changes and growth in the past 50 years. Hatfield Township experienced most of its growth between 1950 and 1980, with the majority occurring in the 1960's. The Borough had much of its growth prior to 1960, though a significant number of homes were constructed between 1970 and 1990.

Hatfield Borough provides limited retail uses, due to its proximity to the Montgomeryville and Hilltown shopping corridors. The employment for citizens of the Borough also focuses on the Montgomeryville area, as well as on the Line Lexington Industrial Park and large pharmaceutical campuses located west of



Hatfield Borough and Township Location Map

Lansdale. Recently completed and proposed highway improvements also create the opportunity for a significant portion of Hatfield's workforce to easily commute to distant employers.

Hatfield Township contains a portion of the Route 309 commercial corridor. This is where the majority of the Township's retail and industry is located. Another concentration of retail and medical offices can be found located along Broad Street, from Lansdale Borough to Route 309. Many of the employment opportunities for residents of the Township are the same as those of Hatfield Borough.

Both Hatfield Borough and Hatfield Township have a history of working to protect open space. Working in cooperation with private land owners, the Borough has preserved two properties totaling 34 acres, and the Township has preserved 20 properties total-

CHAPTER · 1

ing 643 acres. These property owners have decided to preserve their property by selling the development rights to the property in exchange for a financial payment or selling or donating their property so that is preserved in perpetuity.

There are also a number of large community parks, with many neighborhood-level parks and open spaces owned by either the Borough or Township. Both municipalities contain privately-owned open space parcels with easements protecting them from potential development. The large community parks in Hatfield Borough include Centennial Park and Heritage Park. The large community parks in Hatfield Township include School Road Park, Hatfield Community Park and Pool, Hatfield Township Nature Area, Schweiker Park and Hatfield Township Arboretum. The Montgomery County Open Space Program – First Ten Years was instrumental in funding the existing Centennial Park and Heritage Park in the Borough and School Road Park, Schweiker Park and the Arboretum plantings in the Township.

Other examples of open space are the parcels and smaller parks within developments preserved to serve the residents living within the immediate



Single Family Residential Development in Hatfield Township

neighborhood. Examples of common open space can be found in the Borough at Electric Plant Park and in the Township at the Arboretum on Princeton Place, the Walnut Street Cabin purchased during the first 10 years of the Montgomery County Open Space Program, and the Yorkshire Tract located on Stratford Avenue.

Existing Land Use

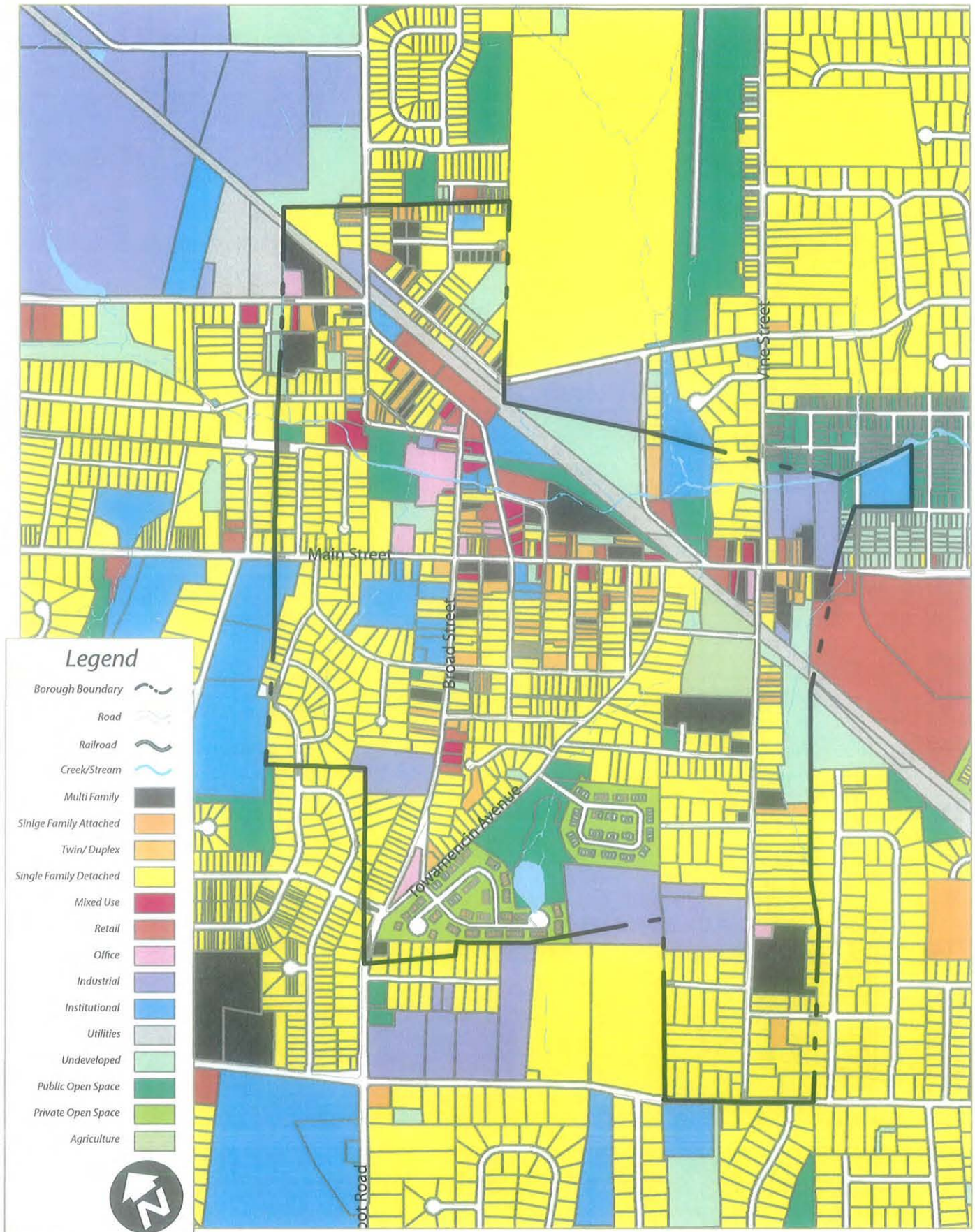
Existing Land Use Pattern

The existing mixed-use land use patterns of Hatfield Borough displays a development pattern typical of areas built prior to the 1950's. Since the adoption of zoning regulations, development within the Borough has fallen under the jurisdiction of the Hatfield Borough Zoning Ordinance of 1968, as amended. Most of the development in Hatfield Township occurred after the adoption of the Hatfield Township Zoning Ordinance of 1966, as amended (*See Maps #1 and #1B*).

In Hatfield Borough mixed-use and commercial/retail uses can be found concentrated along Broad Street and Lincoln Avenue. Another large area of mixed-use is located at the intersection of Butler and Vine Street. Several medium sized institutionally designated parcels are located along Main Street and Lincoln Avenue. The remainder of the Borough is predominately residential.

Development in Hatfield Township followed a more traditional post WWII era path with a corridor of retail development growing up along the Route 309 corridor. To the west of this corridor, along the edge of the Township, is a large area of industrial and institutional development. Development along the Broad Street corridor also produced similar results. This area slowly shifted from mostly residential uses

MAP# 1B LAND USE



CHAPTER · 1

COMMUNITY BACKGROUND

to commercial/retail and medical offices. Some of the medical office development can be attributed to the location of the Central Montgomery Medical Center in the area south of Broad Street and adjacent to Lansdale Borough. The areas in the northern, north-eastern and north-western portions of the Township are comprised almost exclusively of industrial uses, with some limited commercial/retail and residential dispersed throughout.

The Western edge of the Township currently contains several large tracts of undeveloped land south of Forty Foot Road. This is also the location of a large property occupied by commercial/retail and several other properties occupied by institutional uses. The remainder of the Township is residential, with limited commercial/retail, institutional and industrial uses scattered throughout.

Existing Zoning Districts

Land use within the two municipalities is driven mainly by the zoning districts regulating the uses permitted on a particular parcel of land, but also by the existing infrastructure such as public sewer and water service and roadways. Public water and sewer are available to every resident within the Borough and to most sections of the Township. The zoning provided by the Borough and Township provides for many different types of residential and non-residential development (*See Maps 2 and 2B*).

Below is a summary of the existing zoning districts within both municipalities. In addition to the zoning districts that provide for permitted uses, setbacks and densities, the Zoning Ordinances also have regulations that provide detailed information about permitted activities related to each use.

Hatfield Borough Zoning Districts

R-1 Residential District · The R-1 district provides for single family detached buildings on lots of not less than 9,000 square feet. Any building within this district shall constitute no more than 30% of total lot area.

R-2 Residential District · The purpose of the R-2 district is to provide for single family detached and two-family, twin dwelling buildings on lots of not less than 7,000 square feet, for single family and not less than 4,000 square feet for each unit, in the case of a two-family dwelling. All development in this district shall provide no more than 35% building cover of the total lot.

R-3 Residential/ Commercial District · The purpose of the R-3 district is to provide for a compatible mix of residential, office, and limited commercial uses in areas of the Borough already characterized by such uses. Residential and commercial use buildings may be constructed on lots of not less than 10,000 square feet. All development in this district shall provide no less than 60% of the total lot area as impervious surface.

R-4 Mixed Use Residential District · The purpose of the R-4 district is to encourage an appropriate mix of dwelling types and densities, promoting compact and innovative development.

“A” Multi-Family Apartment District · The purpose of the “A” district is to provide continued development and/or redevelopment of multi-family apartments in selected areas of the Borough and to provide for new construction or conversion of existing properties into

CHAPTER · 1

elderly housing. Minimum lot size for development is 40,000 square feet, with not more than 65% of this being impervious surfaces.

C Commercial District · The purpose of the Commercial district is to maintain and strengthen the role of the commercial district as a neighborhood service center by relating specific uses to appropriate minimum lot sizes, minimizing potential for negative impacts associated with commercial development and encouraging the retention of older buildings. Minimum lot size for development is 10,000 square feet, with not more than 80% of this being impervious surfaces.

I Industrial District · The purpose of the Industrial District is to provide for the orderly and planned development and redevelopment of office, research, development and laboratory uses, commercial recreational, traffic-intensive land uses, as well as a variety of non-polluting, small-scale industries and major industrial operations in the Borough. It is also the intent of this district to provide performance standards, for those uses listed above, that minimize the negative impacts caused by this type of development on the surrounding land uses. Minimum lot size for development is 40,000 square feet with not more than 75% impervious cover.

Floodplain District · The goal of the Floodplain District is to protect natural resources located within the floodplain. The Floodplain District prohibits most new development and severely restricts existing uses and development to those actions which would not adversely affect either the floodplain or waters herein.

CC Core Commercial District · The purpose of the Core Commercial District is to strengthen the Borough's core as a center of commercial activity by providing for a mix of retail, service, office, institutional, light commercial and residential uses that will be compatible with historic buildings and nearby homes.

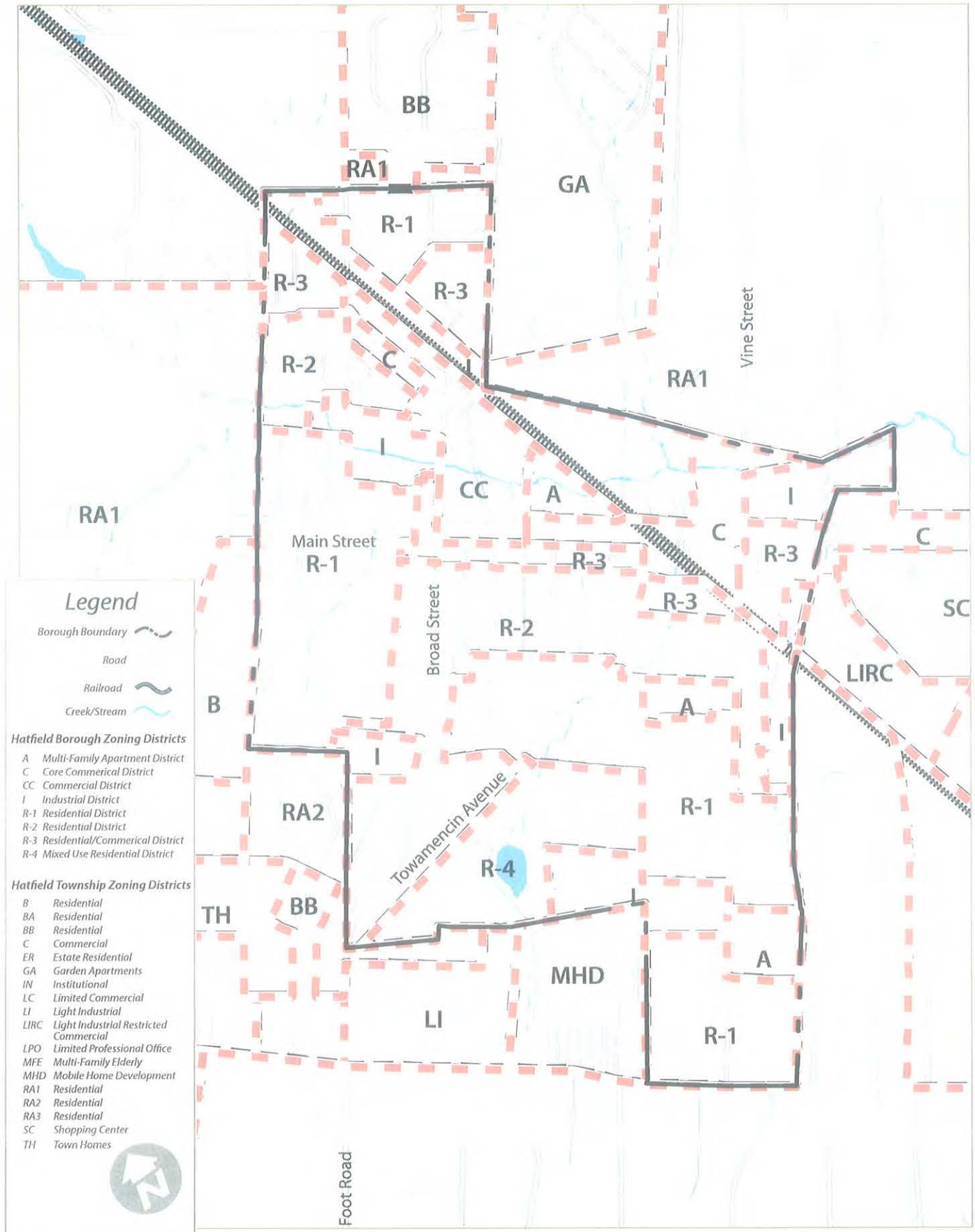
Institutional Regulations · The purpose of the Institutional regulations are to ensure that institutions are suitably designed and sited so that they protect the character of adjacent neighborhoods, are adequately served by public facilities and provide a reasonable alternative use when existing institutional uses are discontinued.

Hatfield Township Zoning Districts

ER Residential District · The purpose of the ER district is to provide single family detached, single family detached cluster development, agricultural or municipal uses on lots of not less than 70,000 square feet. Educational uses and non-profit recreational uses are permitted with a minimum lot size of 10 acres, religious uses and hospital or nursing home uses are permitted with a minimum lot size of 2 acres, all by conditional use. Single family detached cluster subdivisions shall provide a minimum of 10% of the total developable area of the tract and all non-developable area to be preserved as common open space.

RA -1 Residential District · The RA-1 district provides for single family detached or municipal use buildings, or agricultural uses on lots of not less than 20,000 square feet. Educational and non-profit recreational uses are permitted with a minimum lot size of 10 acres, hospitals or nursing homes are permitted

MAP# 2B ZONING



CHAPTER · 1

COMMUNITY BACKGROUND

with a minimum lot size of 5 acres, and a religious use is permitted with a minimum lot size of 2 acres, all by conditional use.

RA – 2 Residential District · The purpose of the RA – 2 district is to provide for single family detached and municipal use buildings on lots of not less than 12,000 square feet. All development in this district shall provide no less than 12% of the total developable area of the tract and all non-developable area as preserved common open space.

RA – 3 Residential District · The purpose of the RA – 3 district is to provide for single family detached and municipal use buildings on lots of not less than 15,000 square feet.

B Residential District · The B district provides for single family detached, municipal use and single family semi-detached buildings on lots of not less than 17,500 square feet.

B-A Residential District · The B-A district provides for single family detached, municipal use and single family semi-detached buildings on lots of not less than 5,000 square feet. All single family detached development shall provide a minimum of 25% of the total developable area of the tract and all non-developable area to be preserved as common open space.

B-B Residential District · The purpose of the B-B district is to provide for single family detached, municipal and single family semi-detached buildings on lots of not less than 7,500 square feet. All single family detached development shall provide a minimum of 25% of the total developable area of the tract and

all non-developable area to be preserved as common open space.

TH Townhouse District · The purpose of the Town House district is to provide for single family attached and municipal buildings on lots of not less than 2,500 square feet, at a density not to exceed 7 units per developable acre. All townhouse development shall provide a minimum of 25% of the total developable area of the tract and all non-developable area to be preserved as common open space.

GA Garden Apartments · The purpose of the GA district is to provide for an apartment house or group of apartment houses which constitute a single operating or proprietary unit and those uses which would be associated with the operation of such a structure or structures. A Garden Apartment district must be located on lots of not less than 10 acres and at a density of no more than 8 units per acre.

MHD Mobile Home Development District · The purpose of the Mobile Home district is to provide for mobile home development and any uses required to service such a development on a tract of not less than 20 acres and at a density of not more than 5 units per acre.

MF-E Multi-Family Elderly District · The purpose of the Multi-Family Elderly district is to provide for housing for the elderly, a residential nursing care facility, and municipal buildings on lots of not less than 6 acres and not more than 8 units per acre.

LPO Limited Professional Office District · The purpose of the Limited Professional Office district is to

CHAPTER · 1

provide for the office or studio of a physician, dentist, teacher, artist, engineer, accountant, musician, architect, lawyer, outside sales person, realtor or any use permitted within the RA-1 Residential District on lots of not less than 20,000 square feet.

IN Institutional District · The purpose of the Institutional district is to provide for medical and surgical hospitals, religious, educational, elderly housing and structures for municipal uses on lots of not less than 10 acres.

C Commercial District · The purpose of the Commercial district is to provide for commercial, retail and wholesale buildings on lots of not less than 11,250 square feet. Development of impervious surfaces should not exceed more than 60%.

LC Limited Commercial District · The purpose of the Limited Commercial district is to provide for limited retail, business or professional, and limited personal service buildings on lots of not less than 20,000 square feet.

SC Shopping Center District · The purpose of the Shopping Center district is to provide for various retail, business/professional, restaurant, personal service, and entertainment facilities on lots of not less than 10 acres.

LI Light Industrial District · The purpose of the Light Industrial district is to provide for limited business, storage and industrial uses on lots of not less than 2 acres for each use.

LIRC Light Industrial Restricted Commercial District · The purpose of the Light Industrial Restricted Commercial district is to provide for stand - alone retail, professional, office space, flex space, financial institution, eating places, auto parts sales, conference center, trade or professional school, emergency services, indoor recreational facilities and any use permitted in LI - Light Industrial District on lots of not less than 2 acres.

Floodplain Conservation District · The goal of the Floodplain Conservation District is to protect natural resources located within the floodplain. The Floodplain District prohibits most new development and severely restricts existing uses and development to those actions which would not adversely affect either the floodplain or waters herein.

Existing Protected Open Space

There is a significant amount of existing land within Hatfield Borough and Hatfield Township that is protected either by virtue of it being municipal land. There are eight properties owned by the Borough and nine properties owned by the Township, most of which are active park and recreation lands. The Township owns approximately 280 acres of open space. These open space areas include the 28-acre Hatfield Township Nature Area located along a tributary of the West Branch of the Neshaminy, adjacent to Orvilla Road, 13-acre Castle Heights stream corridor buffer, and several neighborhood passive open space areas. Other substantial large properties owned by the Borough include Centennial Park, Electric Plant Park, the Neshaminy Creek Open Space and Heritage Park.

COMMUNITY BACKGROUND

Hatfield Township has School Road Park, an extensively developed sports and recreation facility and John S. Clemens Memorial Park. The Township also shares ownership of Schweiker Park, a collection of ballfields, with the Borough of Lansdale. The Lenhart Road Conservation Area is an undisturbed natural area located in the eastern portion of the Township. Hatfield Township Arboretum is a unique collection of mostly native trees and shrubs located near Derstine Road.

In addition, there are many smaller parks and open spaces throughout both the Borough and Township. In the Borough these parks include Railroad Plaza Park, a one - acre park including a war memorial, and Edgewood Park, a half - acre park with basic playground equipment. Neighborhood parks and open space within the Township include the Shade Tree Commission Nursery and the Yorkshire Tract, both located on Stratford Avenue, and the Walnut Street Cabin in Colmar.

There is also a significant amount of temporarily preserved land in Hatfield Borough and Township. As of September 1995, two parcels preserved in the Borough totaled 34.32 acres and a total of 20 parcels preserved in the Township totaled 642.65 acres.

2000 - Natural Resources, Land Use, and Community

Natural features exert influence on all aspects of a community. Hatfield Township is ending its transition from a bucolic agrarian community to a suburban enclave and Hatfield Borough became essentially built out some time ago. The predominate natural features in both the Borough and Township are the creeks and streams which traverse their landform. The West Branch of the Neshaminy Creek

flows through both the Borough and Township and a branch of Skippack Creek flows through the western portion of the Township.

Socio-Economic Analysis

Population

According to the U.S. Census Bureau, Hatfield Township had a population of 15,374 in 1990. The population of Hatfield Township in the year 2000 grew by 1,338 people to 16,712 - with a statistically even split between male and female residents - 8,323 females and 8,389 males. This represents an 8.70% increase in population for the decade. According to the U.S. Census Bureau, Hatfield Borough had a population of 2,618 in 1990 and had a decrease by the year 2000 of 13 people, a 0.49% decline in population for the decade. There is also a statistically even split between male and female residents - 1,332 females and 1,273 males. The population table illustrates the changes in populations of both municipalities in comparison to Montgomery County.

The breakdown of the population by age is shown in the population pyramids. The population pyramids show the male and female population within the Township and the Borough as recorded by the U.S. Census in the year 2000. The largest populations represented in these population pyramids are the 35 to 49 age groups for the Township and the 25 to 44 age groups for the Borough. These age groups are illustrated as bumps in the pyramids and indicate the aging of the baby boom generation.

Equally important is the second largest segment of the population, shown by the 5 to 14 age groups in the Township and the under 5 to 14 age group in the Borough. These are the youngest children of the baby

CHAPTER · 1

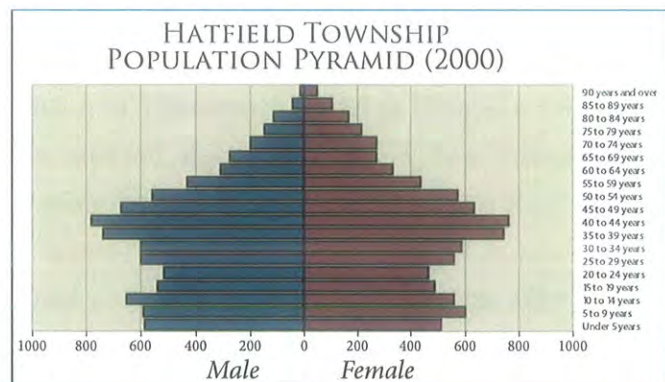
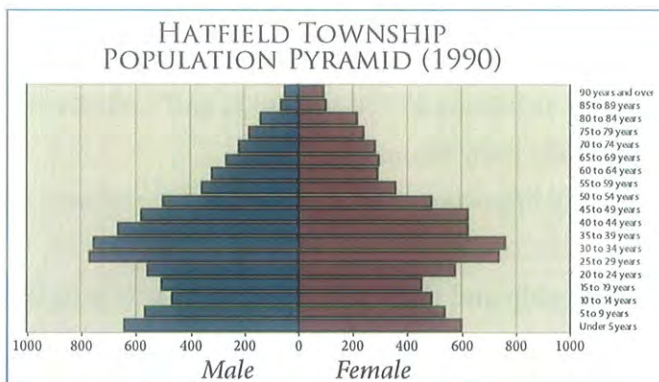
POPULATION			
Municipality	1990 Census	2000 Census	% Change 1990 - 2000
Hatfield Borough	2,618	2,605	-0.50%
Hatfield Township	15,374	16,172	5.19%
Montgomery County	678,111	750,097	10.62%

boomers and the children of the children of the baby boomers. It is also likely that the older baby boomers, those in the 45 – 54 age group with children in their 20's, have more children than is shown in these diagrams. As is typical for most areas in suburban Pennsylvania and many other suburban communities on the East Coast, the population of 20 – something's have likely have left the community they grew up in for larger metropolitan areas. The loss of the 20 to 30 year old age group is a national trend known as the "brain drain" or "youth drain" – the loss of younger adult professionals to large metropolitan areas. This typically occurs due to the jobs, culture and opportunities that cater toward younger professionals. As seen in the population pyramids, the age groups from 50+ form classic pyramids as the population of each subsequent age group is less than the previous age group in the Township.

The Delaware Valley Regional Planning Commission (DVRPC) forecasts that the population of Hatfield Township will increase by 16% from the year 2000 to the year 2025 (DVRPC Regional Data Bulletin #73, March 2002) while the population of Hatfield Borough will decrease by 4% over the same time period. However, given the somewhat recent development of the Heather Meadows Townhomes, additional infill proposals and the increasing interest in living in the Borough, it is possible and likely that the trend predicted will not take place and instead, the population of the Borough will increase.

Families and Household Size

The trend in family composition and household size has been changing nationally from the "typical" family consisting of parents and children, to more single homeowners and un-related individuals living together. This has caused the average household size to decrease on average in the United States and in Montgomery County. However, Hatfield Township has maintained an average household size of 2.63 from 1990 to 2000 while Hatfield Borough has experienced a slight decrease in household size from 1990 (2.34 persons per household) to 2000 (2.31 persons per household).



COMMUNITY BACKGROUND

EMPLOYMENT BY OCCUPATION (2000)				
Occupation	Hatfield Borough		Hatfield Township	
	Number	Percent	Number	Percent
Management, professional, and related occupations	386	25.7	3,316	36
Service occupations	202	13.4	943	10.2
Sales and office occupations	464	30.9	2,654	28.8
Farming, fishing, and forestry occupations	0	0	12	0.1
Construction, extraction, and maintenance occupations	141	9.4	688	7.5
Production, transportation, and material moving occupations	310	20.6	1,589	17.3

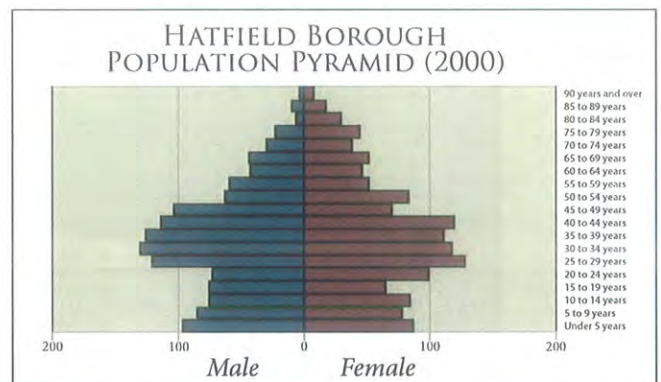
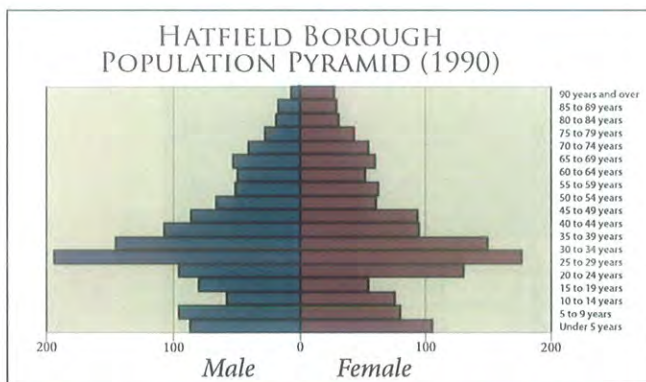
Family households in the Township make up approximately 71% (2,147 households) of the households within the Township in 2000. Approximately 34% of these households consist of families with children less than 18 years of age. Non-family households make up approximately 29% of the households in the Township. Of these, approximately 20% are household members over 65 years of age living alone.

Family households in the Borough made up approximately 59% (650 households) of the households in the Borough in the year 2000. Approximately 30% of these households in the Borough consist of families with children less than 18 years of age. Non-family households make up approximately 41% of the households in the Township. Of these, approximately 7.8% are household members over 65 years of age living alone.

Employment

According to the 1990 U.S. Census, Hatfield Township had 8,992 people in the labor force. This number grew by 442 (4.92%) to 9,434 by the year 2000. From 2000 to 2025, the number of jobs is forecast to increase. According to the 1990 Census, Hatfield Borough had 1,673 people in the labor force. This number decreased by 112 (6.69%) to 1,561 by the year 2000. From 2000 to 2025, the number of jobs is forecast to increase, consistent with the likely in-migration of new residents.

The table above shows employment changes by occupation. The table on page 28 shows employment by industry, two different measures of employment.



CHAPTER · 1

EMPLOYMENT BY INDUSTRY (2000)				
Industry	Hatfield Township		Hatfield Borough	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	16	0.2	0	0.0
Construction	560	6.1	109	7.3
Manufacturing	2,267	24.6	331	22.0
Wholesale trade	405	4.4	78	5.2
Retail trade	1,113	12.1	178	11.8
Transportation and warehousing, and utilities	381	4.1	67	4.5
Information	288	3.1	27	1.8
Finance, insurance, real estate, and rental and leasing	724	7.9	142	9.4
Professional, scientific, management, administrative, and waste management services	894	9.7	119	7.9
Educational, health and social services	1,463	15.9	282	18.8
Arts, entertainment, recreation, accommodation and food services	525	5.7	78	5.2
Other services (except public administration)	364	4.0	57	3.8
Public administration	202	2.2	35	2.3

Employment by Occupation

Sales/office occupations are the most prevalent among working individuals in Hatfield Borough. This category is followed by the management, professional and related occupations, and production/transportation/material moving, and service occupations.

Management, professional and related occupations are the most prevalent among working individuals in Hatfield Township. This category is followed by the sales/office occupations, and production/transportation/material moving, and service occupations.

It is evident from the employment by occupation table that occupations in the service sector provide the bulk of employment for residents of the two municipalities. This is consistent with the trend over the past few decades in the United States of increasing employment in the service sector and decreasing employment in the industrial sector.

Employment by Industry

Employment in manufacturing industries is the most prevalent for residents of the Township and the

INCOME				
Municipality	Median household income in 1989	Median household income in 1999	Per capita income in 1989	Per capita income in 1999
Hatfield Township	\$ 41,444.00	\$ 57,247.00	\$ 17,149.00	\$ 25,051.00
Hatfield Borough	\$ 32,879.00	\$ 45,975.00	\$ 15,591.00	\$ 21,333.00
Montgomery County	\$ 43,720.00	\$ 60,829.00	\$ 21,990.00	\$ 30,898.00

COMMUNITY BACKGROUND

Borough. The second highest employment industry category was educational, health and social services, followed by retail trade in both municipalities. The employment by industry table illustrates the breakdown of employment by industry in both the Township and the Borough.

There are several major employers within Hatfield Township and Hatfield Borough. These employers include:

Major employers in the township:

- Hatfield Quality Meats
- R&B Inc
- Central Montgomery Medical Center
- Jet Plastica
- North Penn School District
- Penn Color
- Rosenberger's Dairy
- Bergey's Tires
- Clemens Markets

Major employers in the borough:

- Brooks
- Kenco Hydraulics
- Library Bindery
- Data-Flo
- Lansdale Amusement
- Lowry Electric
- Surco, Inc
- C&C Heating and Air Conditioning
- Diserod & Wolff
- Woodway Manufacturing

Income

The income characteristics of Hatfield Township and Borough provide a snapshot of the wealth in

the community. There are several measures of income used by the U.S. Census Bureau, but median household income and per capita income are the two measures most commonly used. The income table illustrates median household income and per capita income for each municipality in comparison with Montgomery County.

Housing

The median value of housing units in Hatfield Township and Hatfield Borough has increased over the past decade. According to the 1990 U.S. Census, the median value of housing in Hatfield Township was \$146,700. By the year 2000, the U.S. Census reported that the median value of a home in the Township had increased by approximately seven (7) percent to \$156,800. The median value of housing in Hatfield Borough, according to the 1990 census was \$121,200 which increased by ten (10) percent in the year 2000 to \$133,400. Comparatively, the median value of housing in Montgomery County increased over the decade by 12% from \$143,400 to \$160,700.

There has also been a significant increase in the number of housing units in both the Township and the Borough. The 1990 U.S. Census recorded 3,054 housing units in Hatfield Township. By the year 2000, this number had increased to 3,750, a 23% increase for the ten-year period. According to the 1990 Census there were 450 housing units in Hatfield Borough. This number increased by 11% to 499 by the year 2000 due mainly to the creation of the Heather Meadows Development.

CHAPTER · 1

Status and Summary of Existing Borough and Township Documents:

The Open Space Plan utilized information from several Hatfield Borough and Hatfield Township documents and multiple outside data sources. These data sources are indicated below:

Hatfield Borough Municipal Parks, Open Space and Recreation Plan of 1996 · The Municipal Parks, Open Space and Recreation Plan is the existing document that was thoroughly reviewed for information about the past goals and objectives, their current status and importance, and foreseen importance in the future. It also served as a source for existing conditions and identified existing open space parcels.

Hatfield Borough Zoning Ordinance · This ordinance provides regulations which promote the health, safety and the general welfare of the Borough by requiring that all future growth and land use, including housing, commerce, industry, transportation, community facilities and services, be developed in an orderly manner that promotes the preservation of the established character of the Borough.

Hatfield Borough Subdivision and Land Development Ordinance · This ordinance provides regulations to create conditions that promote the health, safety, convenience and general welfare of the citizens of Hatfield Borough.

Hatfield Township Open Space and Environmental Resources Protection Plan of 1995 · The Open Space and Environmental Resources Protection Plan is the existing document that was thoroughly reviewed for information about the past goals and objectives, their

current status and importance, and foreseen importance in the future. It also served as a source for existing conditions and identified existing open space parcels.

Hatfield Township Zoning Ordinance · This ordinance provides regulations which promote the health, safety, morals and the general welfare of the Township and are the minimum requirements to provide this protection. This document guides and encourages future development of the Township in accordance with comprehensive planning of land use and population density, protects the character, social and economic stability of the Township, protects and conserves the value of land and buildings, minimizes conflicts among the uses of land and buildings, aids in creating the most beneficial relationship between land use and the circulation of traffic and in providing a guide for public policy and action in the efficient provision of public facilities and services.

Hatfield Township Subdivision and Land Development Ordinance · This Ordinance provides regulations to create conditions that promote the health, safety, convenience and general welfare of the citizens of Hatfield Borough.

Other Sources:

Visual Streambank Assessment of the Neshaminy Creek and Schuylkill River Watersheds · This document identifies specific areas within the Neshaminy Creek Watershed that are experiencing degradation and makes recommendations for their improvement.

COMMUNITY BACKGROUND

U.S. Census Bureau · Data and information from the 1990 and 2000 census counts were utilized to provide demographic, population and housing trends within the Township.

2004 Draft Montgomery County Comprehensive Plan · This document provides information on existing conditions and the future needs and plans from the County level.

Delaware Valley Regional Planning Commission (DVRPC): Regional Data Bulletin #73, Population and Employment Forecasts 2000 to 2025 · This data bulletin provided the DVRPC forecasted population and employment counts out to 2025.

CHAPTER · 1

CHAPTER 2

GOALS AND OBJECTIVES

Mission Statement:

Hatfield Borough is a developed community currently working on redevelopment activities while Hatfield Township is a suburban community with some rural areas currently working to maintain its quality of life while experiencing residential and non-residential growth pressure. The Township and Borough intend to enhance the quality of life and provide residents with exceptional open space facilities through:

- Teaming with local not-for-profit organizations and private businesses to pool resources and attempt to leverage additional monies to create active recreation fields
- Coordinating open space projects not only between Hatfield Borough and Hatfield Township, but also projects that extend outside of Hatfield Township into the adjacent communities of Franconia Township, Towamencin Township, Montgomery Township and Lansdale Borough.
- Identifying and working with the few remaining active farm properties in Hatfield Township to ensure that this important activity is protected and remains viable, or that the



The Liberty Bell Trail

- property be preserved as passive open space.
- Working with Montgomery County to acquire properties that are deemed a priority for preservation, for use as an active or passive recreation area, that are culturally or historically important, or that serve to preserve natural resources in the Borough or Township.
- Working with developers to create innovative development layouts that provide above average home lot layouts for new residents and incorporate new publicly accessible open space areas that link to other open space areas through trails, greenways and riparian corridors

CHAPTER · 2

Multi-Municipal Goals and Actions

The following goals and actions are the result of work done by the Hatfield Borough and Hatfield Township Open Space Committees.

Multi-Municipal Plan Goal #1: To provide evenly distributed open space opportunities for Hatfield Borough and Hatfield Township residents.

Action: Provide passive and active open space and recreation areas for the community that are desirable from a community-wide perspective and encourage connections between these open spaces wherever practical to maximize accessibility from any area within the Borough and Township.

Multi-Municipal Plan Goal #2: To promote the historic character of the Borough and Township through preservation of farmsteads, meetinghouses, churches, bridges and other historic structures or properties.

Action: Whenever practical, provide support for the preservation and maintenance of historic structures identified on the historic resources map through arrangements as part of a land development plan or through public and private resources available for preservation of historic structures.

Multi-Municipal Plan Goal #3: Involve local businesses and industries in the provision of open space and recreation opportunities for both employees and the community.

Action: Procure easements for trails on properties developed for non-residential uses that will enhance the trail system throughout the Township

and Borough. Work with non-residential developers during the land development process to provide spur trails that can provide walking trails/exercise trails for employees. Consider the feasibility of creating agreements that will provide multi-use pathways for use by the public.

Multi-Municipal Plan Goal #4: To provide a comprehensive trail network linking parks with schools, employment areas and commercial centers.

Actions:

- 1) Develop a comprehensive Bicycle and Pedestrian Trails Master Plan that focuses on linking neighborhoods with parks, schools, businesses and commercial areas. Several trail types should be considered depending on their location – i.e. multi-use macadam pathways, multi-use or single use stone pathways or in the case of sensitive natural areas, narrow mowed footpaths only. Create incentives for developers and existing landowners to donate or offer for purchase, easements that are directly related to the Master Plan goals and objectives.
- 2) Actively pursue the creation and completion of trail segments and open space connections shown in the Bicycle and Pedestrian Trails Master Plan.
 - a) Make the vital connections between existing unconnected trail segments
 - b) Work with developers to provide trail segments wherever feasible and especially where desirable, as denoted on the trail map.

GOALS AND OBJECTIVES

- c) Work with developers to create internal bicycle and pedestrian circulation through the development of on-street bikeways, sidewalks and neighborhood trail loops.

Multi-Municipal Plan Goal #5: Seek public involvement by working with community organizations and public entities in planning for parks and recreation activities, open space preservation, and natural resource protection. Provide information and issues to the community to build support for parks, recreation and open space preservation.

Action: Collect public opinion and involvement for specific projects and provide information to the public about parks, recreation and open space preservation through information pamphlets, displays and other materials that can be displayed and distributed at community events such as fairs. Consider utilizing the municipal websites to solicit comments and provide information for residents.

Multi-Municipal Plan Goal #6: Protect the natural features that exist within the Borough and Township.

Actions:

- 1) Educate the residents of the Borough and Township about the benefits of protecting the natural features of the Borough and Township.

- a) Encourage the preservation or re-establishment of buffers around all waterways and animal habitats.

- b) Promote the creation of simple land management plans for properties with significant natural features such as meadows or woodlands.

- c) Work with agricultural uses to implement best management practices for their operation.

- 2) Encourage the use of preservation easements over sensitive natural features within the Borough and Township.

Multi-Municipal Plan Goal #7: Provide active recreation parkland that will meet the needs of current and future Hatfield Borough and Hatfield Township residents.

Actions:

- 1) Ensure that the Borough and Township have adequate land to address near term and future needs for athletic fields, courts and other play areas. Specifically, consider what the existing zoning and subdivision requirements provide to the municipalities and what additional measures, if any, should be explored.

CHAPTER · 2

2) Establish neighborhood parks on land donated to the Borough or Township by developers of residential subdivisions. Specifically, a policy should be established to work with developers throughout the land development process to get their cooperation in providing the necessary neighborhood park elements prior to resident move-ins so that these elements are known to potential residents prior to their buying the property. Consider enacting an ordinance requiring homeowners associations to maintain the open space in each development.

Multi-Municipal Plan Goal #8: Provide and maintain adequate passive parkland that will meet the needs of current and future Borough and Township residents.

Actions:

1) Create passive open space areas throughout the Township by working with developers to create natural meadows or similar areas. Developers should be required to create homeowners associations that will provide maintenance for these areas. Maintenance schedules should be created for each passive open space area to ensure that the adequate maintenance is provided.

2) Locate and prioritize parcels that are at risk of development that should be preserved as passive open space and those parcels not necessarily at risk of development pressures that should also be preserved.

Multi-Municipal Plan Goal #9: Work with agricultural use landowners and Montgomery County to establish an agricultural preservation program.

Actions:

1) Discuss the creation of a municipal ASA or encourage farmers in the Township to join the ASA in an adjacent municipality. Work with local large agricultural land owners to create this ASA.

2) Once an ASA is established, encourage landowners who have active agricultural land to enter the Agricultural Security Area if they are not already in it.

3) Each year, contact agricultural landowners in the Agricultural Security Area to determine their interest in the purchase of development rights program. Forward this list on to the Montgomery County Planning Commission. Prioritize this list if possible and/or needed.

Multi-Municipal Plan Goal #10: In order to enhance Hatfield Borough and Hatfield Township identity, create gateways at primary entrances to each municipality.

Actions:

1) Locate additional gateways in inventory of open space.

2) Approach property owners to discuss possible acquisition.

GOALS AND OBJECTIVES



3) Develop a streetscape plan for gateway streets.

4) Acquire acquisition and development funding.

Multi-Municipal Plan Goal #11: Continue the existing joint park and recreation program to ensure that adequate recreational facilities and programs are available for residents of both municipalities.

Actions:

1) Develop a multi-municipal park and recreation plan.

2) Continue efforts to provide joint recreation amenities.

3) Improve pedestrian and bicycle linkages between the Borough and Township.

BOROUGH ONLY GOAL

Borough-only Plan Goal #1: Promote and enhance economic redevelopment efforts and aesthetic improvements within the Borough.

Action: Create green infrastructure and install street trees throughout the Borough.

- a) Install street trees to complement the on-going redevelopment efforts in the core area.
- b) Consider adaptive re-use options for key sites.
- c) Beautify existing and future parks and associated parking areas.

TOWNSHIP ONLY GOALS

Township-only Plan Goal #1: Consider acquiring a long term lease for a recreation site if property can not be acquired.

Action: In areas of the Township which reveal a shortage of recreation space, explore the possibility of securing a long term lease for lands which are being held for future use but are not presently used. Identify large expanses of privately owned open space, especially industrial and institutional land holdings, where partnerships can be formed that provide for public access.

CHAPTER · 2



Farmland Vista in Hatfield Township

Township-only Plan Goal #2: Preserve undeveloped land parcels throughout the Township that will contribute to the character of the Township or fill a significant missing link in the open space network of the Township by ensuring a future steady annual financing mechanism will be available.

Action: Implement an earned income tax for Township residents that is dedicated solely to an open space acquisition fund. This fund would be used to acquire and develop both active and passive recreation open spaces. The monies from this fund could be used both to purchase property outright and purchase easements.

CHAPTER 3

EXISTING PROTECTED LANDS

Types of Protected Land in Hatfield

Hatfield Borough and Township each have a substantial amount of protected land. Protected land consists of any land established as open space in perpetuity through one of many different types of protection, including but not limited to farmland easements, conservation easements and public or private acquisition. The bulk of this land has been protected by the municipalities in the form of public open space, parkland, and other large public open areas.

Municipal Parkland and Open Space

The combined municipally-owned open space and recreational resources for Hatfield Borough and Hatfield Township create an extensive matrix of park and open space (*Maps #3 and #3B*).

Hatfield Borough Parkland and Open Space

- **Centennial Park** · Centennial Park was acquired on the recommendation of the 1996 Open Space Plan. It consists of 2.74 acres purchased with the help of a 1997 grant from Montgomery County Open Space Program in the amount of \$58,500. This neighborhood park is located next to the historic jail site and could serve as an important connector to the Liberty Bell Trail.
- **Heritage Park** · 5.18 acres acquired through a 1999 grant from the Montgomery County Open Space Program in the amount of \$411,750
- **Edgewood Park** · Edgewood Park is a small neighborhood park located along Edgewood Drive. It is approximately a one-half acre property with park facilities consisting of playground equipment and park benches.
- **Electric Plant Park** · This property was acquired on the recommendation of the 1996 Open Space Plan. It consists of 0.6 acres, currently containing an abandoned electric company building, removed with the aid of a \$8,550, 2001 demolition grant from Montgomery County Open Space Program. The site is located adjacent to Borough Hall and presents the potential for select outdoor facilities.
- **Railroad Plaza Park** · A one acre parcel of open space, adjacent to the Conrail Station, which includes a war memorial.



Hatfield Nature Area Trail

CHAPTER · 3

- ***Neshaminy Creek Open Space*** · Neshaminy Creek Open Space is an 1.18 acre parcel straddling the Neshaminy Creek, located between Vine Street and Main Street. The location of this wooded open area along the West Branch of the Neshaminy Creek makes it ideally suitable for passive uses.
- ***Wayne Avenue Mini-Park*** · A small neighborhood passive park containing a dangerous and unsafe structure, to be removed with the aid of grant funds in 2005.

Hatfield Township Parkland and Open Space

- ***School Road Park*** · School Road Park is a heavily used 29 acre park. It features a premium lighted ballfield, lighted soccer field, a FIFA-level tournament soccer field, mulched nature trail, mowed grass trail, 9/10 mile paved multi-use trail, and an ice rink. This park, initially 24.6 acres, was augmented in 1999 by the purchase of the 1.14 acre Juba property and 8 acres of the 51 acre Bishop property, through a Montgomery County open Space Grant of \$244,315 for both properties.
- ***Hatfield Community Park and Pool*** · This extensive 25.6 acre park is located in Hatfield Township. The park is heavily used and provides many opportunities for active recreation. It includes two pools, a bath house and concession stand, a baseball field, four tennis courts, a playground, sports court with two hoops, picnic facilities, a tot lot, roller hockey rink, and a regulation size basketball court.
- ***John S. Clemens Memorial Park*** · The John S. Clemens Memorial Park is an 8-acre park located in the western portion of the Township along Fairgrounds Road. It features a softball field, two youth ball fields, an open multi-use field and a multi-purpose paved trail. The Township currently leases this property from the Clemens Corporation.
- ***Hatfield Township Nature Area*** · This park consists of 28 acres devoted to passive uses. The park is located in the center of the Township adjacent to the Borough along Cowpath Road. It can be accessed by car from Cowpath Road or by a secondary foot access point from Orvilla Road. It features multiple wood-chipped trails, benches and natural areas. This park also serves as an outdoor classroom for nature study and bird watching.
- ***Schweiker Park*** · Schweiker Park is a 14 acre park jointly owned by Hatfield Township, 6.9 acres, and Lansdale Borough, 7.1 acres. The property was formerly owned by the American Olean Tile Company and Hatfield's portion was purchased in 1997 with the help of a \$201,305 grant from the Montgomery County Open Space Program. This park is currently very heavily used for active recreation and includes five softball fields and a hardball field. Future plans include the development of an exercise trail and linkages between the playing fields.
- ***Lenhart Road Conservation Area*** · This 6 acre area, located in the eastern portion of the Township, was acquired in 1998. It is currently undis-

EXISTING PROTECTED LANDS

turbed except for a mowed area along Lenhart Road. The Township harvested native tree seedlings from this parcel for the Township tree nursery.

- **Hatfield Township Arboretum** · This is a 5 acre public arboretum located on Princeton Place. Planted in 1999 this park features more than 200 mostly native shade and flowering trees as well as a variety of shrubs and perennials. Most plants are labeled for easy identification. Walking paths and benches are were added in 2005.
- **Walnut Street Cabin** · This historic structure is more than 50 years old and was built by local scout groups. It is sited on a 2-acre parcel along the banks of a small meandering stream on Walnut Street in the far eastern portion of the Township. It was purchased in conjunction with the Sibel Property, using funds from 1997 and 2000 grants from the Montgomery County Open Space Program totaling \$51,000. The park is intended to be used for scheduled nature workshops and as a meeting place for community groups.
- **John S. Clemens Memorial Park** · An 8 acre parcel leased from the Clemens Family Corporation. The Fairgrounds Road open space is a 4.47 acre property containing a detention basin and which fronts onto John S. Clemens Memorial Park.
- **Stratford Avenue (Yorkshire Tract)** · 5 acres of open space previously used as a tree nursery. An exercise trail, benches, and additional landscaping are planned for 2005 to improve its function as a neighborhood park.
- **Garfield Avenue** · 1.2 acres of open space which is home to the Township's shade tree nursery.



School Road Park

CHAPTER · 3

- **Unionville Pike and School Road** · 0.5 acres tract of land that serves as a gateway and was a joint project between the Borough, Township, Hatfield Chamber of Commerce, and Praxair, Inc, a local business.

Other Parkland

There are no county parks, state parks, or federal parks located within Hatfield Borough or Hatfield Township. There are also no watershed associations or conservancy group-owned lands within either municipality.

Additional Open Space Areas

Hatfield Township

Denbeigh Drive and Cowpath Road

13 acres of open space

Providence Lane and Towamencin Avenue

6 acres including a detention basin

Derstine Road, Elroy Road and Alexander Drive

3 acres of open space currently serving as a vegetative buffer

Grapevine Road and Brighton Drive

2.5 acres of open space containing a detention basin

Elm Street and Bethlehem Branch of the Conrail Line

2.5 acres open space

Deer Run

1 acre of open space containing a detention basin

Schwab Road

2 acres of open space

Creek Road and Schwab Road

7.5 acres of open space

Cowpath Road and Peterson Way

1.5 acres of open space

Fortuna Drive

3 acres of open space containing a detention basin

Norman Avenue

2.5 acres of open space

Broad Street and Line Road

2 acres of open space

Discovery Lane

6 acres of open space

Lenhart Road and Anthony Drive

10 acres of open space

Line Lexington Road and Cowpath Road

16 acres of open space containing a detention basin

Valley Woods Road Sites

3 sites (2 one – acre parcels and a 1.2 acre parcel) containing a detention basin

Valley Woods Road and Clymer Road

5 acres of stream corridor

Downing Road

11.5 acres of stream corridor

North Penn Road and Route 309

16.5 acres of stream corridor

Woodstream Drive

5 acres with open space

Berry Drive

1.5 acres of stream corridor

School Road

0.5 acres of stream corridor

Leas Way

3.46 acres of open space containing a detention basin

Huntingdon Lane

2 acres of open space

EXISTING PROTECTED LANDS

Moyer Road

2 acres of open space

Whistlestop Park

A 13 acre park within Hatfield Township that is owned by Montgomery Township.

McCarron Movie Lots

3 acres and Cope Property, 6.19 acres, purchased with 1996 and 1998 grants from the Montgomery County Open Space Program totaling \$194,310

Types of Temporarily Protected Land in the Hatfield Borough and Township

Both Hatfield Borough and the Township have a substantial amount of “temporarily” protected land throughout. This land type consists of properties in Act 319, a golf course that does not have development protection deed restrictions and several large institutional land holdings.

The existing “temporarily” protected open space in the Hatfield Area consists of the following types of land and the associated acreage:

Agricultural Security Areas

The first step toward eligibility for farmland preservation is to place the property in the Township’s Agricultural Security Area (ASA). This step provides the applicant protections from nuisance issues related to the use and adjacent landowners. This step does not provide tax breaks or any protections from development being placed on the parcel in the ASA. Neither Hatfield Borough nor Hatfield Township has any lands enrolled as Agricultural Security Areas.

Open Space Covenant Lands (Act 515)

Act 515 enables Pennsylvania counties to work with landowners to preserve land in farm, forest, water supply or open space by taxing land according to its use rather than the prevailing market value. The program is voluntary and requires a minimum acreage enrollment that will remain in the designated land use for a period of ten years. There are currently no Act 515 lands in either Hatfield Borough or Township.

Clean and Green Lands (Act 319)

In 1973, Pennsylvanians passed a Constitutional Amendment permitting preferential assessment of farmland and forest land. Act 319 is designated to preserve farmland, forest land and open space by taxing land according to its use rather than the prevailing market value. The program is voluntary and generally requires a minimum of 10 acres that will remain in the designated use. Land taken out of the permitted use becomes subject to a roll-back tax, imposed for up to seven years plus six percent simple interest. Hatfield Borough currently has 0.84 acres of land with Act 319 designation and Hatfield Township has 642.65 acres of land enrolled in the Act 319 program.

Hatfield Borough Act 319 Lands

George Didden Greenhouses

0.84 Acres. Parcel ID# 090000313002

Hatfield Township Act 319 Lands

Lillian Moyer

21.75 Acres. Parcel ID# 25-3

Ilse & Ehrlich Baum

15.00 Acres. Parcel ID# 412-3

CHAPTER · 3



Agricultural Land Use in Hatfield Township

Line Lexington Industrial Park, Inc

12.45 Acres. Parcel ID# 457-3

Line Lexington Industrial Park, Inc

71.34 Acres. Parcel ID# 460-1-8

S. & R. Walter

36.00 Acres. Parcel ID# 2707-3

J. & S. Derstine

28.00 Acres. Parcel ID# 2842-3

Frank, Angelo, Marion Natali

36.00 Acres. Parcel ID# 2890-9

Norman & Edith Moyer

12.65 Acres. Parcel ID# 2893-6

Hatfield Quality Meats

37.15 Acres. Parcel ID# 3739-6

Arthur & Ilse Baum

50.00 Acres. Parcel ID# 3763-9

R. & E. Baum & C. Ehrlich Trust

29.00 Acres. Parcel ID# 3766-6

Robert & Eva Greaser

34.00 Acres. Parcel ID# 3769-3

Hatfield Quality Meats

66.00 Acres. Parcel ID# 3934-9

Derstine, Vernon & Miriam

42.00 Acres. Parcel ID# 3940-3

Baum Ilse, Trust

23.00 Acres. Parcel ID# 5023-9

Stewart, M. & M.

25.89 Acres. Parcel ID# 6214-6

Bishop, Richard C.

51.00 Acres. Parcel ID# 7591-6

Dubroff, Charlotte

19.92 Acres. Parcel ID# 7693-3

Lauman Elmer & Elizabeth

14.50 Acres. Parcel ID# 10687-6

Turner, Clarence SR. & Renner, Mary & Turner, Clarence Jr.

17.00 Acres. Parcel ID# 11164-6

Golf Courses

There are no golf courses in Hatfield Borough, but there is one in Hatfield Township. Twin Wood Golf Course is a 35-acre public golf course located in the north-central portion of the Township along Orvilla Road. The golf course is adjacent to both the Bishop tract and School Road Park. This golf course is not protected from the potential for future development.

Institutionally or Privately Held Significant Land Holdings

In Hatfield Borough, there are four large institutional land holdings including the Bethany Bible Church, Grace Lutheran Church, the Highway Home and the Post Office. Hatfield Township has a large amount of institutional and privately held recreation land, representing about 7% of the total land area of Hatfield Township.

MAP# 3B OPEN SPACE RESOURCES



CHAPTER · 3

EXISTING PROTECTED LANDS

Privately Held Recreation Lands in Hatfield Township

<i>Hatfield Quality Meats</i>	39.50 acres
<i>Saint Maria Goretti School</i>	11.50 acres
<i>Hatfield Township</i>	
<i>Municipal Authority</i>	15.00 acres
<i>Hallowell Tract</i>	12.00 acres
<i>Hiedelberg U.C.C.</i>	16.00 acres

Large Institutional Land Holdings in Hatfield Township

<i>Central Montgomery</i>	
<i>Medical Center</i>	26.00 acres

School District Lands in Hatfield Township

<i>Pennfield Middle School</i>	32.00 acres
<i>Hatfield Elementary</i>	11.00 acres
<i>Oak Park Elementary</i>	7.00 acres
<i>Kulp Elementary</i>	15.50 acres
<i>Welsh Road Property</i>	87.50 acres

Permanently Protected Farmland

The Farmland Preservation Program in Montgomery County is a voluntary program staffed by the Montgomery County Planning Commission. The Planning Commission and Montgomery County Farm Board are tasked with the job of prioritizing and making decisions on which properties that are in an Agricultural Security Area are the most important for preservation in a given year. Preservation of properties occurs through the purchasing of agricultural easements from productive farms within Montgomery County. When the rights are sold, the

owner keeps the land, but no longer has the right to build non-agricultural buildings. In exchange for the money paid for the easement, there are requirements placed on the land that require it to remain actively farmed in perpetuity. A farmer may sell the land, but the new owner must continue to grow productive crops or pasture on it.

Funding for this program typically comes from both the county and the state, though a Municipality can also be involved in funding to preserve a farm within its own boundaries. Funding from Montgomery County is approved yearly by the County Commissioners. The remainder of the funding comes from the Commonwealth of Pennsylvania through cigarette taxes, the Growing Greener program, and various other sources. The program has been very popular in Montgomery County. According to the Montgomery County Farmland Preservation website, as of February 2004, 90 farms have been approved for Agricultural Conservation Easements, for a total of 6,183 acres of county farmland that will never be developed.

There are currently no permanently protected farms in either Hatfield Borough or Hatfield Township.

CHAPTER · 3

CHAPTER 4 POTENTIALLY VULNERABLE RESOURCES

What are the Potentially Vulnerable Resources?

Potentially vulnerable resources are resources such as historic sites, undeveloped land – including land in the agricultural security area, open space linkages, along creeks and streams, floodplain areas, steep slopes and highly sensitive natural areas like wetlands, rock outcroppings woodlands and prime agricultural land. Additional vulnerable resources are the vistas or views formed by the gently rolling land found in the Hatfield area. All of these resources are valuable assets of the Borough and Township. The goal of this plan is not only to identify these assets, but to develop a scheme by which they can and should be protected.



Branch of the Neshaminy Creek in Hatfield Borough

ZONING DISTRICT NATURAL FEATURE ACREAGE									
Zone	Zoning District	Zoning District Acreage	Ponds	Wetlands	Floodplain	Creeks	Pond Shoreline	Wetland Margin	Woodlands
HATFIELD BOROUGH ZONING DISTRICTS									
Multi-Family Apartment District	A	14.9	-	0.4	4.0	0.1	-	0.2	0.9
Commercial	C	20.3	-	-	7.6	0.5	0.5	-	2.8
Core Commerical District	CC	17.7	-	-	5.8	0.2	-	-	0.4
Industrial District	I	136.8	-	2.2	18.5	1.6	1.0	1.0	10.3
Residential District	R-1	136.6	-	-	5.3	0.4	-	-	-
Residential District	R-2	89.1	-	1.0	7.2	0.3	-	0.4	0.4
Residential/Commerical District	R-3	38.4	-	-	3.6	0.1	-	-	-
Mixed Use Residential District	R-4	28.8	1.4	1.4	-	0.1	3.0	0.5	-
Total:		482.7	1.4	1.4	51.9	3.4	4.5	2.1	14.7
HATFIELD TOWNSHIP ZONING DISTRICTS									
Residential	B	131.3	0.1	-	5.9	0.5	1.4	-	34.5
Residential	BA	41.9	-	-	-	0.1	-	-	-
Residential	BB	66.8	-	-	-	-	-	-	3.6
Commercial	C	306.1	-	0.4	12.7	1.9	0.1	0.2	18.9
Estate Residential	ER	470.5	0.7	2.7	11.2	1.8	4.4	0.8	16.5
Garden Apartments	GA	154.6	-	-	10.7	0.9	1.0	-	13.4
Institutional	IN	71.6	-	-	-	0.7	-	-	44.2
Limited Commercial	LC	1.8	-	-	-	-	-	-	-
Light Industrial	LI	1906.2	8.1	34.6	156.4	13.8	35.8	11.6	236.2
Light Industrial Restricted Commercial	LIRC	87.1	-	0.7	0.3	0.3	-	0.4	4.2
Limited Professional Office	LPO	75.6	-	-	6.2	0.7	-	-	14.0
Multi-Family Elderly	MFE	26.0	-	-	-	0.1	-	-	8.4
Mobile Home Development	MHD	50.0	-	-	-	0.1	-	-	-
Residential	RA1	2699.7	1.2	24.6	179.7	18.7	8.9	9.4	357.5
Residential	RA2	198.1	-	2.6	3.6	0.9	-	1.5	6.1
Residential	RA3	24.4	-	0.8	-	-	-	0.4	-
Shopping Center	SC	63.8	-	0.6	-	0.1	-	0.3	1.3
Town Homes	TH	60.7	-	2.4	9.7	0.6	-	0.8	19.8
Total:		6436.2	10.1	69.3	396.4	41.2	51.7	25.4	778.6

CHAPTER · 4

Natural Features

Natural Features refer to the geology, topography, waters, slopes, vegetation, wildlife and scenic resources of an area. In Hatfield Borough and Hatfield Township, there are significant natural features, such as the West Bank of the Neshaminy Creek that are important to the character, history, quality of life and safety of Borough and Township residents.

Geology

Though seldom seen or considered, a region's geology plays an important role in all parts of the natural and built world above. Underlying geology will exert influence on the topography of an area, as well as, soil, hydrology, both surface and subsurface, vegetative communities and building suitability (*Maps #4 and #4B*).

Montgomery County is located within the Triassic Lowland and Piedmont Upland portion of the Piedmont Physiographic Province. The northern two thirds of the county are located in the Triassic Lowlands and the remaining southern part is located within the Piedmont Upland. Hatfield Borough and Township are completely contained in the Triassic Lowland section. Four primary geologic formations makeup the Triassic lowlands, they are: Stockton Sandstone/Conglomerate/Shale, Lockatong Argillite/Shale, Brunswick Shale/Sandstone and diabase.

Hatfield Borough and Hatfield Township are almost completely underlain by the Brunswick formation. The intrusion of diabase sills and dikes into the Brunswick formation superheated the surrounding shales creating argillite. This argillite, from the Brunswick formation, is the underlying geology found in the majority of areas underlain by the Brunswick for-

mation and is the primary cause of Hatfield's gently rolling topography.

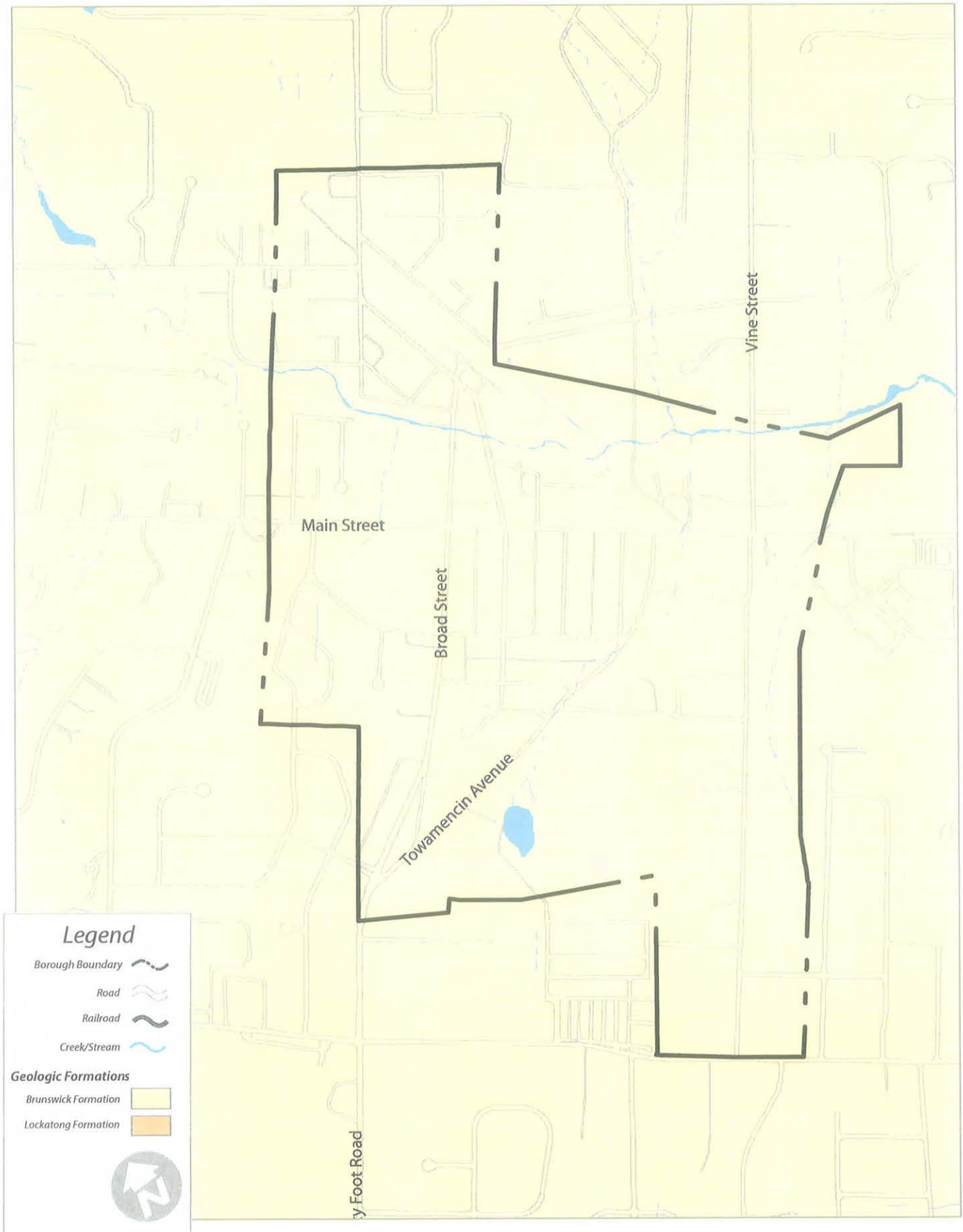
The northern section of the Township is underlain by a portion of the Lockatong formation. This formation is part of a larger band which stretches from Mont Clare to the Montgomery/Horsham Township border. The rock of this formation is resistant weathering and forms a series of minor ridges along its length. The different rate of weathering in the two major formations further contributes to the rolling topography of the area.

Soils

Soils form primarily by the weathering of bedrock and therefore have characteristics similar to those of the underlying rock formations. However, soil characteristics are not static; they are continually changing over time due to the actions of continued bedrock weathering and the activity of micro-organisms. As a result, soils above similar geologies will vary with respect to depth to bedrock, depth to groundwater, color, mineral characteristics, fertility, erodibility and texture. Soils subsequently have a large influence on land cover and vegetation types, quality and quantity of groundwater, rates of erosion, and the aesthetic qualities of the landscape (*Maps #5 and #5B*).

Soils in Hatfield Borough and Hatfield Township are comprised of 30 different soil types. While each type has distinct characteristics, similar soil types can be grouped into a soil series. The series describes the overall characteristics of the soils within each series. The non-technical descriptions for each soil series found are listed below:

MAP# 4B GEOLOGY



CHAPTER · 4

POTENTIALLY VULNERABLE RESOURCES

Abbottstown Series

The Abbottstown series consists of deep, somewhat poorly drained soils on uplands; formed in material weathered mainly from shale, siltstone and sandstone. The series is 36-80 inches to bedrock. Permeability is slow and available water holding capacity is medium. A water table when present is 0.5 to 1.5 feet. The soil productivity is moderate.

Brecknock Series

The Brecknock Series consists of deep, well drained soils on uplands; formed in materials weathered from metamorphosed shale and sandstone. The series is 24 to 60 inches to bedrock. Permeability is moderate and available water holding capacity is low. A water table when present is 3.0 – 6.0 feet. The soil productivity is moderate.

Bowmansville Series

The Bowmansville series consists of very deep, poorly and somewhat poorly drained soils on floodplains; formed in alluvium. The series is 36 to 96 inches to bedrock. Permeability is moderately slow and available water holding capacity is high. A water table when present is 0.0-0.5 feet. The soil productivity is high.

Chalfont Series

The Chalfont series consists of deep, somewhat poorly drained soils on uplands; formed in loess and underlying residuum. The series is 48 to 96 inches to bedrock. Permeability is slow and water holding capacity is medium. A water table when present is 0.5-1.0 feet. The soil productivity is moderate. Permeability is moderate and water holding capacity is

high. A water table when present is 1.0-2.5 feet. The soil productivity is very high.

Croton Series

The Croton series consists of deep, poorly drained soils on uplands; formed in medium or moderately-fine textured materials mainly over argillite, siltstone or shale. The series is 40 to 60 inches to bedrock. Permeability is moderately slow and available water holding capacity is low. A water table when present is 0.0–0.5 feet. The soil productivity is low.

Doylestown Series

The Doylestown series consists of deep, poorly drained soils on uplands; formed in silty materials over many types of rock. The series is 48 to 96 inches to bedrock. Permeability is slow and available water holding capacity is low. A water table when present is 0.0-0.5 feet. The soil is generally not used for row crops.

Klinesville Series

The Klinesville Series consists of shallow, well drained soils on uplands; formed in material weathered from shale, siltstone and sandstone. The series is 10 to 20 inches to bedrock. Permeability is moderately rapid and available water holding capacity is very low. A water table when present is greater than 6 feet. The soil productivity is very low.

Lawrenceville Series

The Lawrenceville series consists of deep, moderately well drained soils on uplands and terraces; formed in silty transported materials. The series is 48 to 99 inches to bedrock. Permeability is moderately slow and available water holding capacity is high. A

CHAPTER · 4



Farmland in the western section of Hatfield Township

water table when present is 1.0 – 2.0 feet. The soil productivity is moderate.

Made Land

Made land is mostly comprised of cut, fill, rubble land or other areas with little or no natural soil or are soils with such variable properties that onsite investigations are needed to determine suitability for most uses.

Penn Series

The Penn series consists of moderately deep, well drained soils on uplands; formed in materials weathered from red shale, siltstone and fine grained sandstone. The series is 10 to 36 inches to bedrock. Permeability is moderate and available water holding capacity is low. A water table when present is greater than 6 feet. The soil productivity is moderate.

Readington Series

The Readington series consists of deep, moderately well drained soils on uplands formed in material

weathered from red shale, siltstone and sandstone. The series is 36 to 60 inches to bedrock. Permeability is moderately slow and available water holding capacity is low. A water table when present is 1.5–2.5 feet. The soil productivity is moderate.

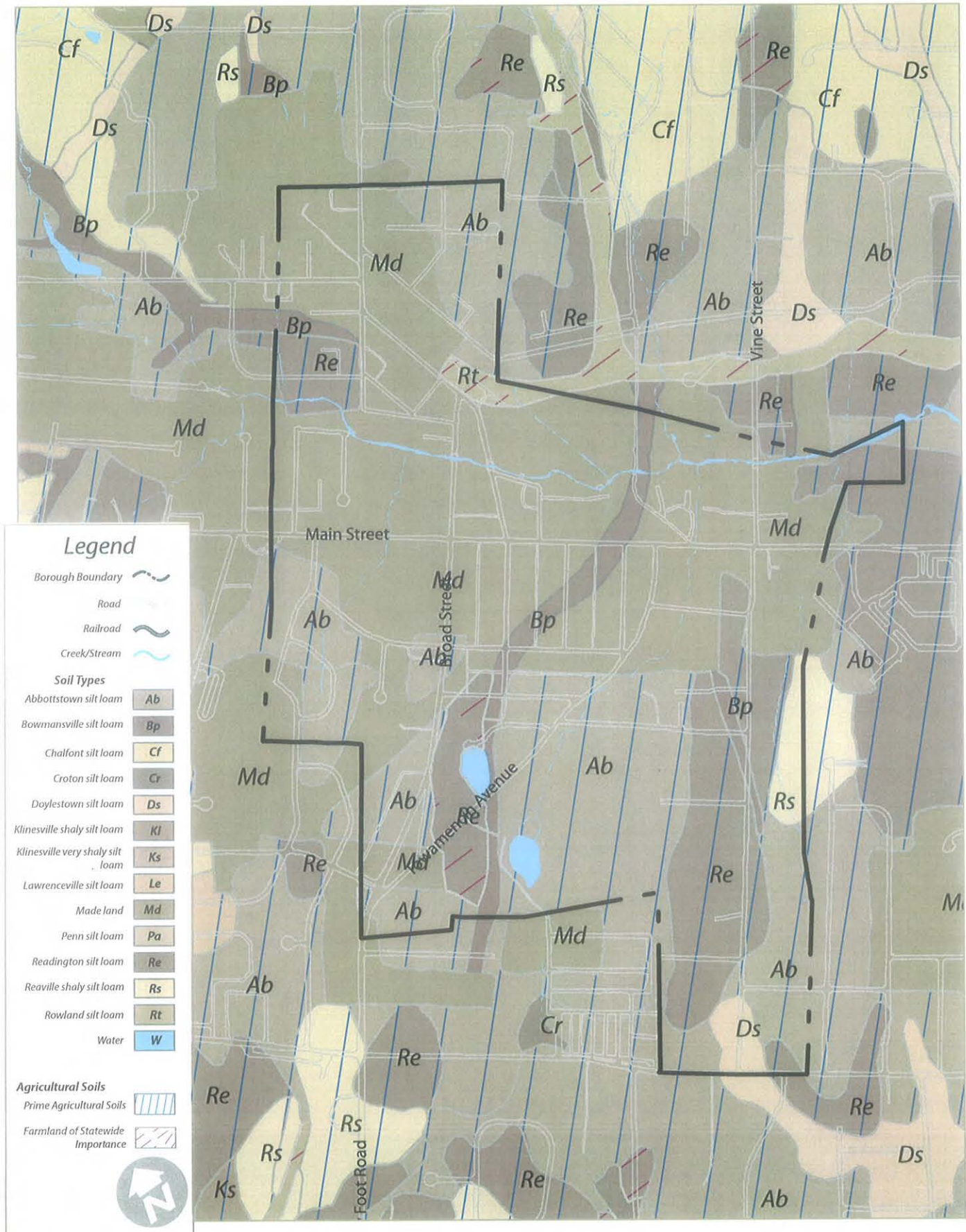
Reaville Series

The Reaville series consists of moderately deep, moderately well and somewhat poorly drained soils on uplands; formed in material weathered from interbedded Triassic red shale and siltstone. The series is 12 to 36 inches to bedrock. Permeability is slow and available water holding capacity is low. A water table when present is 0.5–2.0 feet. The soil productivity is low.

Rowland Series

The Rowland series consists of very deep, moderately well to somewhat poorly drained soils on floodplains; formed in alluvial sediments. The series is 48 to 72 inches to bedrock. Permeability is moderately slow and available water holding capacity is high. A

MAP# 5B SOILS



CHAPTER · 4

POTENTIALLY VULNERABLE RESOURCES

water table when present is 1.0 – 2.0 feet. The soil productivity is very high.

Agricultural Soils

The Municipalities Planning Code states as one of the purposes of land use controls in Pennsylvania, the preservation of “...prime agricultural and farmland considering topography, soil type and classification, and present use.” The trend in land use in Montgomery County has been to utilize prime farmland for development. The loss of prime farmland to other uses puts increased pressure on marginal lands, which are generally more erodible, droughty, less productive and cannot be easily cultivated. Agricultural soils and farming activities are important considerations in the open space planning process; these resources are important areas to consider for permanent protection.

Prime farmland is defined as areas having an adequate and dependable supply of moisture from precipitation or irrigation. Prime farmland requires favorable temperatures and growing season, and soils with acceptable levels of acidity or alkalinity. Prime farmland has few or no rocks and is highly permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 6 percent. These soils comprise approximately 91.5 acres of land.

Prime Agricultural Soils

1. Lawrenceville silt loam
2. Penn silt loam
3. Penn-Lansdale loams
4. Readington silt loam
5. Rowland silt loam

In Hatfield Borough and Township, there are 9 soil types considered to be agricultural soils of statewide importance. These soils comprise approximately 608 acres of land.

Agricultural Soils of Statewide Importance

1. Abbotstown silt loam
2. Bowmansville silt loam
3. Chalfont silt loam
4. Klinsville shaly silt loam
5. Lawrenceville silt loam
6. Penn silt loam
7. Readington silt loam
8. Reaville shaly silt loam
9. Rowland silt loam

Seasonal high water table

High water table soils and soils with a shallow depth to bedrock are two major constraints to development. Soils with a high water table are where groundwater is less than three feet from the surface. By evaluating soil characteristics, the seasonal high water table characteristics can be determined. The following soil types are typically associated with a seasonal high water table:

1. Abbotstown silt loam
2. Bowmansville silt loam
3. Chalfont silt loam
4. Croton silt loam
5. Doylestown silt loam
6. Lawrenceville silt loam
7. Readington silt loam
8. Reaville silt loam
9. Rowland silt loam

CHAPTER · 4

Geologic Hazards (such as sink holes, limestone formations, hydric soils, etc)

There are a number no known geologic hazards in either Hatfield Borough or Hatfield Township. However, significant areas with hydric soils can be identified in the Borough and Township. Hydric soils are those that form under conditions of saturation, flooding or ponding long enough during the growing season that anaerobic conditions develop in the upper horizons. Hydric soils in Hatfield Borough and Township cover the majority of the land area. While this appears extensive, the presence of soils deemed hydric only identifies the potential for hydric conditions to occur. These soil types have an important impact on the activities that take place in these areas. The ability to build permanent structures and conduct agricultural activities are often affected by the presence of these conditions.



Agricultural Landscape in Hatfield Township

In Hatfield Borough and Township, there are 13 distinct hydric soil types, which include the following:

1. Abbottstown silt loam
2. Bowmansville silt loam

3. Chalfont silt loam
4. Croton silt loam
5. Doylestown silt loam
6. Klimesville shaly silt loam
7. Klimesville very shaly silt loam
8. Lawrenceville silt loam
9. Readington silt loam
10. Reaville shaly silt loam
11. Rowland silt loam

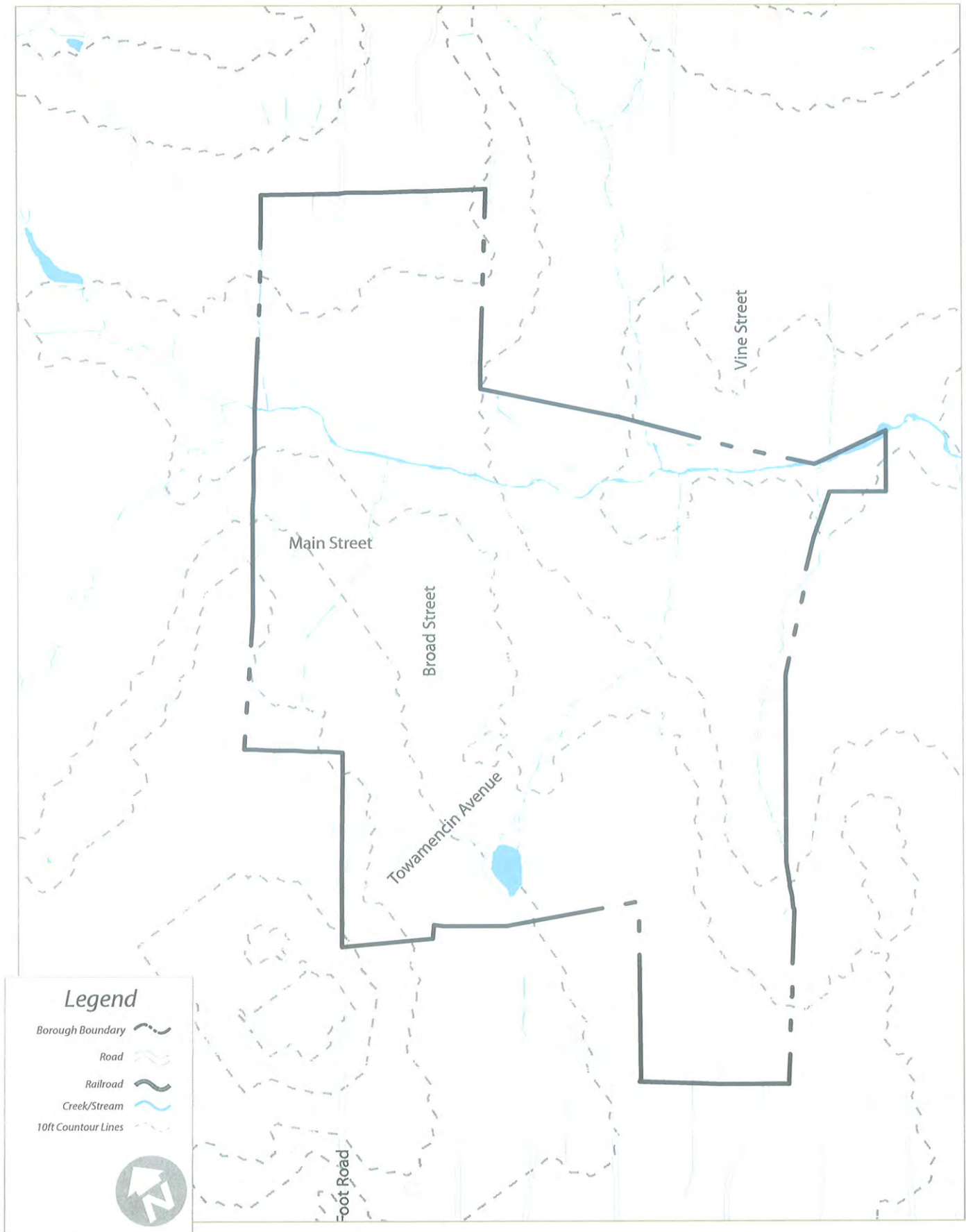
Topography

Topography is a measure of surface relief. Typically it is graphically represented as a map illustrating the relative elevation differences throughout a region (*See Maps #6 and #6B*). The most important characteristic of topography for an area is its slope. The grade of a slope is calculated by dividing the rise (vertical elevation difference) by the run (horizontal distance the elevation covers as it rises). For example, an elevation increase of 15 feet (rise) over a 100 foot distance (run) would be expressed as a 15% slope.

Steep slopes are vulnerable resources that can be degraded and eroded through weathering, grading, and the subsequent loss of the stabilizing ground-cover. Eroded slopes damage and impair creeks and streams where steep slopes are typically located and change the flow of streams due to the increased sediment buildup in the streambed. This often causes land to slump and roadways, buildings, and open space areas to be damaged.

As stated earlier, the topography is gently rolling throughout the Borough and Township and has very little influence on the land planning and development decisions made within. Most slopes within Hatfield are limited to those that fall into the 8% to 15% category. Slopes in this category can be found in

MAP# 6B TOPOGRAPHIC FEATURES



CHAPTER · 4

POTENTIALLY VULNERABLE RESOURCES

small occurrences throughout the Township, mostly in stream and creek valleys. No steep slopes are found within the Borough. A few slopes over 15% can be found in the western part of the Township, mostly running parallel to some unnamed tributaries of the Skippack Creek.

Groundwater

Aquifer characteristics

An aquifer is a rock and sediment area located under surface soils that contains significant quantities of groundwater. The permeability and porosity of these rock and sediment areas determine the ability to utilize the aquifer. If the aquifer provides adequate amounts of fresh water at sufficient speeds, it can be used as a water source. In general, the best aquifers in Pennsylvania have high porosity and permeability and are typically sandy or gravely areas located along stream valleys.

In Hatfield Borough and Township, much of the underlying rock provides fair groundwater yields. Nearly 90% of the Township and the entire Borough are underlain by the Brunswick Formation. Groundwater yields in this formation are extremely variable. The rock is generally fine-grained allowing little porosity. Secondary openings, such as joints and fractures, are the key to adequate groundwater over this formation. Wells in this area should be sufficient for domestic, industrial and municipal use.

The remainder of Hatfield Township is underlain by the Lackatong Formation. This formation has very little pore space and its resistance to weathering prohibits the cracks and other openings which allow groundwater to accumulate. Wells drilled in this formation yield very little groundwater, probably only sufficient for domestic use.

Watershed Boundaries and Drainage Areas

Hatfield Borough is drained by one major watershed basin and Hatfield Township is drained by two major watershed basins. A watershed basin consists



Branch of the Neshaminy Creek Riparian Area

of land areas in which all surface and ground water is drained by the same water course. The Borough is located entirely within the Neshaminy Creek Basin. Most of the land area of the Township is also drained by the Neshaminy Creek Basin. The western edge of the Township, from Souderton Road south skirting the western edge of Hatfield Borough and south to Oak Park, is drained by the Skippack Creek Basin. These two basins are a major influence on landform and influence most activities within the Borough and Township.

Neshaminy Creek Drainage Basin

The Neshaminy Creek Drainage Basin covers all but the western section of Hatfield Township. This basin is traversed, and drained by, the West Branch of the Neshaminy Creek and several of its tributaries. The minor basins include the Unionville Branch of the Neshaminy Creek, North Hatfield Branch of the

CHAPTER · 4

Neshaminy Creek and the Lansdale Tributary of the Neshaminy. All of Hatfield Borough and a relatively significant portion of the Township is drained by the West Branch of the Neshaminy Creek, the rest being drained by its tributaries.

Skippack Creek Drainage Basin

The Skippack Creek Drainage Basin occupies the western part of the Township and all of the creeks within this basin drain into the Skippack Creek. The Towamencin Creek Sub-Basin drains the southern portion of the Skippack Creek Drainage Basin.

Towamencin Creek Sub-Basin

This sub-basin drains a portion of the Township from just south of Forty Foot Road to Oak Park.

Hydrology

The creeks and streams draining surface water within the Neshaminy and Skippack Creek Drainage Basins are significant natural resources within both Hatfield Borough and Hatfield Township. The creeks, streams and unnamed tributaries located in the Township and their hydrology are a major component of the environment. There are a number of natural elements that form as a result of the hydrology of the area and they too have a significant impact on the environment of the Borough and Township (See Maps #7 and #7B).

Water bodies (streams, lakes, ponds)

There are many water bodies within the Township, most of which are creeks and streams. The major streams with a significant presence within Hatfield are the Skippack Creek, Towamencin Creek, West Branch of the Neshaminy Creek, Unionville Branch

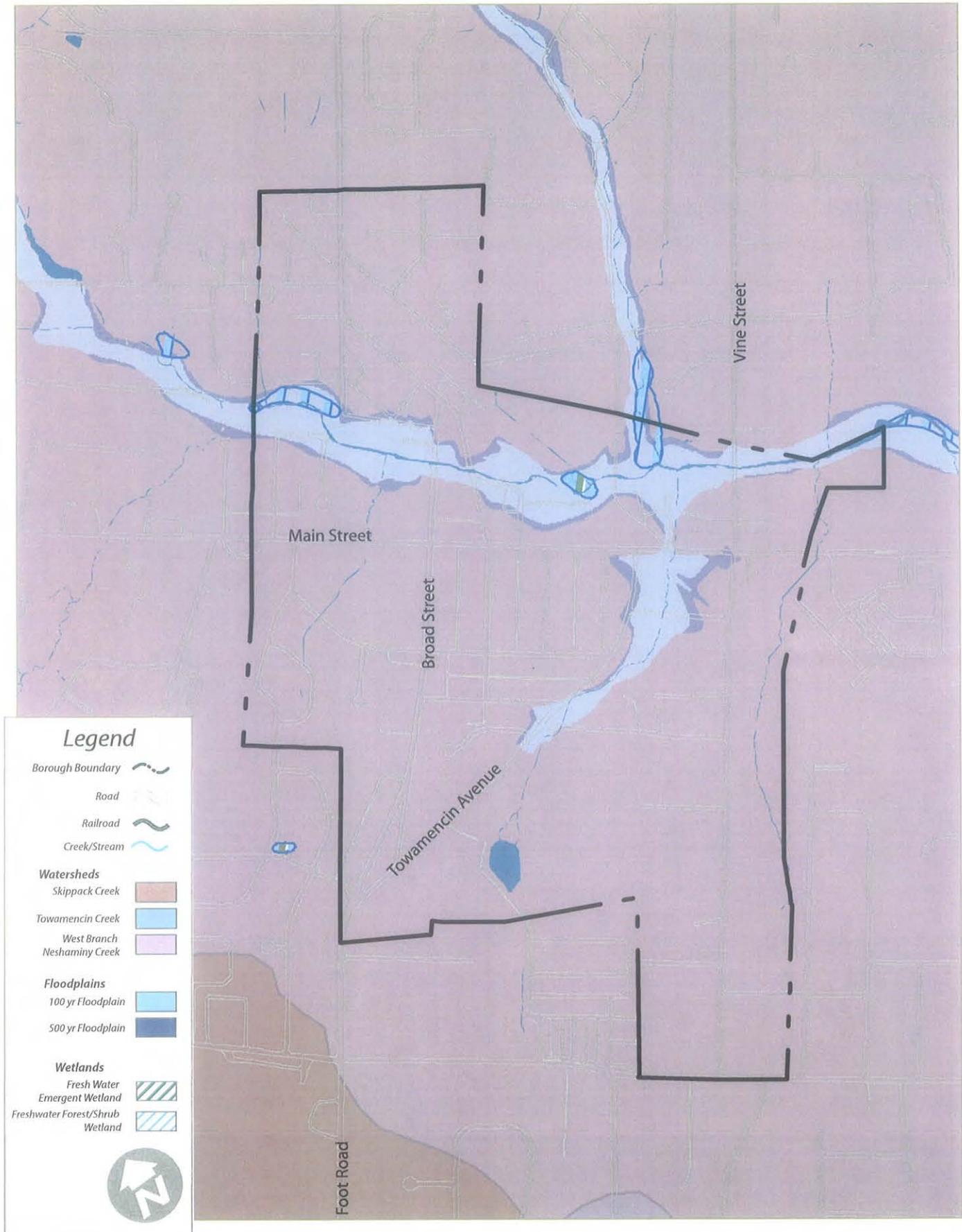
of the Neshaminy Creek, North Hatfield Branch of the Neshaminy Creek and the Lansdale Tributary of the Neshaminy Creek.

The West Branch of the Neshaminy Creek serves as a major drainage feature and flows south from Franconia Township, before turning west in Hatfield Borough and exiting into New Britain Township just north of Walnut Lane. The Skippack Creek begins just south of Elroy Road and flows south, paralleling Fairgrounds Road and enters into Towamencin Township on its way to the Perkiomen Creek.

The remainder of the streams and creeks in the area are much smaller and are mostly contained by West Branch of the Neshaminy Creek Basin. The Unionville Tributary flows south from Hilltown Township, near Unionville, to the point where it enters the West Branch near Trewigtown Road. The North Hatfield Tributary flows south from Hilltown Township, entering Hatfield Township near Bergey Road, and flows south to its confluence with the West Branch in Hatfield Borough. The Lansdale Tributary flows east from an area just west of Orvilla Road, passing just to the north of Lansdale Borough. At this point it turns to the northeast and joins the West Branch, north of Cowpath Road, near Trewigtown Road.

Other bodies of water, including ponds and lakes, serve important ecological and aesthetic functions within the community. These water bodies provide habitat for wildlife, serve as storm water storage and provide opportunities for recreation. Hatfield Borough contains one pond of measurable size. This is the pond found at the Heritage Park, located in the southern end of the Borough. This pond, which is about 1.5 acres in size, drains north through the Borough before emptying into the West Branch just north of Main Street.

MAP# 7B HYDROLOGIC FEATURES



CHAPTER · 4

POTENTIALLY VULNERABLE RESOURCES

Two other significant ponds are located within Hatfield Township, and they include Bergy Road Pond and Industrial Road Pond.

Water Quality

The Pennsylvania Department of Conservation and Natural Resources classifies the State's streams and creeks according to their water quality and the types of aquatic life they support. Since this classification is a measure of overall stream health, it may be seen as a good indicator for prioritizing protection efforts of stream and stream valley resources within Hatfield Borough and Township. These classifications are the basis for the Department of Conservation and Natural Resources (DCNR) stream discharge regulations, which are designed to maintain stream quality. Below is the list of DCNR's water quality criteria for stream designation, listed from lowest designation (WWF) to highest designation (EV).

Symbol Protected Use

WWF *Warm Water Fishes* · Maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat.

CWF *Cold Water Fishes* · Maintenance and/or propagation of fish species including the family Salmonidae and additional flora and fauna which are indigenous to a cold water habitat.

TSF *Trout Stocking* · Maintenance of stocked trout from February 15 to July 31 and maintenance propagation of fish species

and additional flora and fauna which are indigenous to a warm water habitat.

EV *Exceptional Value* · A stream or watershed which constitutes an outstanding national, state, regional or local resource, such as waters of national, state, or county parks or waters which are used as a source of unfiltered potable water supply, or waters of wildlife refuges or state game lands, or waters which have been characterized by the Fish Commission as "Wilderness Trout Streams," and other waters of substantial recreational or ecological significance.

Based on these criteria, the Pennsylvania Department of Conservation and Natural Resources has designated the Neshaminy Creek as a Warm Water Fishery (WWF).

Floodplains

Floodplains are an extremely valuable resource for a community. Aside from the obvious aesthetic value, they serve a significant role in the absorption and dissipation of storm water. Floodplains also create opportunities for conservation corridors, preserving valuable habitat for wildlife and vegetation. Excessive development in the floodplain zones has a negative effect such as increased flooding which leads to costly property damage and erosion problems.

A floodplain is the area adjoining a watercourse which has in the past or may in the future be covered by floodwaters created by the 100-Year Flood. The 100-Year Flood is the area expected to be covered by

CHAPTER · 4

water during and/or after a storm which is calculated to have a 1% chance of occurring in any given year.

There are significant floodplain areas within Hatfield Borough and Township; most associated with the West Branch of the Neshaminy Creek. The most extensive floodplains are found extending approximately 200 feet from the banks of the West Branch. Due to the development patterns of Hatfield Borough, much of this land is disturbed.

The biggest stretch of floodplain is found along the West Branch of the Neshaminy Creek, with a large floodplain area located at its conjunction with the North Hatfield Tributary. Natural resource restrictions in Township ordinances protect most of the floodplain area and require dedication of this land to the Township. In the Borough there are significant floodplain areas as well.

The Zoning Code of Hatfield Township establishes the creation of a Floodplain Conservation District. The Code specifically defines a floodplain based on the one-hundred year flood boundary. The ordinance restricts construction of new or renovation of existing structures within the Floodplain District. It also places restrictions on other activities deemed to pose a threat to the capacity of the channel and floodway in an attempt to mitigate flood hazards.

Wetlands

The Pennsylvania Department of Environmental Protection defines wetlands as areas where ground and/or surface water lingers for at least brief periods during the year. Wetlands serve many functions, including habitat for wildlife, purifying water by absorbing minerals in the water, and providing areas for floodwaters to collect. Some wetlands are easily identified by the presence of water or soggy soils, while

other require extensive vegetation and soil surveys to establish their bounds.

Several wetlands areas can be identified in Hatfield Township and to a lesser extent in Hatfield Borough. Many of the wetlands are related to the creeks and streams which flow through the area and can often be found along their banks. Wetlands are also associated with, and dependant on, the presence of hydric soils, and the location of these soil types often serves as an indicator for the presence of wetlands. The largest concentration of wetlands in both the Borough and Township appears at the western edge of the Township where the West Branch of the Neshaminy enters into New Britain Township.

Riparian Buffers

Riparian buffers are strips of land or more significant vegetated areas along creek, stream, and river edges that consist of grasses, shrubs and trees. Riparian buffers filter polluted runoff and provide a transition zone between the water and man-made land use activities. Well established riparian buffers are part of the ecosystem that provides habitat and protection for plants and animals along the waterways. Riparian buffers often coincide with the location of the 100-Year Floodplain. They often gain protection from the constraints and restrictions placed on development activities within the floodplain.

Hatfield Borough has few remaining riparian buffers and those that do remain are severely undersized and disturbed. The natural resource protection regulations that protect floodplains within Hatfield Township should preserve healthy riparian buffers in many areas of the Township. However, a recent Riparian Buffer Assessment, performed by the Heritage Conservancy in Doylestown, provides a detailed

POTENTIALLY VULNERABLE RESOURCES

analysis of buffer extent. Large portions of the West Branch of the Neshaminy and its tributaries, in Hatfield Borough and to its west, are lacking a riparian buffer. In addition, about one-half of the banks of the West Branch and its tributaries south of the Borough are lacking adequate buffers.



Undeveloped McCaron Movie Lots

Vegetation and Wildlife

Vegetation and wildlife are important elements of the natural and physical environments within Hatfield Borough and Township. Vegetation provides ecological services including preventing soil erosion, removing pollutants from runoff water and providing habitat for wildlife, as well as their obvious aesthetic values.

Wooded Areas

Hatfield Borough and Hatfield Township were once entirely covered by dense forest. Several hundred years of clearing, farming, grazing and development have reduced this cover to a fraction of its original extent. The remaining woodlands in the area play an important role in the character and health of the community.

The preservation of the remaining wooded areas, especially large tracts, within Hatfield Borough and Township is an important task. Aside from the obvious aesthetic and recreational value, woodlands provide important natural functions and sustain the local ecology. They provide a natural buffer around water courses and help to reduce the amount of water that quickly enters a stream after heavy rains, reducing flooding. Wooded areas also create windbreaks and provide cooling relief from the 'heat island' effect plaguing many urban areas.

Most of the wooded areas are concentrated along the stream corridor of the West Branch of the Neshaminy and its many tributaries. Other wooded areas are common in the western part of the Township, with the area directly east of Hatfield Borough having the lowest concentration. Currently neither Hatfield Borough nor Hatfield Township have an ordinance to provide protection from the development pressures and impacts faced by wooded areas.

The principal types of remaining woodland in the Hatfield area are:

Red Oak Association · Northern red oak association dominate about 60% of all remaining woodlands. Northern red oak is the principal tree species although black, scarlet, and chestnut oak, as well as tulip poplar are common

Ash/Maple/Elm Association · With a great deal of local variety, this association represents about 19% of remaining woodland. Major species include slippery elm, yellow birch, black gum, sycamore and tulip poplar

CHAPTER · 4

Eastern Red Cedar · This association, common in old fields and very young woodlands, represents 18% of the remaining wooded areas. Species associated include eastern red cedar, gray birch, red maple and aspen

Maple/ Beech · The remaining 3% of wooded areas are comprised of this forest association. Species present include red maple, beech, northern red oak, tulip poplar and white ash.

Pennsylvania Natural Diversity Inventory Locations (PNDI)

The Pennsylvania Natural Heritage Program (PNHP), formerly called the Pennsylvania Natural Diversity Inventory (PNDI), conducts inventories and collects data regarding the native biological diversity of the Commonwealth of Pennsylvania. Since its inception in 1982, PNDI has become the State's primary source of information regarding outstanding natural habitats, sensitive plant and animal species, and other noteworthy natural features. The information collected is continually updated and added into an integrated data management system.

Montgomery County Natural Areas Inventory

In 1985 the Nature Conservancy completed its Natural Areas Inventory (NAI) for the State of Pennsylvania. The goal of the Inventory was to identify areas for the protection of biological diversity. This study identified 28 sites of statewide significance and 30 of local significance. The sites were chosen and prioritized based upon the size and diversity of wildlife and plant life, water quality protection, and recreation potential.

According to the Open Space, Natural Features and Cultural Resources Plan section of the 2004 Montgomery County Comprehensive Plan, there are no NAI sites in Hatfield Borough or Hatfield Township.



Liberty Bell Trail Entering Hatfield Borough Commercial Area

Scenic Resources

The natural land form and gently rolling farmland contribute to the overall appeal of Hatfield Township. These resources, in concert with the historic structures and locations, create the empowering sense of place found within both Hatfield Borough and Hatfield Township.

Scenic Roads and Vistas · The 1995 and 1996 Plans, with the recommendations of the Museum and Historical Society, identified seven significant scenic locations and vistas within the Borough and Township. In the Borough the most notable view is looking east along Towmencin Avenue towards Heritage Park. The Township contains a number of significant scenic views and areas which are listed below:

1. Bergey Road south to Campus Drive north of Souderton Pike

POTENTIALLY VULNERABLE RESOURCES

2. Farmlands and their respective homes located along Fairgrounds Road south of Truman Drive
3. Land area behind Frick's Meetinghouse, north of Clymer Road and east of Orvilla Road
4. The Scholl Farm and properties
5. The Bishop Farm and properties
6. The Twin Woods golf course adjacent to School Road Park

Historic and Cultural Resources

Hatfield Borough and Hatfield Township have a rich and diverse history. In 1991, the Borough and Township formed the Hatfield Museum and Historical Society with the purpose of promoting historical awareness within the community (*Maps #8 and #8B*).

Due to its long history, there are numerous historic and cultural resources located in both Hatfield Borough and Hatfield Township. As much as any other feature, the history of the area defines its sense of place. Many of the resources are documented in the 1995 Open Space and Environmental Resource Protection Plan for the Township and the 1996 Municipal Parks, Open Space and Recreation Plan for the Borough.

National Register and National Landmark Resources

There is one structure and one National Register District listed on the National Register of Historic Places. Both national register listings are located in Hatfield Township. There are no National Register listings within in the Borough.

Structures

- Bridge Over West Branch of Neshaminy Creek - Located on Orvilla Road south of County Line Road and listed in 1982.

Districts

- Oak Park Historic District – Located in Hatfield Township, one mile away from the central business district in Lansdale, this district, listed in 1998, is an example of a planned residential community, built from 1912 to the late 1980s.

Source: Pennsylvania ARCH database

Sites of local cultural significance

There are an abundance of sites within the Hatfield Borough and Hatfield Township that are of local cultural or historic significance. The Hatfield Museum and Historical Society identified an additional fifteen sites in the Borough and seven sites in the Township which are historically significant. Due to the history of the area a large number of yet to be identified historical properties exist and should also be considered in prioritizing any open space decisions.

Hatfield Borough

Main Hotel (Map ID#5)

South Main and Towamencin Avenue

Train Station (Map ID#19)

Market Street near Broad Street

Biblical Theological Seminary (Map ID#15)

200 North Main Street

Grace Evangelical Lutheran Church (Map ID#6)

West Broad Street

Broad Street Residence (Map ID#12)

6 West Broad Street

CHAPTER · 4

Streetscape of Broad Street (Map ID#7)

5, 13, 17 East Broad Street

Hanson Textile (Map ID#11)

63 East Broad Street

Highway Home for the Aged (Map ID#13)

206 Lincoln Avenue

Union Street Residence (Map ID#18)

316 Union Street 40

Market Street Residence (Map ID#14)

14 Market Street

Maple Street Residence (Map ID#16)

42 North Maple Avenue

Hatfield Township

Scholl Farm (Map ID#25)

Souderton Pike near Township Line Road

Fricks Meetinghouse (Map ID#3)

Between Orvilla and Line Lexington Roads

Keagle Farm (Map ID#22)

Derstine Road near Welsh Road

Hatfield Church of the Brethren (Map ID#4)

Cowpath Road east of Orvilla Road

Oak Grove School House (Map ID#1)

Bergey Road and Campus Road

Barren Plains School House (Map ID#24)

Moyer and Schwab Roads

Heidelberg Reformed Church (Map ID#8)

Lincoln Avenue

Hatfield National Bank (Map ID#9)

Broad Street

Hatfield Clothing Company (Map ID#3)

Lincoln Street

Hopkins Industrial Mills (Map ID#17)

N.Maple and Union Street

Larry S. Laumer House (Map ID#20)

Cowpath Road

Indian Encampment (Map ID#21)

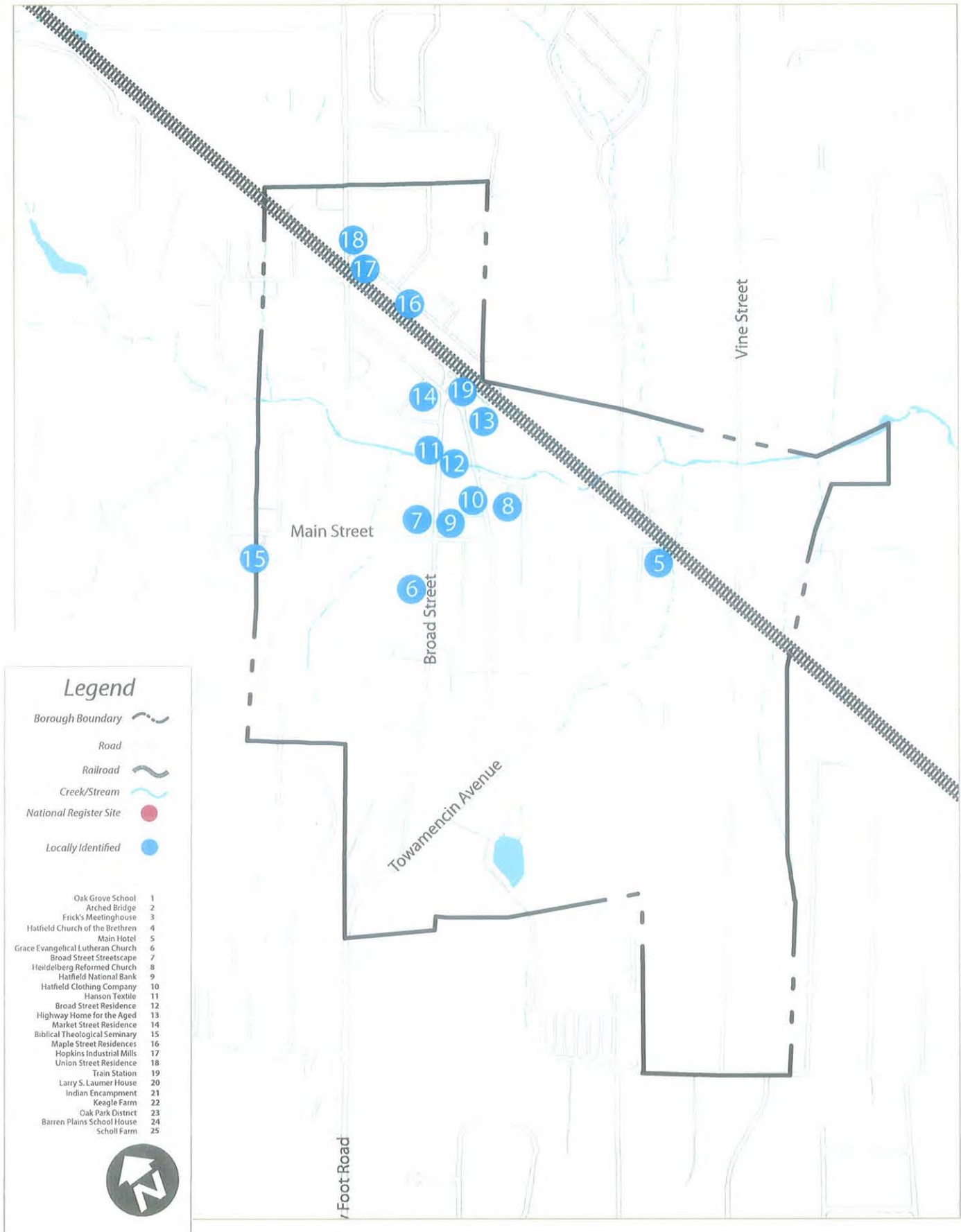
Orvilla Road

Archeological Sites and Ruins

The long and extensive history of Hatfield Borough and Hatfield Township creates the opportunity for numerous archaeological sites and historic resources of local significance. Many of these sites predate European settlement and have yet to be investigated. Unfortunately, much of this information has been lost, forgotten or just overlooked and the significance and location of these sites is incredibly varied and diverse.

According to the Hatfield Museum and Historical Society, there are no significant archeological sites within Hatfield Borough. However, the Society is currently considering the significance of the historic jail and firehouse. Hatfield Township contains a great deal of pre-Columbian sites, most of which have not been excavated. The last tribal encampment of the Indians of Montgomery County was theorized to be located along the banks of the Neshaminy Creek along Orvilla Road. A number of artifacts have been discovered in this area, although no excavations have taken place. The history in both the Borough and Township requires further study to determine potential value.

MAP# 8B HISTORIC RESOURCES



CHAPTER · 4

POTENTIALLY VULNERABLE RESOURCES

CHAPTER · 4

CHAPTER 5

POTENTIAL OPEN SPACE LINKAGES

What are Open Space Linkages?

Open space linkages are linear, undeveloped corridors that contain natural features, trails, or open spaces that link mainly existing or proposed open space areas, but can also be a link between residential neighborhoods. Typically open space linkages follow creeks, streams or river banks, utility rights-of-way, abandoned or inactive rail lines, and in some cases, abandoned roadways. These linkages can be multi-modal serving many different users including pedestrians, bicyclists and equestrians or serve only one user group, typically depending on the type of trail and the terrain (See Maps #9 and #9B).

In Hatfield Borough, the 1996 Municipal Parks, Open Space and Recreation Plan documented proposed open space linkages and in Hatfield Township this information was proposed in the 1995 Open Space and Environmental Resource Protection Plan. Included in the intent of both plans is the creation of a system of trails and on-street bike routes (which are not an open space linkage) that provide linkages between open spaces, greenways and regional trail networks. While this system is somewhat fragmented as currently mapped, the Township and Borough are considering development of a Bicycle and Pedestrian Trails Master Plan which will provide a more cohesive and complete plan for future non-vehicular off and on-street bicycle and pedestrian connections (See Multi-Municipal Recommendation B).

There are many different features within both the Borough and Township that serve as potential open space linkages. There are multiple creek and stream

corridors, a significant utility right-of-way, and an inactive rail-bed that exists in fragmented segments traversing both the Borough and Township. The potential linkages include the following natural and man-made features:

Creek Corridors

- ***West Branch of the Neshaminy Creek*** • The West Branch of the Neshaminy Creek is probably the most substantial creek within the Hatfield area because of its physical size, accompanying floodplain area, and the flooding concerns that occur during heavy rain events. Running roughly west to east, this creek is the major waterway within the area. As this creek flows through the Borough and continues east through the Township, it crosses through a number of large public open space areas. In the Borough it passes through the Neshaminy Creek Open Space and adjacent to the Allebach Farm property, and in the Township it passes through a large wooded area off of Orville Road and several other tracts of open space owned by the Township.
- ***Unionville Tributary of the Neshaminy Creek*** • The Unionville Tributary corridor traverses Hatfield Township in a southeastern direction, before it empties into the West Branch. School Road Park, Twin Woods Golf Course and several substantial open space areas are located along the banks of the Unionville Tributary. Though much of the creek flows through relatively undeveloped large parcels of land in the Township, the impor-

CHAPTER · 5

tance of this stream is evident and protections to create a greenway and prevent development are a goal of this Plan.

- ***Lansdale Tributary of the Neshaminy Creek*** · This small creek corridor runs from the Borough of Lansdale, through a small portion of the Township and empties into the West Branch. Along its way it passes through several small protected open space parcels before emptying into the West Branch on the Kulp Elementary School Property.

Utility Rights-of-Way

- ***PECO Transmission Line*** · This transmission line located in the western portion of Hatfield Township. It enters the Township from Franconia Township just north of Cowpath Road and follows the Township boundary before exiting into Towamencin Township near Allentown Road. There is a proposed trail running along the entire length of this right-of-way within the Township and when completed the trail would extend into Franconia Township.

On-Street Bicycle Lanes

The most common linear feature within the both the Borough and Township is the roadway system. The 1995 and 1996 Open Space Plans propose a number of trails running along the roadways in Hatfield. The use of on-street bicycle routes is an integral part of the proposed trail system. Roadways, when designed properly, can provide ample widths for bicyclists and given their importance for getting around the in an automobile, the use of roadways by bicyclists could be just as important if the appropriate accommodations are provided.

Abandoned and Inactive Rail Lines

There are two railroad right-of-ways that traverse Hatfield Borough and Hatfield Township. The inactive SEPTA Quakertown Line traverses the Township from Lansdale Borough to Franconia Township. Should this line be scheduled for abandonment, it would provide an excellent north-south trail, providing linkages to many existing and proposed amenities.

The Lehigh Valley Trolley line once traveled through Hatfield in a generally east/west direction. Portions of this right-of-way still exist in the western sections of the Township, but the remainder of the line has since been purchased by adjacent property owners. The significant remaining portions can be found near the western border of Hatfield Borough and stretching west just east of Cowpath Road.

Existing and Proposed Trails

Open space linkages in the form of trails were originally detailed in the Borough's Municipal Parks, Open Space and Recreation Plan and the Township's Open Space and Environmental Resource Protection Plans. These plans were assembled to provide direction in the development of a trail system that would positively add to the quality of life for Township residents. Existing and proposed trails are shown on the (Maps #9 and #9B). Most of the trails shown on the map are proposed, except for the Kulp Elementary School linkage in the Township and the Liberty Bell Trail within the Borough which is existing.

Liberty Bell Trail

The Borough and Township are committed to working on development of the remaining segments of the Liberty Bell Trail. This regional trail is desig-

POTENTIAL OPEN SPACE LINKAGES

nated as part of the Montgomery County Primary Trail Network Map, but is not currently part of the 4-year Trail Development Plan (2004-2007). This trail is a priority of the Township and Borough since it will provide a connection to the larger county-wide trail system.

Chestnut Street Trail

This proposed trail segment will connect Electric Park and the Liberty Bell Trail in front of the Hatfield Borough building with the central portion of the Township, Hatfield Community Park, the Hatfield Township building, the McCaron Movie Lots property proposed for preservation, School Road Park, the creek greenway currently owned by the Township and eventually end at the Hatfield Athletic Club.

Multi-Municipal Bicycle and Pedestrian Trail Master Plan

In an effort to create a coordinated trail system within the Borough and Township, this plan recommends that the municipalities undertake a joint Bicycle and Pedestrian Trails Master Plan. The multi-municipal Bicycle and Pedestrian Trails Master Plan is envisioned to create a document outlining the preferred trail alignments throughout the Borough and Township and the preferred sidewalk and pedestrian network.

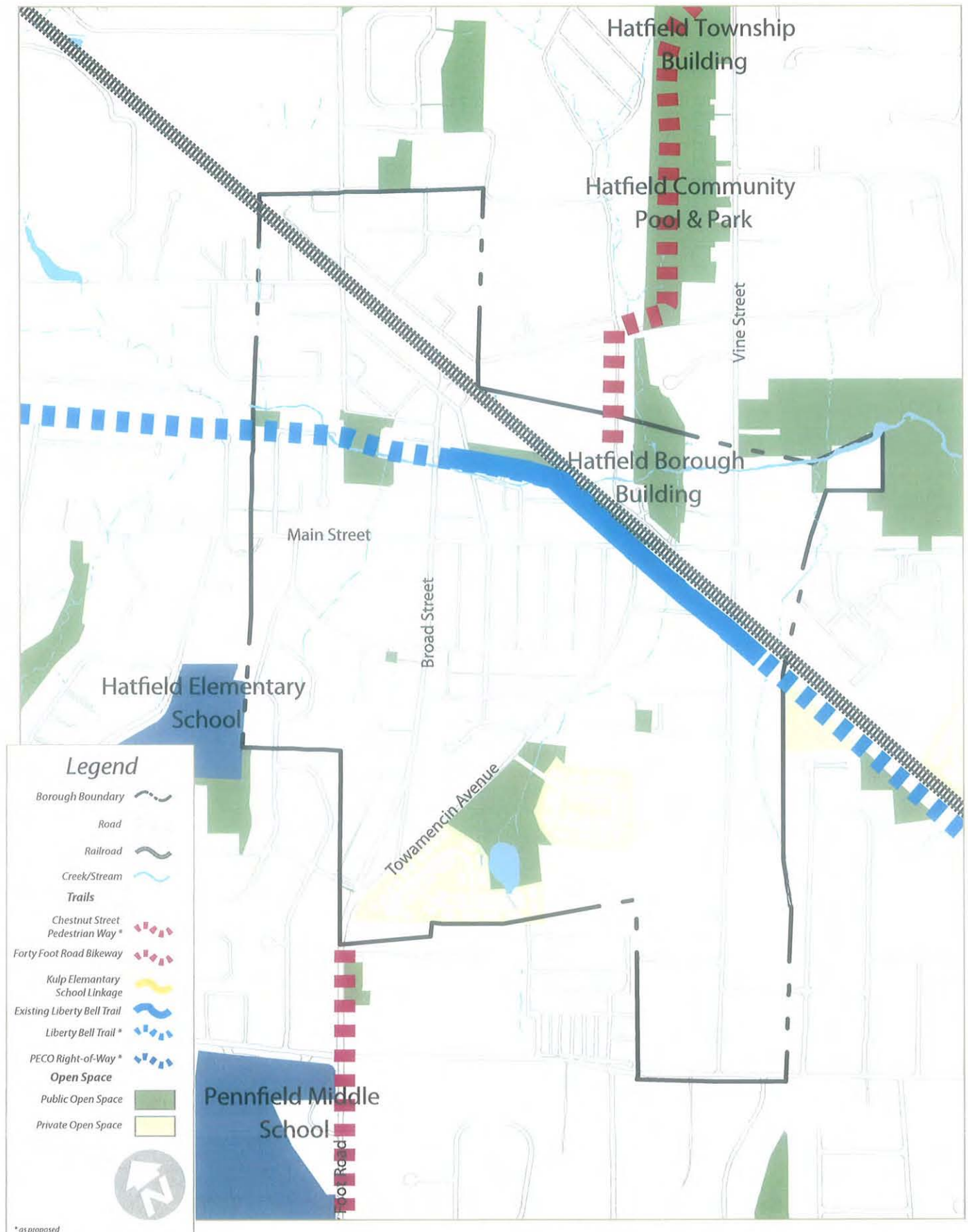
The Master Plan will be used to work with developers, property owners and others in the on-going effort to provide seamless on-street and off-street multi-use and pedestrian connections throughout the Borough and Township.

In conjunction with the Bicycle and Pedestrian Trails Master Plan, this Plan recommends that the Borough and Township undertake a joint Park and

Recreation Master Plan to coordinate park and recreation infrastructure improvements. This plan will be directly associated with the Bicycle and Pedestrian Master Plan to ensure that adequate connections are made between the parks and open spaces within the Borough and Township.

CHAPTER · 5

MAP# 9B PATHWAYS AND TRAILS



CHAPTER · 5

CHAPTER 6

UNPROTECTED RESOURCES

Analysis of Unprotected Resources

There are considerable unprotected resource areas within Hatfield Township and a number of significant unprotected parcels within Hatfield Borough, many of which are rich with natural resources. It is extremely important for the Township to protect as much undeveloped natural resource land as possible now since the pressure to develop throughout Hatfield Township, and create infill development in the Borough, is increasing every year. In Hatfield Borough the limited amount of remaining unprotected open space resources makes their protection a top priority. Much of the undeveloped land area within the Township, and almost all of it within the Borough, represents either a significant natural resource itself or encompasses an area with significant natural resources.

There are several types of unprotected resources in the Hatfield area. The most important and vulnerable resources in both the Borough and Township are those that are most commonly associated with the West Branch of the Neshaminy Creek Corridor. Most of the environmentally constrained areas, lands containing steep slopes, wetlands or floodplains, can be found along this corridor and their location within contributes to their potential for preservation. There are a significant number of remaining farms and undeveloped areas located throughout the Township. All of the resources identified above are important for preservation, either for their inherent resource value or the value they provide by encompassing or influencing other significant resources.

Unprotected Resources

Protection of the West Branch of the Neshaminy Creek Corridor

Over time, the natural processes associated with a flowing body of water have worked to concentrate the most sensitive natural resources found in Hatfield along the West Branch of the Neshaminy Creek Corridor. These areas are the location of large expanses of floodplains, woodlands, wetlands and steep slopes. Some stream corridor and floodplain protection is achieved through restrictive zoning and the existence of FEMA and DEP regulations and restrictions. In Hatfield Borough, limited portions of the West Branch Corridor are protected. In Hatfield Township, more significant stretches of the West Branch Corridor are protected, mostly on the Nature Center property, the Kulp Elementary School Property and surrounding open spaces.

As development of the metropolitan region continues, more and more communities realize the importance of protecting stream corridors and the existing natural resources. The following are descriptions of the importance of the West Branch of the Neshaminy Creek Corridor based on the four criteria required by the GFGT guidelines:

Concentration of Resources · The West Branch is a potential greenway, with large unbroken sections of protected or undeveloped land that extends from Franconia Township, dissecting the Township and Borough, on its way to New Britain Township. As previously stated, the nature of the West Branch serves to concentrate natural areas with high value

CHAPTER · 6

that also provide important ecological services. The proximity of existing Borough and Township parks, facilities, and undeveloped parcels to the corridor creates opportunities for additional expansion and connection of existing and potential resource areas.

Environmental Protection Function · Stream and creek corridors are centers for environmental services. When healthy, they provide relief from flooding, filter and reduce runoff, and promote healthy aquatic life. In the western portion of Hatfield Township several large undeveloped parcels either contain the West Branch or are located in close proximity. Most of these are large parcels were formerly used for agriculture. The acquisition and restoration of these parcels would serve to conserve the environment function of the West Branch as this portion of the Township experiences increasing development pressure.

Within Hatfield Borough, many of the areas surrounding the West Branch are prone to frequent flooding during heavy rain events. The only area currently protected along this corridor in the Borough is the Neshaminy Creek Open Space, which is currently an undeveloped open space area. Directly across the abandoned rail line from this future park is a large undeveloped parcel. The West Branch of the Neshaminy Creek passes through the lower corner of this parcel, before it passes under Chestnut Street. This parcel, as well as any other that become available, should be considered a high priority for protection to further alleviate the flooding problems experienced by the Borough and guarantee the continued functionality of the stream corridor.

Compatibility with Community Goals · The continued preservation of properties along the West Branch of the Neshaminy Creek Corridor works toward the fulfillment of a number of goals set forth

by both Hatfield Borough and Hatfield Township. Multi-Municipal Plan Goal #1, as defined by this plan calls for the provision of passive and active recreation areas and the encouragement of connections between these new and currently existing areas. Multi-Municipal Goal #4 is focused in the provision of a comprehensive trail network linking parks, schools, employment areas and commercial centers. Protection of additional lands along the creek corridor would create new opportunities for both passive and active recreation. The linear nature of the corridor makes it an opportune location for the creation of trails, linking the open space resources interspersed along its course. Additional trail development would take advantage of the existing portion of the Kulp Elementary School Linkage, which already exists along the creek, and any new trail system would serve to fuel the development and connection of the proposed Liberty Bell Trail and Forty Foot Road Bikeway.

Protection for the Remainder of the Bishop Tract

The Bishop Tract is within the Act 319 program. Portions of this parcel contain significant natural resources, including a stream corridor, floodplains and wooded areas. In addition to the natural resource value of the land, the rear of the parcel abuts the Township's School Road Park. Based on the recommendations of the 1995 Open Space Plan, Hatfield Township acquired 8 acres of the Bishop Tract and the possible right of first refusal on the remainder.

An unnamed tributary of the Unionville Tributary of the West Branch flows through the rear portion of the Bishop Tract. Associated with this waterway are an area of floodplains and a small woodlot. Permanent protection of these two resources is in line with the Multi-Municipal Plan Goal #5 addressing

UNPROTECTED RESOURCES

the protection of natural features. Protection of the remaining portions also aligns with Goal #9 to work with agricultural use landowners in developing a comprehensive agricultural preservation program. The willingness of the landowner to work with the Township is a significant first step in this process. Acquisition of this parcel would provide opportunities for the further expansion of the passive recreational opportunities of School Road Park.

Acquisition of the Williams Kindig Property

This parcel is an 87.5 acre tract of land located along Welsh Road and currently owned by North Penn School District. Situated on this parcel is one of the largest tracts of unbroken woodlands within the multi-municipal area. Currently access to the tract is only available through the historic Williams Kindig property. A small tributary of the Skippack Creek flows south from the center of this property. Further preservation of this property would create potential for the expansion of passive recreational opportunities within Hatfield Township. Enhancement of passive recreational opportunities in this area would aid in the fulfillment of Multi-Municipal Open Space Plan Goals #1 and #8. This area is currently underserved with passive recreational opportunities. Preservation would also satisfy the requirements of Goal #6 by protecting the large natural resource created by this wooded tract.

Protection of the Twin Wood Golf Course

This nine-hole golf course is located on approximately 37 acres of land adjacent to Orvilla Road. This property was identified as a low priority for acquisition in the Township's 1995 Open Space and Envi-

ronmental Resource Protection Plan. The rear edge of the course borders the Township's School Road Park. Significant portions of the Unionville Tributary and an unnamed tributary to this creek flow through center of the property. Large areas of floodplain are found along the creek as well as a small wetland located near Orvilla Road. Large portions of the stream corridor are wooded. Protection of the Twin Wood Golf Course would satisfy multiple goals identified by Chapter 2 of this plan. Multi-Municipal Plan Goals #6 and #7 both address the need for the types of resources that would be provided by acquisition of this property. Goal # 6 prioritizes the protection of the valuable natural resources within Hatfield. The two creeks and the associated wetland and floodplain areas are valuable natural resources that should receive priority for preservation throughout Hatfield Borough and Hatfield Township. The proximity of Twin Woods to School Road Park makes it a reasonable location to explore the future expansion of the facilities of School Road Park.

Williams Kindig and Neighbors Property Acquisition and Protection

Within Hatfield Borough and Hatfield Township a considerable amount of additional unprotected resources exist. Many of these parcels may not be of very large size or may only satisfy a limited number of Multi-Municipal Plan Goals, if any. However, the limit of their perceived value should have little influence on decisions to protect these parcels, should they become available. These parcels were identified in the 1996 Municipal Park, Open Space and Recreation Plan of the Borough or the 1995 Open Space and Environmental Resource Protection Plan of the Township. Additional information about these properties

CHAPTER · 6

was gleaned from Plan Audit which occurred in the beginning stages of this planning process. The additional unprotected resources of Hatfield Borough and Hatfield Township are listed in the chart below and on the adjacent page.

ADDITIONAL BOROUGH RESOURCES		
Name/Location	Size	Owner
<i>Cherry Street and Main Street</i>	1.28ac	Virginia Kaler
<i>Borough Boundary and Forest Way</i>	0.51ac	Curtis Bldg Co., Inc
<i>Forest Way and Cherry Street</i>	0.89ac	Lansdale Amusement Co.
<i>Butera Parcel Poplar Street and Lincoln Avenue</i>	1.5ac	Schmoxy's
<i>Girard Ave Community Gardens Girard and Garfield Avenues</i>	1.5ac	Hatfield Borough
<i>West Vine Street to Borough Boundary</i>	2ac	Geo. Snyder Estate
<i>West Vine Street to Borough Boundary</i>	5ac	Geo. Didden Greenhouse
<i>Butler Avenue and SEPTA Train</i>	0,84ac	Geo. Didden Greenhouse
<i>Butler Avenue</i>	2ac	Stanley & Barb Cooper
<i>West Vine Street south of Bentwood Drive</i>	0.67ac	Emerson Elec Co.
<i>Cherry Street</i>	3.35ac	Peter Lowenthal & Peter Borgman
<i>Maple Ave</i>	1.72ac	Harold & Barb Stauffer

UNPROTECTED RESOURCES

ADDITIONAL TOWNSHIP RESOURCES		
Name/Location	Size	Owner
<i>Stewart Property - Lexington Road</i>	25.89ac	Ralph & Margaret Harvey
<i>Turner Property - Lenhardt Road and Walnut Street</i>	17ac	Clarence Turner
<i>Kenneth Kratz Property - Line Lexington Road</i>	10.02ac	Kenneth Kratz
<i>Block 5/Lot 42 - Leon Drive near Orvilla Road</i>	42ac	Mary Ann Palo & Stephanie Beach
<i>Richard & Eva Baum Property - 491 Forty-Foot Road</i>	29ac	Richard & Eva Baum
<i>Richard & Eva Baum Property - Pennfield Drive</i>	23ac	Richard & Eva Baum
<i>Block 5/Lot 32 - Orvilla Road near Leon Drive</i>	14.42ac	Stephen Ehrlich
<i>John & Mary Kirbartas Parcel - Dogwood Lane and Schwab Road</i>	5.16ac	John & Mary Kirbartas
<i>Block 43/ Lot 5 - End of Fortuna Drive</i>	7ac	Walter & Maureen Taggart
<i>Hallowell Tract - Bergy Road near inactive SEPTA Line</i>	12ac	North Wales Assoc.

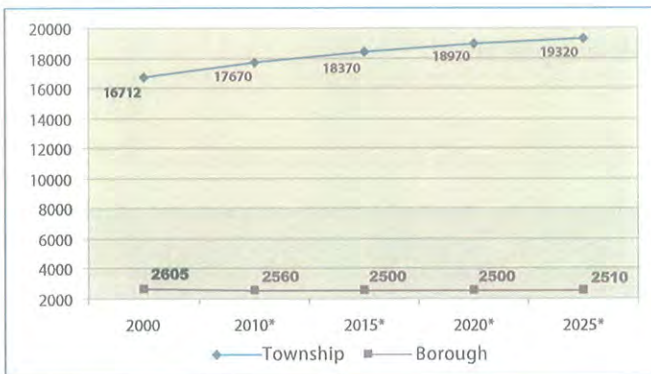
CHAPTER · 6

CHAPTER 7

GROWTH AREA NEEDS - 2015

Future Growth

The existing population and current development trends in Hatfield Borough and in Hatfield Township show a trend toward increases in residential and non-residential development. While there is some pressure on the Borough to develop the limited remaining lots, there is significantly more pressure on the Township to develop potentially developable parcels of land. Though a significant amount of development and redevelopment is taking place today, not every developable parcel is expected to develop within the next ten years (See Maps #10 and #10B).



The DVRPC forecasts that the Borough will see a decrease of 95 residents from the year 2000 to the year 2025. The DVRPC forecasts that the Township will see an increase of 2,608 residents from the year 2000 to the year 2025. However, given the somewhat recent development of the Heather Meadows Townhomes, additional infill proposals and the increasing interest in living in the Borough, it is possible and likely that the trend predicted will not take place and instead, the population of the Borough will increase.

Land Use Assumptions Report Future Growth Estimation:

In December of 2004, the Act 209 Capital Improvements Plan for Hatfield Township was updated. As part of the report, the Impact Fee Advisory Committee undertook the creation of a Land Use Assumptions Report. This report was the result of an in-depth analysis of future population growth based on the evaluation of recent growth within Hatfield Township, analysis of current zoning regulations, identification of approved or proposed developments, and a review of existing or proposed planning documents. The document considered the potential for future population growth over the next 10 years – until the year 2014.

Potential Residential Development

2005 – 2014:

458 units

Potential Non-Residential Development

2005 – 2014:

1,782,700 square feet

Potential Development - Buildout Developable Land

Developable land in Hatfield Borough and Hatfield Township is land that has the potential to be developed, whether or not the site has an existing structure located on it. In Hatfield Borough, there is limited potential for development, with a total of approximately 16 acres available for development. Hatfield Township possesses approximately 980 acres of land that has potential for development, this represents a

CHAPTER · 7

just less than one-quarter of the Township's total area. For the purposes of this analysis, developable land is defined as having the following characteristics:

The following land use codes were utilized in analyzing and computing the build-out of the Township:

- **Land Use Code 5** · Single Family Detached (Country Residence)
- **Land Use Code 13** · Undeveloped
- **Land Use Code 15** · Private Open Space
- **Land Use Code 16** · Agriculture

Residential Build-out

The total build-out of the Borough and Township represents the calculated maximum residential build-out under the current zoning regulations. The

figures below show the potential number of residential units that could be built within the Borough and Township. With the current land use pattern and the potential new residential construction, the calculated maximum build-out of the Borough is an additional 54 units and the maximum calculated potential additional units in the Township is 1,526 units.

These counts are calculated based on the four land use codes listed previously. Within the Borough, and to a lesser extent the Township, is it possible, and in some cases likely, that properties with existing structures that were not counted as part of this build-out could be reused for residential development. However, the potential to reuse these properties is directly a function of market conditions and since an existing structure is located on these types of sites, this analysis did not include the potential for re-use of existing built-out parcels.

Hatfield Borough Residential Build-out	
Zoning District	Potential Additional Units
<i>R1</i>	6 units
<i>R2</i>	6 units
<i>R3</i>	19 units
<i>R4</i>	9 units
<i>CC</i>	14 units
Total Lots:	54 units

Hatfield Township Residential Build-out	
Zoning District	Potential Additional Units
<i>B</i>	89 units
<i>C</i>	155 units
<i>ER</i>	143 units
<i>I</i>	60 units
<i>IN</i>	48 units
<i>LPO</i>	23 units
<i>RA1</i>	974 units
<i>RA2</i>	32 units
<i>RA3</i>	2 units
Total Lots:	1,526 units

GROWTH AREA NEEDS - 2015

Future Residential Growth

It is likely, due to the current interest in development and redevelopment activities within the Borough and Township, that currently undeveloped parcels will witness development in the near future. Most of the future development within the two municipalities will occur within the Township on undeveloped land that can be easily served by public utilities.

The potential for an additional 54 units in the Borough of Hatfield is a 4.7% increase over the 1,139 housing units counted as part of the 2000 U.S. Census. In order to estimate the potential increase in residents from those 54 additional units, a calculation utilizing the people per household from the 2000 U.S. Census is utilized. The U.S. Census Bureau calculated the average number of people per household in the Borough was 2.31 in the year 2000. Utilizing the 2000 U.S. Census people per household count and the residential build-out number (54 units), there is a potential for an additional 124 new residents in the Borough, an increase of 4.8% over the 2000 U.S. Census population count.

In Hatfield Township, there is the potential for an additional 1,526 units, an increase of 24.21% over the 2000 U.S. Census housing count. Given a potential increase of 1,526 units, and a people per household count of 2.63 from the 2000 U.S. Census, there is the potential for an additional 4,013 new residents, an increase of 24.01% over the 2000 U.S. Census population count.

Growth Potential Summary

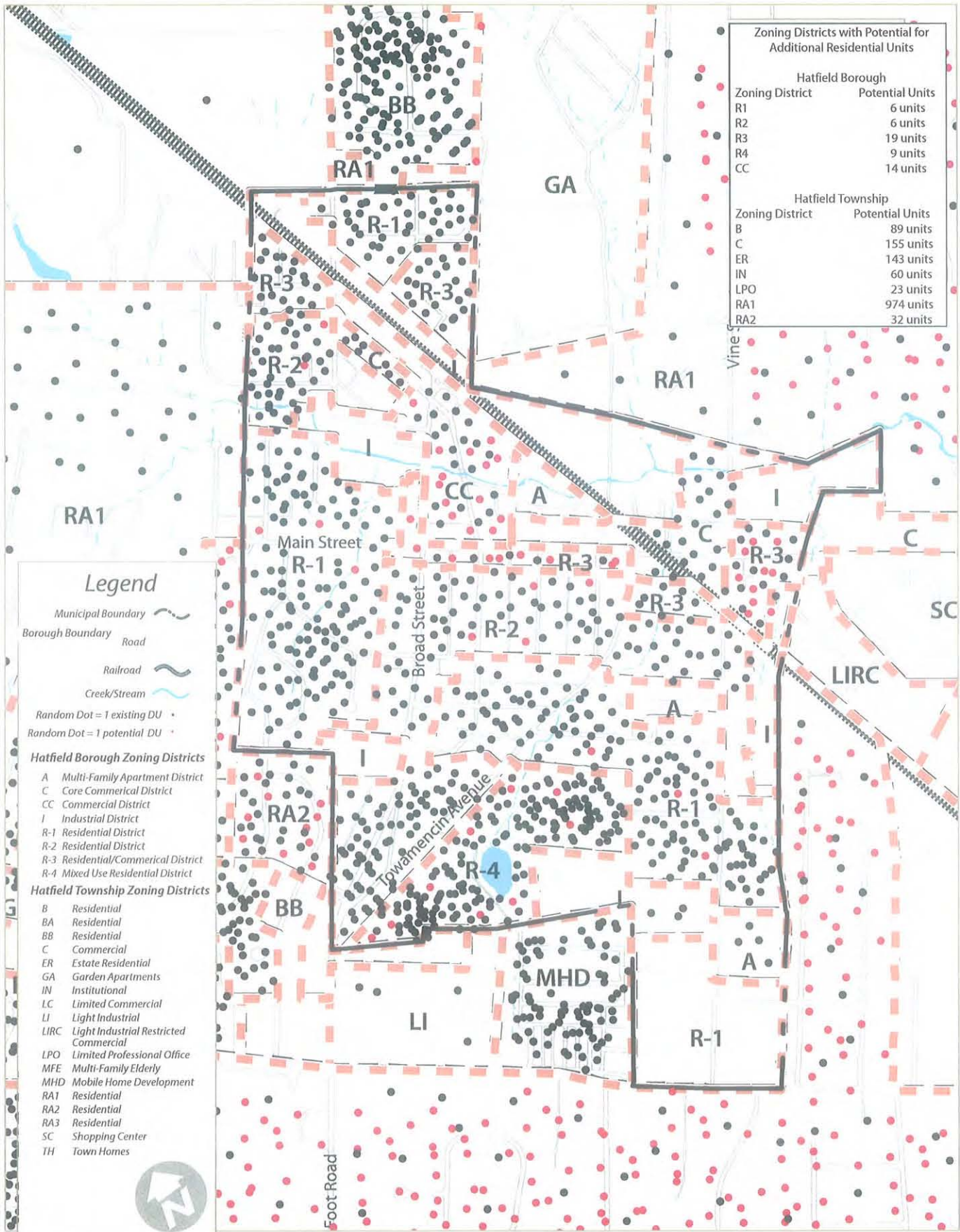
Between both Hatfield Borough and Hatfield Township, there is a significant potential for future residential and non-residential growth. The Impact Fee Advisory Committee for the Act 209 Plan esti-

mates that Hatfield Township will see an increase of 458 residential units and 1,782,700 square feet of non-residential uses by the year 2015. Within increasing interest in redevelopment and infill, there is additional potential for new residential and non-residential uses in the Borough.

As a result of the increasing development in the Township and the infill and redevelopment within the Borough, there is little doubt that the population of the Borough and Township will increase over the next 10 to 20 years.

CHAPTER · 7

MAP# 10B POTENTIAL BUILDOUT



CHAPTER · 7

CHAPTER 8

OPEN SPACE NEEDS

The open space, parks and recreation needs of a community vary depending on the composition of the community, however, a formula to calculate the minimum amount of open space required to adequately serve a community based on population has been developed by the National Recreation and Park Association (NRPA). The standards created by this association are considered the primary guidelines for communities to use in assessing and projecting future open space needs.

The NRPA has created a formula that utilizes current and projected population to calculate the minimum amount of open space, park and recreation land needed to accommodate the open space needs of a community. The formula created by the NRPA recommends that a community have at least 6.25 Acres – 10.50 Acres of open space per 1,000 population. This formula provides for a minimum range and does not take into account location of open space, uses on the open space, or the requirements, needs and desires of an individual municipality.

In order to provide as many outdoor open space and recreation opportunities for existing and future residents as possible, the Borough and Township should require open space and recreation area requirements through the land development process, actively work with property owners to preserve open space, provide neighborhood parks in all future subdivisions, and link all open spaces together through on and off-road connections.

Hatfield Borough Open Space	Acreage
<i>Centennial Park</i>	2.74 Acres
<i>Heritage Park</i>	5.18 Acres
<i>Edgewood Park</i>	0.5 Acres
<i>Electric Plant Park</i>	0.6 Acres
<i>Railroad Plaza Park</i>	1 Acres
<i>Neshaminy Creek Open Space</i>	1.18 Acres
<i>Wayne Avenue Mini-Park</i>	0.5 Acres
Total	11.7 Acres

Hatfield Borough Population in the year 2000: 2,605 People

Total Acres of Open Space, Parks and Recreation Land: 11.7 Acres

Formula: 6.25 – 10.5 Acres of Open Space per 1,000 population

Given: 2000 Population of 2,605

Calculation: 2,605 population/1,000 population = 2.61

1. Range Minimum Calculation: $2.61 \times 6.25 = 16.31$ Acres of land required to meet the minimum of the range recommendation
2. Range Maximum Calculation: $2.61 \times 10.50 = 27.41$ Acres of land required to meet the maximum of the range recommendation

CHAPTER · 8

Hatfield Borough Open Space Needs Calculation

According to the U.S Census, Hatfield Borough had a population of 2,605 in the year 2000. The following analysis utilizes the formula above and the 2000 U.S. Census population count to calculate the amount of open space to accommodate the needs of the Borough based on population:

According to the formula below, for the year 2000 Hatfield Borough needed between 16.31 acres and 27.41 acres of open space to meet the NRPA guidelines. For 2000, the acreage of open space is less than the minimum of the NRPA recommended range.

The Delaware Valley Regional Planning Commission (DVRPC) estimates that the population of the Borough of Hatfield will decrease to 2,510 by the year 2025. This is a decrease in population of approximately 3.65% or 95 people. However, given the current interest in development and redevelopment in the Borough, it is likely that additional development activities and an increase in population will occur, thus the DVRPC estimates would be incorrect. The maximum build-out in the Borough is 54 housing units (this does not count the potential development of properties with an existing structure, which rep-

resents a significant potential for additional development) which is likely to occur within the next 20 years. Utilizing the 2000 Census people per household number of 2.31 and the potential number of new housing units (54), there is the potential for an additional 124 new residents, an increase of 4.8% over the 2000 Census population count for the Borough.

Given these estimates, with a current open space deficit, an increase in population will require additional open space area. With a projected population of 2,729 (2,605 + 124), the amount of open space needed in the Borough by 2025 will be between 17.06 acres and 28.66 acres, significantly more than the 11.7 acres currently owned by the Borough.

Much of the additional required open space and facilities for Borough residents are currently, and will likely be in the future, provided through the joint park and recreation department that provides recreation amenities to Borough residents on open space within in the Township.

Hatfield Township Population in the year 2000: 16,712 People

Total Acres of Open Space, Parks and Recreation Land: 263.18 Acres

Formula: 6.25 – 10.5 Acres of Open Space per 1,000 population

Given: 2000 Population of 16,712

Calculation: 16,712 population/1,000 population = 16.71

3. Range Minimum Calculation: $16.71 \times 6.25 = 104.44$ Acres of land required to meet the minimum of the range recommendation
4. Range Maximum Calculation: $16.71 \times 10.50 = 175.45$ Acres of land required to meet the maximum of the range recommendation

OPEN SPACE NEEDS

Hatfield Township Open Space	Acreage
American Olean Property	6.9 Acres
Bishop Property	8.65 Acres
Castle Heights	11.44 Acres
Colmar Fire Company	2.82 Acres
Cope Property	6.19 Acres
Cowpath Road	3.44 Acres
Cowpath Vilage	10.08 Acres
Deer Run	1.07 Acres
Discovery Drive	7.39 Acres
Downing Drive	12.8 Acres
Elm Street	2.63 Acres
Fairgrounds	4.47 Acres
Fortuna Drive	0.66 Acres
Garfield Avenue	1.7 Acres
Hatfield Community Park	25 Acres
Juba Property	1.14 Acres
Koffel Road	4.99 Acres
Leas Way	3.46 Acres
Line Lexington Industrial Park	20.59 Acres
Line Lexington Road	11.62 Acres
Movie Lots	3.36 Acres
Norman Avenue	2.02 Acres
Oakwood Crest	2.9 Acres
Hatfield Nature Area	28 Acres
Palomino Farms	2 Acres
Princeton Place	6.78 Acres
Providence Lane	6.7 Acres
Rebecca Drive	4.06 Acres
School Road	0.77 Acres
School Road Park	24.66 Acres
Schwab Road	1.82 Acres
Sharon Road	6.79 Acres
Sibel Tract	0.5 Acres
Stratford Avenue	5.44 Acres
Unionville Pike	1.01 Acres
Valley Woods Road	2.27 Acres
Whistlestop Park	13.28 Acres
Woodstream Drive	3.78 Acres
Total	263.18 Acres

Hatfield Township Open Space Needs Calculation

The following analysis utilizes the formula on the previous page and the 2000 U.S. Census population count to calculate the amount of open space to accommodate the needs of the Township based on population:

According to the U.S Census, Hatfield Township had a population of 16,712 in the year 2000. For the year 2000, Hatfield Township needed between 104.44 acres and 175.45 acres of open space to meet the NRPA guidelines. Based on the calculation below for the year 2000, the acreage of open space is more than the maximum of the NRPA recommended range.

The Delaware Valley Regional Planning Commission estimates that the population of the Township will increase to 19,320 by the year 2025. This is an increase of 2,608 people over 20 years. The Township recently undertook an Act 209 study which estimated that there will be an additional 458 residential housing units in the Township by 2015, representing an increase of 1,204 people. This appears to be consistent with the DVRPC population projection for the Township.

With a population increase of 2,608 people, additional open space is necessary. The total 2025 Township population of 19,320 would require between 120.75 acres and 202.86 acres of land, however, the Township currently has significant more open space than the minimum required by the NRPA guidelines and thus, they meet the minimum standard.

CHAPTER · 8

Present Open Space Deficit Areas.

When looking at the Borough of Hatfield by itself, it appears that there is a lack of adequate acreage of open space for residents. However, given that the Borough has a joint park and recreation program with Hatfield Township and the residents of the Borough have access to the open space, park and recreation resources within the Township, there is not a lack of open space at the multi-municipal level. Efforts to provide additional open space and upgrade existing open spaces within the Borough will help to remove this municipal open space deficiency.

In Hatfield Township, there is an adequate amount of open space, park and recreation land. There are several community level parks within the Township and several passive open space areas, however there are a limited number of neighborhood-level parks intended to serve the population in some of the residential subdivisions. Current activities include the upgrading of facilities at some of the underutilized open spaces within neighborhoods in the Township. In the Township's Zoning Ordinance, there is a provision to permit Cluster Subdivision residential development layouts. This provision could help to create significant open space areas, both active and passive.

At the multi-municipal level, the Borough and Township provide more than the minimum required open space area according to the NRPA guidelines.

CHAPTER 9

TRAILS & GREEN INFRASTRUCTURE

Trails, Green Infrastructure and Environmental Protection

Hatfield Borough and Hatfield Township are always interested in exploring opportunities related to open space that will add to the quality of life for residents. Beyond the acquisition of significant open space parcels, there are several opportunities for implementing recommendations that will help to increase the awareness of open space opportunities among the public and provide significant visible amenities.

Two optional elements discussed by the Montgomery County Green Fields/Green Towns program guidelines are directly related to planned future activities in the Borough and Township, as they are recommended in this document. These potential activities include the development of a significant trail network, the continuation of on-going efforts in the Borough to provide green infrastructure improvements, and the preservation of certain farmland areas.

Multi-Use Trails

There are several trail segments proposed throughout the Borough and Township. These trails can be generally divided into three categories: Regional trails - trails that connect through multiple municipalities and provide access to other regional trails; Borough/Township-wide trails - trails that connect regional trails to neighborhood trails and significant points of interest within the municipality to other significant points of interest; and Neighborhood Trails - trails

that typically run through residential subdivisions and are short in duration. The Borough and Township are interested in creating a trail hierarchy through the development of a multi-municipal Bicycle and Pedestrian Trails Master Plan. Multi-municipal trails currently being considered for development include the Liberty Bell Trail and the Chestnut Street Trail.

Liberty Bell Trail

The Borough and Township are committed to working on development of the remaining segments of the Liberty Bell Trail. This regional trail is a Montgomery County priority and will provide a connection to the northwest and to Lansdale Borough and communities to the southeast.

Alignment of this trail has been proposed in previous trail studies, however the exact alignment along some sections within the Borough and Township may need to be realigned due to existing conditions that prevent the previously proposed alignment. As part of a Multi-Municipal Bicycle and Pedestrian Trails Master Plan, the alignment of the proposed trail in these areas should be studied in detail and approvals for trail alignment should be discussed with property owners, even if construction of a segment of trail is still a few years away.

Hatfield Borough and Hatfield Township will work with property owners on development of the trail along private property. Given the current interest in development of trails at the local, regional and county level, the development of this trail is a high priority.

CHAPTER · 9

Chestnut Street Trail

This trail segment will connect Electric Park and the Liberty Bell Trail in front of the Hatfield Borough building with the central portion of the Township, Hatfield Community Park and the Hatfield Township building, the McCaron Movie Lots property proposed for preservation, School Road Park, along the creek greenway currently owned by the Township and end at the Hatfield Athletic Club.

As with the Liberty Bell Trail, the alignment of this trail has been proposed in previous trail studies. Grants to design and construct this trail have been applied for in the past but funding has not been acquired. Additional grant opportunities for funding are desirable to help construct some segments of this trail. In order to acquire grant funding and due to existing conditions, the may need to be realigned along some segments. Again, as part of a Multi-Municipal Bicycle and Pedestrian Trails Master Plan, the alignment of the proposed trail in these areas should be studied in detail and approvals for trail alignment should be discussed with property owners, even if construction of a segment of trail is still years away.

Hatfield Borough and Hatfield Township will work with property owners on development of the trail along private property. Given the current interest in development of trails at the local, regional and county level, the development of this trail is a high priority.

Multi-Municipal Trail Master Plan

In an effort to create a coordinated trail system throughout the Borough and Township, this plan recommends that the municipalities undertake a joint Bicycle and Pedestrian Trails Master Plan. The multi-municipal Bicycle and Pedestrian Trails Master Plan is envisioned to create a document outlining the

preferred trail alignments throughout the Borough and Township and the preferred sidewalk and pedestrian network.

The Master Plan will be used to work with developers, property owners and others in the on-going effort to provide seamless on-street and off-street multi-use and pedestrian connections throughout the Borough and Township.

In conjunction with the Bicycle and Pedestrian Trails Master Plan, this Plan recommends that the Borough and Township undertake a joint Park and Recreation Master Plan to coordinate park and recreation infrastructure improvements. This plan will be directly associated with the Bicycle and Pedestrian Master Plan to ensure that adequate connections are made between the parks and open spaces within the Borough and Township.

Green Infrastructure

Green infrastructure is a term used to describe open space planning activities, under the Green Fields/Green Towns program, that are typically associated with a more built-out community such as the Borough of Hatfield. Green infrastructure projects can include the planting of trees, streetscaping, acquisition of a building for the purpose of creating a new open space area, and the development of physical improvements that contribute to and enhance the common outdoor use and enjoyment of public property by residents. In Hatfield Borough, greening of existing parking lots is an element of the overall streetscaping plans and may be part of the greening program undertaken by the Borough as part of open space activities.

Activities undertaken as Green Infrastructure will occur within the Borough only and will complement

TRAILS & GREEN INFRASTRUCTURE

the on-going redevelopment and revitalization activities taking place in the Borough.

Streetscaping

The Borough, like many others, is undergoing some significant changes related to property values, resident migration into and out of the Borough and redevelopment of vacant or underutilized properties. In an effort to ensure that the Borough retains its character and continues to improve the quality of life for residents, workers and visitors, significant streetscaping projects are planned, either as part of this Plan or the redevelopment and revitalization activities currently underway.

This plan recommends several streetscaping projects that could be undertaken as a green infrastructure open space project. These projects will be coordinated with redevelopment and revitalization projects and enhance the existing efforts being undertaken by the Borough.

Property Acquisition/Improvement

The Borough of Hatfield currently owns the old pump house property along Wayne Avenue. The property was purchased using revitalization funds and a grant to tear-down the existing structure has been acquired. Under the green infrastructure element of this Plan, the Borough is planning to acquire funding that will convert this property from the underutilized site it currently is into a neighborhood park/open space.

Gateways

There are several potential gateway locations along major roadways leading into and out of the Borough.

There are two potential gateway locations that are recommended to be created as multi-municipal projects that will welcome travelers into Hatfield Borough and Hatfield Township at the same location. There is also one potential multi-municipal gateway location recommended for consideration between Hatfield Township and Lansdale Borough.

In addition to providing for gateways that can be placed at the same location, the construction of a gateway as a multi-municipal project will allow the municipalities to plan the gateways jointly, thereby providing a cohesive design and layout for the gateway. Multi-municipal gateways will also allow the communities to work together to acquire the funding necessary for each gateway, permit construction of the gateway at one time as opposed to two possibly disjointed construction projects at two different times, and also potentially reduce the cost of such gateway improvements by eliminating the need to separately plan, engineer and construct each municipality side of a gateway.

CHAPTER · 9

CHAPTER 10

RECOMMENDATIONS

There are many open space opportunities that currently exist in Hatfield Borough and Hatfield Township. The timing of implementing the following recommendations is extremely important given the desire to provide additional public access to prime developable areas within the Township and the increasing interest in development.

The following recommendations represent the open space acquisition and parks improvement needs that the Borough and Township would like to accomplish within the next ten years. These recommendations were developed by utilizing the Green Fields/Green Towns Program Guidelines related to the following criteria:

- Location of the recommended open space projects within the Borough and Township
- Distribution of open space within the Borough and Township
- Balance of open space types within the Borough and Township
- Diversity of open space within the Borough and Township
- Consistency with needs and goals of the Borough and Township
- Creation of an overall network or system of open space within the Borough and Township
- Enhance and create green infrastructure improvements

- Development of open space linkages both within the Borough and Township, and into adjacent municipalities
- Potential to acquire or protect the land under consideration for development
- Analysis of the current vulnerability to development pressure

The primary focus of this open space plan is on the protection and preservation of undeveloped land, sensitive natural features, the creation of a trail network throughout the Township and Borough. The connection of existing parks to proposed trails and other parks, as well as creating connections to adjacent communities, is also a high priority for the Borough and Township.

The priority of each recommendation is provided as a reference to the anticipated priority as it relates to each of the other recommendations. The implementation timeline for each recommendation is based on the priority for preservation assuming that the existing conditions, such as development pressure, remain as they are today. Near term recommendations are those that the Borough and/or Township would like to implement as part of the municipal allocation that is available for the first five years of the County program. Longer term recommendations are those that are considered priorities for the open space program in the Borough and/or Township, but should be funded as part of the competitive funding cycle over the second 5 years of the open space program. Over time the priority may change due to changes in existing conditions within the Borough or Township.

CHAPTER · 10

Should significant changes occur, the municipalities recognize that it may be necessary to amend this Plan accordingly.

Given the unknown nature of planning for open space for the next ten years, it is likely that unforeseen opportunities to protect open space will arise. The priority recommendations list related to open space preservation, acquisition, and parks and recreation below has been created to guide the Borough and Township in their open space planning activities given the current conditions. Should additional open space related opportunities arise that are not listed in the recommendations of this plan, the Borough and Township intend to actively pursue any opportunity that will enhance the quality of life for residents (*See Maps 11, 11B, 12 and 12B*)

MULTI-MUNICIPAL RECOMMENDATIONS:

Multi-Municipal Recommendation A:

Continue Joint Trail Planning Efforts.

Action 1:

Design and construct the Liberty Bell Trail

Borough ·

- A. Enhance the parking lot adjacent to the Woodburners store to encourage public parking for both the Liberty Bell Trail and stores in the Core Commercial Area.
- B. Work with property owners in the Core Commercial Area, especially the Trolley Stop Restaurant, to acquire the necessary right-of-way to complete the trail and associated parking areas.
- C. Pursue any required easements necessary for the completion of the trail through the Borough.

Township ·

- A. Acquire an easement on the Ruby's Plastics site at Schwab and Orvilla Roads.
- B. Acquire an easement on the Railroad Corridor adjacent to the electric sub-station.
- C. Acquire an easement on the Snyder property if it is developed in the future.
- D. Work with the property owner of the trailer park to acquire the necessary right-of-way for development of the trail.
- E. Pursue any required easements necessary for the completion of the trail through the Township.

Priority: High

Implementation: Near Term

Potential Funding: Montgomery County Green Fields/Green Towns Open Space Program, Growing Greener II, TCDI, CMAQ

Action 2: Design and construct the Chestnut Street Trail.

Borough ·

- A. Design and construct the trail through the Borough. Upgrade the bridge crossing on Chestnut Street.
- B. Pursue any required easements necessary for the completion of the trail through the Borough.

Township ·

- A. Consider the potential to utilize the Lansdale Warehouse property for an off-street multi-use trail to keep trail users off the roadway.
- B. Develop the trail through School Road Park to the Hatfield Athletic Club through the Manny Neff property. Work with the future developer to pro-

RECOMMENDATIONS

vide the necessary trail alignment, open space or park areas and bridge(s) that may be necessary.

- C. Pursue any required easements necessary for the completion of the trail through the Township.

Priority: High

Implementation: Near Term and Longer Term

Potential Funding: Montgomery County Green Fields/Green Towns Open Space Program, Growing Greener II, TCDI, CMAQ,

Multi-Municipal Recommendation B:

Develop Multi-Municipal Bicycle and Pedestrian Trails Master Plan

Action: Apply for funding to create a bicycle and pedestrian trails master plan that will identify all trail and sidewalk connections that are appropriate and necessary to providing an interconnected on-street and off-street multi-use pathway system.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II

Multi-Municipal Recommendation C:

Develop Multi-Municipal Park and Recreation Master Plan

Action: Apply for funding to develop a multi-municipal park and recreation master plan which could guide the Borough and Township in the location of new facilities, identify priorities for the development of new facilities, recommend requirements to include and/or upgrade in existing ordinances, and suggest funding and staffing needs

consistent with a multi-municipal growing and expanding park and recreation program.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II

Multi-Municipal Recommendation D:

Develop Park Capital Improvements

Action: Undertake capital improvements for the park and recreation system within Hatfield Borough and Hatfield Township.

1. Construct a dog park at the Hatfield Community Park. This feature will be in the southern end of the Park and be located just off of the future alignment of the Chestnut Street Trail. It will be easily accessible by users of the trail and by automobile. Since the park is currently operated by both the Borough and Township, is heavily used by residents of both municipalities, and is located where it is unlikely to disturb residential neighborhoods, it is a logical location for this amenity.
2. Construct a skate park, or multiple skate parks, as deemed necessary. Coordinate possible park(s) with Lansdale Borough.
3. Design and construct an active use park on the Maple Avenue SEPTA land between Roosevelt Avenue and the Hatfield Borough municipal line. The park could include a skateboard park, basketball court or rollerhockey rink.
4. Design and construct a street hockey rink at Centennial Park.

Priority: Moderate

Implementation Timeline: Near Term

Potential Funding: Growing Greener II

CHAPTER · 10

Multi-Municipal Recommendation E:

Create Multi-Municipal Gateways

Action: Install gateways/parks at select locations on the Hatfield Borough/Hatfield Township municipal line. Potential multi-municipal gateway locations include the following:

1. Adjacent to State Representative Godshall's Office on the Borough/Township municipal line. This multi-municipal gateway will help define the Borough and Township and provide an increased sense of place.
2. At Unionville Pike
3. Along Broad Street at Lansdale Borough

Priority: Moderate

Implementation Timeline: Near Term and Longer Term

Potential Funding: Montgomery County Green Fields/Green Towns Open Space Program, Growing Greener II

Multi-Municipal Recommendation F:

Create a multi-municipal tree nursery/street tree planting program

Action: Develop a multi-municipal program for utilizing the tree nursery in Hatfield Township so that both the Borough and Township can work together to create a larger-scale tree growing/tree planting program.

Priority: Moderate

Implementation Timeline: Near Term and Longer Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Multi-Municipal Recommendation G:

Consider implementing historic preservation options

Action: Study the options that are available to the Borough and Township to preserve existing historic structures. Consider regulations related to the demolition of historic resources. Review potentially vulnerable resources list and existing documents to identify historic resources that should be the focus of historic preservation efforts.

Priority: High

Implementation Timeline: Near Term and Longer Term

Potential Funding: Pennsylvania Historical and Museum Commission, DCED

BOROUGH ONLY RECOMMENDATIONS:

Borough Recommendation A:

Install Street Trees Throughout the Borough.

Action: Install street trees throughout the Borough in conjunction with the Main Street and Revitalization efforts taking place. Determine if any projects are eligible for the Pennsylvania Elm Street Program.

RECOMMENDATIONS

Potential Locations:

- | | <i>Priority/Timeline</i> |
|--|--------------------------|
| 1. Along West Broad Street from Main Street to the Southwestern Borough municipal line | Moderate/Near |
| 2. Along Main Street from Borough Hall to the Southern Borough municipal line | Low/Longer |
| 3. Along Main Street from Broad Street to the Northern Borough municipal line | Moderate/Near |
| 4. Along Union Street from the new Fire House (at Union and Market Streets) to the Northeastern Borough municipal line | Low/Longer |
| 5. Along the length of Poplar Avenue | Moderate/Longer |
| 6. Along the length of Towamencin Avenue | Low/Longer |
| 7. Apply to Montgomery County Green Fields/Green Towns program for reimbursement of some CCRP street tree costs | High/Near |
| 8. Along South Main Street from East Lincoln to Borough Hall | High/Near |
| 9. Along Market Street From East Broad Street to the new Fire House | High/Near |

Potential Funding: State of Pennsylvania Tree Vitalize Program, PECO Green Region grant

program, Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Borough Recommendation B:

Develop Wayne Avenue Mini-Park

Action: Create a passive neighborhood park on the North Wayne Avenue site. This site currently has a deteriorating unused water pump house on the property. Money has been obtained to demolish the pump house. Once the demolition is complete, development of the site as a park should be undertaken.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Montgomery County Green Fields/Green Towns Open Space Program, Revitalization program, Growing Greener II

Borough Recommendation C:

Formalize Shade Tree Commission

Action: Formalize the Borough's Shade Tree Commission by creating a specific organizational structure. The Commission should have a requirement that at least 1 seat is reserved for a member of the HERC and 1 seat is reserved for a member of Borough Council.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Montgomery County Green Fields/Green Towns Open Space Program, Revitalization program, Growing Greener II

CHAPTER · 10

Borough Recommendation D:

Upgrade Heritage Park

Action: Develop a pavilion or other “passive” use such as a sitting or picnic area, to encourage more use of Heritage Park. Review the existing Park Master Plan to ensure that it is still consistent with Borough objectives. Consider parking and lighting concerns due to proximity to adjacent residential uses.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Montgomery County Green Fields/Green Towns Open Space Program, Revitalization program, Growing Greener II

Borough Recommendation E:

Train Station Parking Lot Landscaping

Action: Enhance the appearance of the SEPTA train station parking lot by developing and implementing a landscape plan for the lot.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Montgomery County Green Fields/Green Towns Open Space Program, Revitalization program, Growing Greener II

Borough Recommendation F:

Construct a Pavilion near the Scout Cabin at Koffel Road

Action: Design and construct a pavilion at the Scout Cabin located on Koffel Road. The Boy Scouts are currently leading the effort to construct a pavilion.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Scout fundraising efforts

Borough Recommendation G:

Create Gateways at Select Locations

Action: Create gateways at the following locations to help define the Borough and provide an increased sense of place.

Potential Locations:

1. Gateway park improvements at Memorial Park/ Railroad Plaza Park. These improvements could include recognition to donors of the Core Commercial Revitalization Project.
2. Consider utilizing a portion of 8 North Market Street at the corner of Market Street and Lincoln Avenue as a gateway park.

Priority: Moderate

Implementation Timeline: Near Term

Potential Funding: Montgomery County Green Fields/Green Towns Open Space Program, Revitalization program, Growing Greener II

Borough Recommendation H:

Historical Society Location

Action: Locate an appropriate location to house the Hatfield Historical Society. Possible options include purchasing or leasing an existing historical building in the Borough, which should be considered the best option, or renovate a portion of Borough Hall.

RECOMMENDATIONS

Priority: Moderate

Implementation Timeline: Near Term and Longer Term

Potential Funding: Pennsylvania Historical and Museum Commission, Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Borough Recommendation I:
Streetscape Improvements

Action:

1. Design and install additional streetscape improvements including lights, street trees and decorative pavers, crosswalks and sidewalks along Cherry Street and Union Street from Market Street to Cherry Street.
2. Install textured crosswalks at pedestrian crossings along Main Street, Broad Street, Market Street and East Lincoln Avenue to help access the Liberty Bell Trail and Chestnut Street Trail.

Implementation Timeline: Near Term and Longer Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program, Revitalization Program

Borough Recommendation J:
Develop a Recreation Center

Action: Undertake a feasibility study to determine the opportunities that exist to construct a recreation center.

Priority: Low

Implementation Timeline: Longer Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program, Revitalization Program

TOWNSHIP ONLY RECOMMENDATIONS:

Township Recommendation A:

Protect and preserve the Bishop Tract

Action: Acquire or place an easement on the Bishop Tract. Seek right of first refusal on the property from the current owner(s).

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation B:

Protect and preserve the Twin Woods Golf Course

Action: Protection of this golf course is extremely important. The Township should attempt to acquire or place a conservation easement on the property. Seek right of first refusal on the property from the current owner(s). Consider possible acquisition and retention of the property by the Township as a golf course.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

CHAPTER · 10

Township Recommendation C:

Protect and preserve the Kenneth Kratz Property

Action: Preserve the 10 acre Kenneth Kratz Property on Line Lexington Road through acquisition or a conservation easement. Seek right of first refusal on the property from the current owner. This is an environmentally sensitive site due to the presence of the creek on the property.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation D:

Protect and preserve the property behind the Heidelberg Church.

Action: Preserve the land behind the church, especially the land adjacent to the West Branch of the Neshaminy Creek.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation E:

Protect and preserve the Thomas McCaron Movie Lots

Action: Acquire the 3 acres of movie lots located along School Road, that were not previously pur-

chased, for preservation as open space and possible use as a park.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation F:

Protect and preserve several adjacent undeveloped properties

Action: Preserve several adjacent undeveloped properties to create a large area of protected open space in the southern portion of the Township. The potential acquisition/easement parcels include the following:

1. The 87 acres of movie lots currently owned by the North Penn School District.
2. The Richard and Eva Baum Properties.
3. The Palo and Beach property
4. The Ehrlich property

Priority: High (for all properties)

Implementation Timeline: Near Term (for all properties)

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation G:

Protect and preserve the Dubroff and Miller Properties.

Action: Preserve and protect the property by working with the property owner to acquire land or se-

RECOMMENDATIONS

cure conservation easements preventing development from occurring on the property in the future. This property has significant natural features due to the creek. These areas should be the first priority for preservation. The property owner is interested in working with the Township on preservation options.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation H:

Acquire the Clemens Field Memorial Park

Action: The Township should work with the landowner to obtain this property and consider the potential future use of this land. An active recreation use, including a lighted field, should be considered. Investigate the potential to acquire adjacent land that could add acreage to this park.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation I:

Install sidewalks throughout the Township.

Action: Develop a sidewalk master plan, which could be part of the proposed Bicycle and Pedestrian Master Plan, which will show primary and secondary sidewalk segments and sidewalk connections. Utilize

sidewalk deferrals when sidewalk segments can be logically constructed. Map existing sidewalk deferrals to determine immediate potential sidewalk segments that could be constructed.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation J:

Create Gateways at Select Locations

Action: Create gateways at the following locations to help define the Township and provide an increased sense of place. Coordinate any potential gateways with planned streetscaping activities.

Priority/Timeline

1. Cowpath Road at Township Line Road (Zeckley Farm) High/Near
2. Forty Foot Road tie-in to the Funks Road relocation (to be done as part of the Clemens Development). Low/Near
3. Hatfield-Souderton Pike at the Township municipal line Moderate/Near
4. At the car dealership on Cowpath Road just east of Broad Street. Low/Near
5. At Broad Street and Route 309 (through agreement with a future developer of this site). Mod-High/Near
6. At Broad Street at Lansdale Borough Line

CHAPTER · 10

Implementation Timeline: Near Term/Longer Term

Potential Funding: Growing Greener II

Township Recommendation K:

Undertake Broad Street Streetscaping Activities

Action: This is a streetscaping pilot project grant that was awarded to the Township in August of 2005. This project includes the implementation of a portion of the North Broad Street Streetscape Improvement Project including construction/installation of a concrete sidewalk, concrete curb, street trees/plantings and streetlights. The grant will also fund the establishment of a Business Improvement District (BID) to navigate the project through subsequent phases. If the grant is acquired, implement this recommendation as soon as possible.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Fiscal Year 2006 Federal Appropriation, Growing Greener II

Township Recommendation L:

Lenhart Road Preservation Area Open Space Amenities

Action: Create a walking trail and naturalized meadow within the Lenhart Road Preservation Area. This land is owned by the Township. Keep the land as passive open space, but enhance the parcel by adding a walking trail through the property. Consider formalizing a gravel or stone parking area for a few automobiles.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation M:

Create parkland and open space adjacent to the Chestnut Street Trail in the industrial districts.

Action: Work with developers and landowners with property in the Industrial District along the Chestnut Street trail to provide open space and parkland adjacent to the trail in this district.

1. In the LIRC Zoning District, the proposed Line Lexington Road Industrial Park, require the future developer to provide open space and/or parkland along the future alignment of the Chestnut Street trail through this location. Ensure that the Chestnut Street trail continues through this property and connects to the Hatfield Athletic Club.

Priority: High

Implementation Timeline: Near Term

Potential Funding: Developers through the land development process.

Township Recommendation N:

Develop environmentally sensitive trail segments

Action: Develop trail segments for creek, stream and greenway corridors that are constructed based on the preferred trail type for the existing environmental conditions. Coordinate these potential trail segments along creeks with the Sewer Authority to potentially utilize existing sewer right-of-ways. These trail types could include, but are not limited to, the following:

RECOMMENDATIONS

1. Mowed walking paths in tall grassy areas subject to periodic flooding. Use this trail type for the following pathways:
 - For a connection between the Kulp Elementary School and the Bridge on Line Lexington Road.
 - For a connection between the Hatfield Nature area and Kulp Elementary School.
2. Crushed stone pathway for areas not subject to periodic flooding.
3. Paved multi-use pathways for heavily used pathway segments.

Priority: Moderate

Implementation Timeline: Near Term and Longer Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation O:

Use property adjacent to the railroad to align the Liberty Bell Trail.

Action: Consider the feasibility of utilizing the parcel of land adjacent to the railroad tracks at the Township border for alignment of the Liberty Bell Trail and potential realignment of Koffel Road.

Priority: Moderate

Implementation Timeline: Near Term and Longer Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation P:

Hatfield Township Nature Area Improvements

Action: Upgrade the Nature Area on Cowpath Road by acquiring the Amandola parking lot along High Street. Construct a pavilion as an extension to the Nature Area which will provide shelter to users of the area. Make the entrance more visible. Talk with property owners about considering the potential to create a mowed walking path between the Nature Area and the Kulp Elementary School.

Priority: Moderate

Implementation Timeline: Longer Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation Q:

Schweiker Park Acquisition

Action: Acquire the property adjacent to Schweiker Park, along Moyer Road, for a multi-municipal park expansion project.

Priority: Moderate

Implementation Timeline: Longer Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

CHAPTER · 10

Township Recommendation R:

Acquire Industrial Area land for Active Recreation

Action: Consider undertaking an industrial park area Park and Recreation Needs/Opportunities Feasibility Study to identify potential parcels for acquisition or easements for large-scale active recreation uses. These active recreation uses include facilities that are too large to be located near residential neighborhoods and contain amenities such as large parking areas and lighting for night-time activities.

Priority: Moderate

Implementation Timeline: Longer Term

Potential Funding: Developers through the land development process

Township Recommendation S:

Enhance the former Tree Nursery Property and the Shade Tree Commission Tree Nursery

Action: Enhance these properties to include passive open space and recreation amenities including a walking path, benches and other passive amenities.

Priority: Moderate

Implementation Timeline: Near Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation T:

Create Leon Drive to Vernon Court Open Space walking path

Action: Create a walking path from Leon Drive to the Vernon Court Open Space. Discuss with the Plains Mennonite Church the feasibility of continuing this trail segment to connect to the Plains Mennonite Church park.

Priority: Moderate

Implementation Timeline: Longer Term

Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

Township Recommendation U:

Provide pedestrian access from residential areas in the northeastern corner of the Township to the Colmar Train station and the Route 309 commercial district.

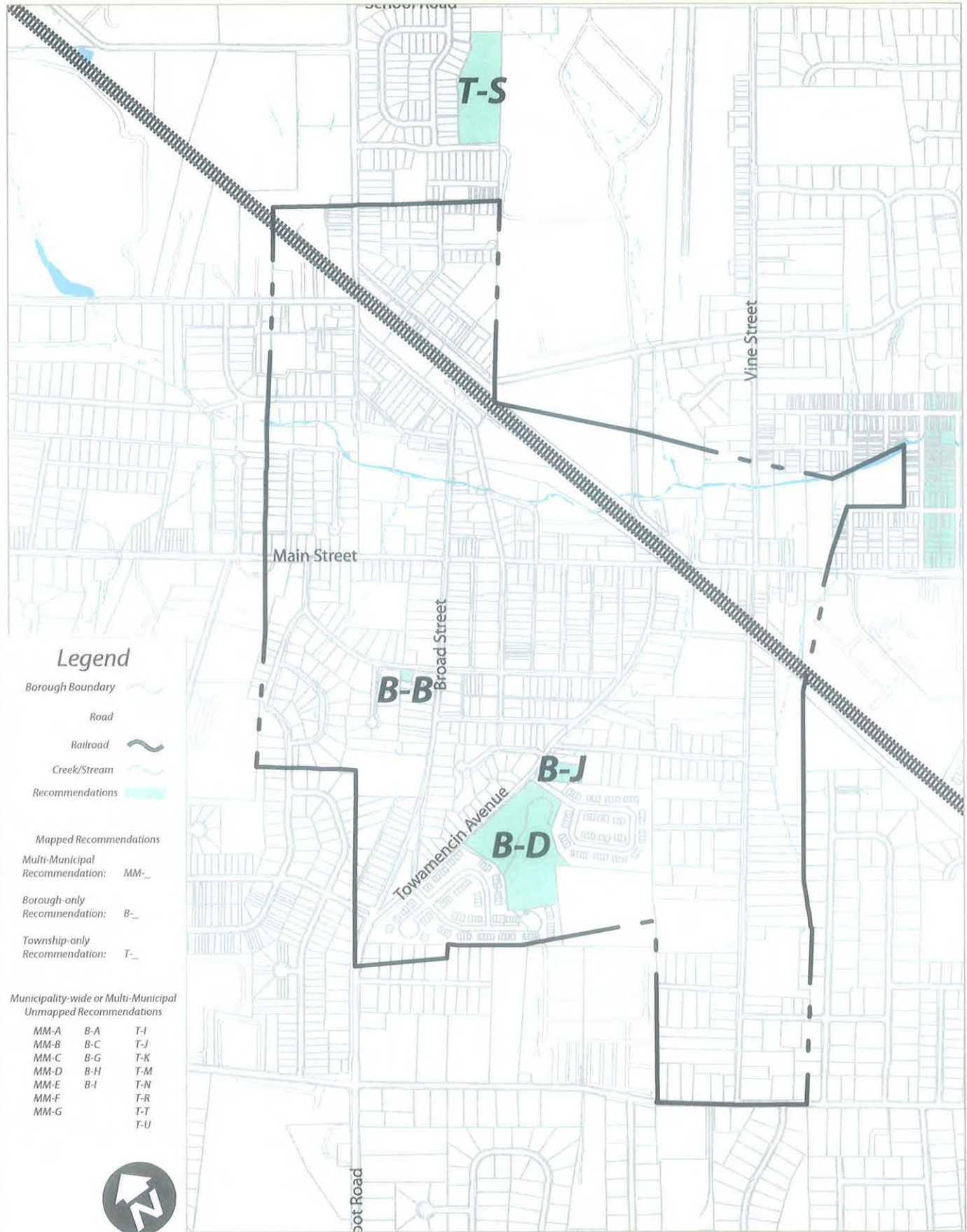
Action: Work with developers to provide pedestrian connections along Route 309 and a multi-use trail(s) through the open space area north of Route 309 on the Hatfield Township/Montgomery Township municipal line that will provide off-street access to the open space area and provide pedestrian connections to the Colmar Train Station. Continue a pedestrian connection along Route 309 to provide access to the shopping amenities for residential neighborhoods in the area.

Priority: Moderate

Implementation Timeline: Near Term

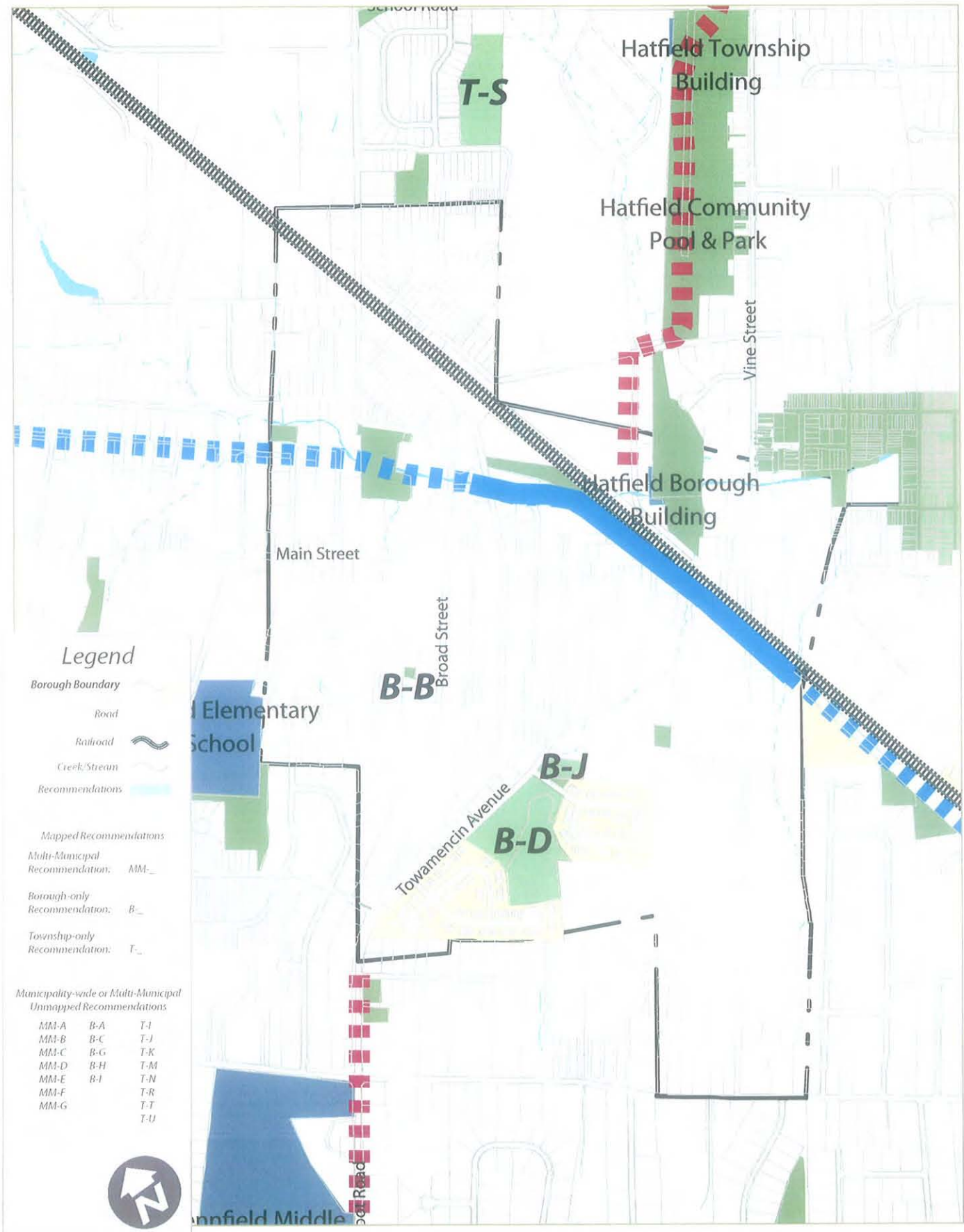
Potential Funding: Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

MAP# 11B RECOMMENDATIONS



CHAPTER · 10

MAP# 12B RECOMMENDATIONS



CHAPTER · 10

CHAPTER 11

REGIONAL COMPARISON

Why Compare to Other Municipalities and Montgomery County?

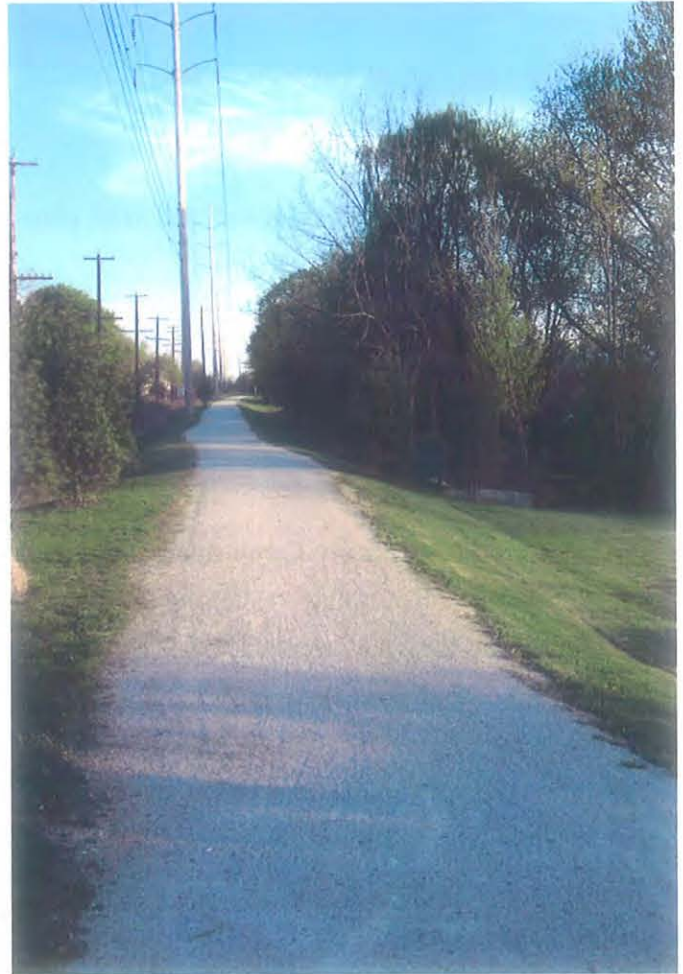
This Open Space Plan is intended to further the actions taken by the Borough and Township over the last 5 – 10 years to create not only additional passive open space, park facilities, and greenways, but also construct interconnecting multi-use trails. Overall, the goal of the Plan is to create an interconnected preserved open space system that will add to the quality of life of Borough and Township residents.

In planning for open space within the Borough and Township, it is important to consider the actions of the surrounding municipalities and Montgomery County in terms of their proposed open space programs. In particular, where there is a similar interest in open space preservation, working jointly could not only reduce the needed local match funding, but also create a more cohesive purchase/acquisition process and a more complete final result.

Goals of Adjacent Municipalities

Montgomery Township

1. Connect Whistlestop Park to the south through the creation of an off-street footpath which could connect to the open space north of Route 309 on the Hatfield Township/Montgomery Township municipal line.
2. Connect Montgomery Township to the Colmar Train Station through the development of off-street pedestrian facilities along Route 309.
3. Develop a trail along County Line Road from Whistlestop Park to Horsham Township.



Liberty Bell Trail

4. Develop an off-road or on-road bicycle route or path along Cowpath Road.

Franconia Township

1. Development of the Liberty Bell Trail in coordination with the connector project along the Hatfield Township/Franconia Township municipal line.

CHAPTER · 11

Lansdale Borough

1. Develop the Liberty Bell Trail through the Borough into Hatfield Township.
2. Develop a gateway garden on North Broad Street.
3. Develop a gateway at Schweiker Park

Towamencin Township

1. Coordinate regional open space and trail planning efforts.
2. Continue to protect sensitive natural features such as creek and stream corridors.

Montgomery County Open Space, Natural Features, and Cultural Resources Plan

The Montgomery County Open Space Plan calls out eight of the 48 Vision Plan – Shaping Our Future goals as being open space oriented goals. The county document states that these goals will “...help connect open space and greenways while preserving natural, historic, and agricultural resources” by involving many players including local governments, developers, farmers, landowners and conservation and preservation organizations.

The goals from the Montgomery County Plan are listed below are followed by the related goals and action items that are being proposed by Hatfield Borough and Hatfield Township. This format is intended to provide a quick view of how the policies of the County Plan relate to the goals, objectives and actions that the Township intends to pursue as part of the Green Fields/Green Towns initiative.

Montgomery County Plan Goal 11: Preserve Large Interconnected Areas of Significant Open Space:

This overarching open-space goal will be achieved through a variety of actions working in unison, including the following:

- Purchasing land and development rights for perpetual preservation.
- Encouraging the donation of land and development rights.
- Adopting zoning regulations, including cluster zoning, transfer of development rights, and resource protection ordinances.
- Reducing the demand for development in open areas by limiting sewer and water extensions, directing transportation improvements to designated growth areas, and refraining from rezoning these open areas to higher intensity uses.
- Improving cooperation among all the various people and organizations involved in open space preservation, including federal, state, county and municipal government, conservation organizations, farmers, property owners and developers.
- Creating open space plans, comprehensive plans and other plans that show the larger pattern of open space that should be preserved.
- Encouraging owners of corporate campuses, large industrial properties, golf courses, camps, schools and other temporarily open land to consider permanent preservation of this land.

Recommendations Related to this County Goal:

Multi-municipal Recommendation A: Continue Joint Trail Planning Efforts

Multi-municipal Recommendation B: Develop a Multi-municipal Bicycle and Pedestrian Trails Master Plan

REGIONAL COMPARISON

Township Recommendation A: Protect and preserve the Bishop Tract

Township Recommendation B: Protect and preserve the Twin Woods Golf Course

Township Recommendation C: Protect and preserve the Kenneth Kratz Property

Township Recommendation D: Protect and preserve the Thomas McCaron Movie Lots

Township Recommendation E: Protect and preserve several adjacent undeveloped properties.

Township Recommendation F: Protect and preserve the Dubroff property

Township Recommendation G: Acquire the Clemens Field Memorial Park

Township Recommendation L: Create parkland and open space adjacent to the Chestnut Street Trail in the industrial district

Township Recommendation S: Create Leon Drive to Vernon Court open space walking path

Montgomery County Plan Goal 12: Protect and Manage Wetlands, Streams, Steep Slopes, Woodlands, and Natural Habitats.

This goal will be achieved through careful planning of future development. The following specific actions will help fulfill this goal:

- Showing wetlands on plans, with development set back from the edge of these wetlands.
- Prohibiting development within floodplains, except for the development of elevated and flood-proofed buildings on brownfield sites in redevelopment areas encouraging economic revitalization.
- Adopting riparian corridor ordinances that require setbacks from streams and preservation of riparian woodlands.

- Encouraging the enactment of steep slope preservation efforts.
- Adopting landscaping ordinances that encourage the preservation of existing trees and replacement of trees that are destroyed during the land development process.
- Considering the exclusion of environmentally sensitive land from the portion of tracts that can be developed or counted towards lot area.
- Properly enforcing erosion and sedimentation control measures.
- Encouraging and promoting conservation easements on environmentally sensitive land.
- Moving portions of development that will disturb the land away from environmentally sensitive land, through techniques such as clustering, flexible lotting, and transfer of development rights.

Recommendations Related to this County Goal!

Borough Recommendation C: Formalize Shade Tree Commission

Township Recommendation M: Develop environmentally sensitive trail segments

Montgomery County Plan Goal 13: Create a Greenway System Along Rivers, Creeks and Other Sensitive Natural and Historic Features.

This goal will be achieved through the following actions:

- Using floodplain, riparian corridor, wetland, steep slope, and woodland preservation ordinances to keep greenways in their natural state.
- Adopting cluster zoning, flexible zoning, or transfer of development rights to move development away from important greenways.

CHAPTER · 11

- Purchasing land or development rights along critical greenways.
- Connecting open space on abutting tracts of land along greenways.
- Encouraging public access.
- Enhancing existing riparian corridor woodlands.

Recommendations Related to this County Goal:

Multi-Municipal Recommendation A: Continue Joint Trail Planning Efforts

Multi-Municipal Recommendation B: Develop Multi-Municipal Bicycle and Pedestrian Trails Master Plan

Township Recommendation L: Create parkland and open space adjacent to the Chestnut Street Trail in the industrial district

Township Recommendation M: Develop environmentally sensitive trail segments

Montgomery County Plan Goal 14: Develop a County-Wide Network of Interconnected Trails.

This goal will be achieved through the following actions:

- Building county trails along major corridors.
- Encouraging local municipalities to create their own smaller-scale trail networks that connect to the county system.
- Interconnecting trail systems within abutting municipalities and counties.
- Working with state, regional, and federal entities to connect their trails with the county-wide system.
- Using state and federal transportation funds to build trails, in addition to other funding sources.
- Building trails parallel to any new highways that are built.

- Providing trail connections from new developments to county and local trails.
- Connecting off-road trails with local sidewalks and on-road bicycle lanes.
- Requiring new public facilities, such as bridges and train stations, to include trails.
- Working cooperatively with many individuals and groups to create trails, including farmers, other property owners, businesses and institutions.

Recommendations Related to this County Goal:

Multi-Municipal Recommendation A: Continue Joint Trail Planning Efforts

Multi-Municipal Recommendation B: Develop Multi-Municipal Bicycle and Pedestrian Trails Master Plan

Borough Recommendation E: Train station parking lot landscaping

Borough Recommendation I: Streetscaping Improvements

Township Recommendation L: Create parkland and open space adjacent to the Chestnut Street Trail in the industrial district

Township Recommendation M: Develop environmentally sensitive trail segments

Township Recommendation N: Use property adjacent to railroad to align Liberty Bell Trail

Township Recommendation S: Create Leon Drive to Vernon Court open space walking trail

Montgomery County Plan Goal 15: Provide Park Facilities to Meet the Public's Recreation Needs.

With more organized sports activities and an increasing population, the demand for active recreation facilities, particularly ballfields, will continue to grow. These facilities should be placed as close to popula-

REGIONAL COMPARISON

tion centers as possible, preferably within growth areas, with convenient road access and proper setbacks from sensitive natural land.

This goal will be achieved through the following actions:

- Adopting zoning that requires open space and requires a portion of this open space to be usable for playing fields and courts.
- Creating ordinances that require the dedication of open space or the payment of a fee in lieu of such open space.
- Encouraging developers to build recreation facilities within their developments or giving a bonus for the construction of these facilities.
- Purchasing land in growth areas for future use as a park.
- Encouraging schools to allow the general public to use their facilities and playing fields.
- Allowing private recreation facilities in appropriate locations in designated growth areas.
- Providing sidewalk and trail access to recreation facilities and parks
- Recognizing and encouraging the diverse and wide variety of recreational activities that exist, ranging from bird watching to baseball, from skateboarding to golf.

Recommendations Related to this County Goal:

Multi-Municipal Recommendation C: Develop Multi-Municipal Park and Recreation Master Plan

Multi-Municipal Recommendation D: Develop Park Capital Improvements

Borough Recommendation B: Develop Wayne Avenue mini-park

Borough Recommendation D: Upgrade Heritage Park

Borough Recommendation J: Develop a Recreation Center

Township Recommendation K: Lenhart Road Preservation Area Open Space Amenities

Township Recommendation L: Create parkland and open space adjacent to the Chestnut Street Trail in the industrial districts.

Township Recommendation O: Hatfield Nature Area Improvements

Township Recommendation P: Schweiker Park Acquisition

Township Recommendation Q: Acquire industrial area land for active recreation

Township Recommendation R: Enhance former Tree Nursery property

Montgomery County Goal 16: Preserve Farmland and Farming.

Although most preserved farms will be in the county's rural resource areas, some may also end up in designated growth areas. Preserved farms within designated growth areas can provide local produce, flowers, pumpkins, and other products directly to their many neighbors.

Farmland will be permanently preserved through the following actions:

- Encouraging farmers to sell their development rights (agricultural easements) to the county, state or local municipality.
- Adopting zoning provisions that create large tracts of preserved land, such as cluster zoning, transfer of development rights and true agricultural zoning.

Active farming can be preserved through the following actions:

CHAPTER · 11

- Encouraging farmers to join agricultural security areas, which provide some protection from nuisance ordinances and eminent domain takings.
- Encouraging farmers to take advantage of the Act 319 program, which reduces real estate taxes
- Allowing farmers markets
- Encouraging farmers to explore alternative products and approaches, such as produce, flowers and Christmas trees.
- Amending zoning ordinances in rural resource areas that unnecessarily limit farm operations through large setbacks, limited uses or other provisions.
- Encouraging the state to enact tax reform that will reduce the real estate tax burden on farmers
- Encouraging the state to enact tax reform that will reduce the real estate tax burden on farmers
- Recognizing the changing nature of agriculture
- Encouraging donations of land, development rights, and scenic easements to local municipalities or land conservation groups.
- Encouraging tree protection, buffering between incompatible uses, and street trees.
- Constructing narrower streets and adding street improvements that have a rural character.
- Creating an inventory of scenic views and roads and using this inventory whenever plans are created or developments reviewed.
- Adopting ordinances to protect the character of villages and hamlets in rural areas.
- Encouraging owners of corporate campuses, large industrial properties, golf courses, camps, schools and other temporarily protected land to permanently preserve views and rural character.

Recommendations Related to this County Goal:

Township Recommendation E: Preserve and protect several adjacent undeveloped properties.

Montgomery County Goal 17: Protect Scenic Roads, Vistas and Viewsheds.

This goal will be achieved through the following actions:

- Permitting clustering that can move homes away from roads or behind ridgelines and woodlands.
- Using transfer of development rights ordinances to transfer development from areas with scenic views or roads.
- Enacting scenic corridor ordinances that control the type, intensity, and character of new development.

Recommendations Related to this County Goal:

Multi-Municipal Recommendation E: Create Multi-Municipal Gateways

Multi-Municipal Recommendation G: Consider Implementing Historic Preservation Options

Borough Recommendation A: Install street trees throughout the Borough

Borough Recommendation C: Formalize Shade Tree Commission

Borough Recommendation G: Create Gateways at select locations

Borough Recommendation I: Streetscaping Improvements

Township Recommendation B: Protect and Preserve the Twin Woods Golf Course

Township Recommendation J: Undertake Broad Street Streetscaping Improvements

REGIONAL COMPARISON

Montgomery County Goal 18: Protect Historic Resources and Cultural Landscapes

This goal will be achieved through the following actions:

- Adopting village commercial ordinances that either require preservation of buildings for more intense uses or give significant bonuses for preserving these buildings.
- Enacting historic preservation ordinances that:
 - Allow additional uses to go into historic buildings.
 - Delay the demolition of historic buildings so alternative preservation options can be explored.
- Planning for historic resources during the subdivision and land development process.
- Encouraging adaptive reuse of historic buildings.
- Creating historic districts with strong regulations and an architectural review board.
- Using cluster zoning, transfer of development rights, agricultural zoning, and farmland preservation to preserve cultural landscapes.
- Purchasing important historic structures.
- Using façade grant and loan programs to improve façades in Main Street areas.
- Creating an inventory of historic buildings and structures.
- Encouraging federal and state governments to expand the tax benefits of preserving historic properties.
- Improving cooperation among all the various people and organizations involved in historic preservation, including federal, state, county and municipal governments, nonprofits, businesses, property owners and developers.

Recommendations Related to this County Goal:

Multi-Municipal Recommendation G: Consider Implementing Historic Preservation Options

Borough Recommendation H: Historical Society Location

CHAPTER · 11

CHAPTER 12

PROTECTION POLICIES AND METHODS

Alternative Open Space Protection Methods

Hatfield Township is at a crossroads between increasing development and the rural character that has dominated the landscape while the Borough of Hatfield is experiencing increased interest in redevelopment and infill development. The current economic climate makes outright purchase, and in some cases the purchase of easements, extremely difficult to obtain due to the cost of land. However there are still significant opportunities for open space preservation..

In order to continue providing open space amenities to Borough and Township residents to enhance their quality of life, alternative methods of preserving open space that do not require financial resources should be considered. The following five types of open space protection could be created through alternative open space protection methods:

1. Active recreation parkland,
2. Passive recreation parkland,
3. Natural resource protection – open space network,
4. Preservation of the natural landscape and rural heritage, and
5. Preservation of active farms through farmland preservation.

To help ensure the long-term improvement, updating and creation of new open space, park and recreation amenities within the Borough and Township, the following open space preservation techniques,



Undeveloped land for sale

which are used today, should be utilized whenever possible.

Open Space Preservation Through Development Proposals

The Borough of Hatfield has open space preservation regulations for some types of development and in certain zoning districts. The following regulations apply to development proposals within the Borough:

Borough Zoning and Subdivision and Land Development Ordinances

R4 – Mixed Use Residential District

This district permits single family detached dwellings, two-family buildings, single-family attached dwellings and planned mobile home parks. This district requires developments to set aside 20% of the

CHAPTER · 12

net acreage of a site. On any development of more than 75 units, a tot lot is required within the open space.

Section 422:

The design of subdivisions and land developments are required to be done in a manner which preserved desirable natural and/or historic features of a site wherever reasonably possible. These features include scenic areas or views, historic structures or sites, trees six inches or more in caliper at chest height, woodlands or other significant plants, wetlands, watercourses and natural drainage features.

Section 425:

Applicants are encouraged to provide open space for parks, playgrounds, recreational facilities, and other community spaces. In commercial areas, space for walkways, malls, sitting areas or other community spaces are encouraged. Preservation of existing natural amenities as part of these spaces should be considered by the applicant.

Section 603 (Mobile Home Regulations)

The common open space shall be designed as a contiguous area unless the applicant demonstrates to the satisfaction of the Borough that 2 or more separate areas would be preferable. The open space shall also have easily identifiable pedestrian and visual accessibility to all residents of the mobile home development, although not all units have to abut the common open space.

Township Zoning and Subdivision and Land Development Ordinances

The Township of Hatfield has open space preservation regulations for some types of development and in several zoning districts. The following regulations apply to development proposals within the Township:

ER – Residential District

A primarily single family detached residential district. The Township Zoning Ordinance requires a minimum of 10% of a tract being proposed as a cluster development in the ER – Residential District to be preserved as common open space, prohibited from further development or subdivision. This open space is to be predominantly natural areas, with walking, biking or equestrian trails permitted.

RA-2 Residential District

A primarily single family detached residential district. The Township Zoning Ordinance requires all developments in this district to provide a minimum of 12% of the total developable area of the tract and all non developable area to be preserved as common open space. This open space shall be predominantly natural area with walking, biking or equestrian trails permitted. Other facilities are permitted as deemed appropriate by the Board of Commissioners.

B-A Residential District

A primarily single family detached and single family semi-detached district. To develop single family semi-detached dwellings, a minimum of 30 acres of land is required. The Township Zoning Ordinance requires all single-family semi-detached development to provide for not less than 25% of the total de-

PROTECTION POLICIES AND METHODS

velopable area of the tract and all non developable area to be preserved as common open space. This open space shall be predominantly natural area with walking, biking or equestrian trails permitted. Other facilities are permitted as deemed appropriate by the Board of Commissioners.

B-B Residential District

A primarily single family detached and single family semi-detached district. To develop single family semi-detached dwellings, a minimum of 5 acres of land and no more than 10 acres is required. The Township Zoning Ordinance requires all single-family semi-detached development to provide for not less than 25% of the total developable area of the tract and all non developable area to be preserved as common open space. This open space shall be predominantly natural area with walking, biking or equestrian trails permitted. Other facilities are permitted as deemed appropriate by the Board of Commissioners.

TH – Townhouse District

A Townhouse dwelling district. To develop single townhouses, a minimum of 15 acres of land is required. The Township Zoning Ordinance requires all single-family semi-detached development to provide for not less than 25% of the total area of the tract and all non developable area to be preserved as common open space. In addition, at least 1/5 of the total common open space shall consist of developable area.

GA – Garden Apartment District

An apartment complex district. This district requires appropriate recreational facilities to be provided for use by the residents of the complex.

MHD – Mobilehome Development District

This district permits mobilehome developments. In developments of 15 or more mobile homes, one or more recreational common areas at least 2,500 square feet in size are required.

Section 619 of the Township’s Subdivision and Land Development Ordinance

This section requires the dedication of park/open space with residential and non-residential developments. One acre of park and/or open space shall be dedicated to the Township for every 15 dwelling units of any subdivision and/or land development. For non-residential developments, every 3,000 square feet of floor area equals one dwelling unit, and is subject to the same park/open space requirement. If a subdivision and/or land development is less than 15 dwelling units, a minimum of 1 acre of park and/or open space shall be dedicated to the Township. The ordinance provides a fee-in-lieu provision.

Cluster Subdivision Regulations: The Township of Hatfield permits the clustering of residential subdivisions in the ER Residential District. This district permits a density of 1 dwelling unit per acre, which can be clustered to a minimum 25,000 square foot lot.

Recent best management practices have further refined the idea of the cluster subdivision to increasingly promote the preservation of opens space and natural resources. This new planning technique is commonly referred to as a Conservation Subdivision. The Conservation Subdivision is a cluster development type that puts significant emphasis on the preservation of open space and sensitive natural resources. The expansion of the existing cluster subdivision into other zoning districts or the creation of a Conservation

CHAPTER · 12

Subdivision ordinance could provide additional open space preservation benefits to the Township.

Riparian Corridors/Greenways: The Township and Borough have sections in their respective Zoning Ordinances regulating the potential uses and activities within floodplain areas, streams, watercourses, wetlands and Ponds. The 100 year floodplain area alone surrounds a significant percentage of the creeks and streams in the multi-municipal area. The Floodplain Regulations of Section 2001 in the Borough's Zoning



Naturalized Stormwater Management Basin

Ordinance and Section 2101 in the Township's Zoning Ordinance requires that no structure or land shall be located, relocated, constructed, reconstructed, enlarged, substantially improved or structurally altered except in full compliance with these sections of each municipal Zoning Ordinance.

The Township and Borough should consider developing a riparian corridor protection ordinance for creeks and streams. A riparian corridor preservation ordinance will provide additional protection for the sensitive natural areas along creeks and streams. Such an ordinance, in addition to the land protection ordinances currently in place, would encourage and pro-

mote the re-vegetation of the riparian corridor area with plantings natural to the area.

Additional Earned Income Tax Dedicated to Open Space Preservation in Hatfield Township: Single sources of funding are not typically enough to provide the resources necessary to preserve land within the Township. There are hundreds of acres of sensitive natural area, several agricultural properties and other important undeveloped tracts of land that could be considered for preservation. However, with the price of land escalating and development pressure increasing in the Township, the cost of preserving land is very high. Thus, it is typically necessary to attain several funding sources to move forward with preservation efforts. Often, one source of funding can be used to leverage another funding source.

The Township currently has a fee-in-lieu option for developments that do not provide the required park or open space areas. Any fees collected are put into an account to be used for open space, park and recreation related activities elsewhere in the Township. This fund provides some additional funding that could be used as a match for grant applications.

In addition to the fee-in-lieu, which is far from being a dedicated and reliable source of future funding, many municipalities have enacted an earned income tax dedicated to the preservation of open space related activities within their municipality. This income tax is voted on by the electorate through a ballot item. Typically, the income tax is a fraction of the overall earned income tax collected within a municipality, but with a large and increasing population, this relatively small tax could create significant funds which are used solely within the Township.

PROTECTION POLICIES AND METHODS

In 2002, Franconia Township (Montgomery County) enacted an earned income tax of 0.25% on the earned income of residents of the Township to be used for financing the acquisition of open space, agricultural conservation easements, acquisition of property development rights and for the acquisition of recreational and/or historical lands within the Township. The local match has allowed the Township to leverage money at the County and State level totaling millions of dollars which have helped protect hundreds of acres of farmland, and subsequently reduce the potential residential build-out of the Township in rural-agricultural areas.

Hatfield Township could benefit significantly from an earned income tax dedicated to open space funding. It would provide a dedicated and reliable source of funding for open space preservation activities that could be utilized to leverage other grants. A dedicated funding source may also give grant applications submitted by the Township more weight since

the grantor can see that any necessary match money can be provided.

Acquire Agricultural, Conservation or Recreation Easements on Tracts of Land: Though not technically acquiring land, purchasing an agricultural, conservation or recreation easement on land provides a financial benefit to the landowner and allows them to retain ownership of the property. It also reduces the tax burden on the property owner.

If a property owner is interested in permanently preserving a significant natural area, placing a conservation easement on the property is one way to preserve the land at a fraction of the cost of purchasing the property outright. A conservation easement should be used in situations where a tract of land is a priority for preservation and is too expensive to purchase. It can also be beneficial where a landowner wishes to permanently preserve a significant tract of land but wishes to retain ownership of the land.



Active Farmland in Hatfield Township

CHAPTER · 12

A recreation easement is most likely to occur within the Township in the form of a trail or footpath easement. Cooperation with landowners who may be involved in the creation of these trail segments will be vital. The Township should consider the applications in which a recreation easement may or may not be necessary to create the trails, footpaths or other recreation-oriented elements.

CHAPTER 13

IMPLEMENTATION

Implementation of this plan is vital to the success of open space planning efforts in Hatfield Borough and Hatfield Township Multi-Municipal Open Space Plan. Given the increasing interest in development of parcels within the Township and interest in development and redevelopment in the Borough, implementation of the recommendations contained within this plan within the next ten years is likely more important now than it has ever been in the past.

Much of the implementation of the plan will come through the efforts of the Borough and Township to work with developers and land owners. A significant percentage of the open space plan recommendations will hopefully be accomplished through cooperation between landowners/developers and the municipalities, leaving public funds and other means of open space protection available for implementation of the remaining recommendations. Funding for open space related activities that are not created as a result of working with landowners/developers will come from the Montgomery County Green Fields/Green Towns Program and any other applicable grant opportunity.

Implementation Methods

The most substantial project recommendations to be undertaken as part of this planning effort include the implementation of the proposed bicycle and pedestrian pathways, preservation of significant natural resources within the Borough and Township and the acquisition/preservation of significant tracts of undeveloped land that are under increasing development



Signage showing implementation of previous Open Space Plan

pressure. There are essentially three methods that will be utilized to implement the recommendations of this plan that require funding:

1. Acquisition/preservation by priority – funded through the dedicated funds from the Montgomery County Open Space Program,
2. Competitive funds within the Montgomery County Open Space Program, or
3. Other funding opportunities which are listed at the end of this chapter.

The priorities of the Plan recommendations have been split into two groups, those recommendations that should be funded with the dedicated funding provided by the Green Fields/Green Towns Program and those that could be funded through the competitive funding cycle of the Green Fields/Green Towns Program during the second half of the program. Though the Borough and Township have prioritized

CHAPTER · 13

the recommendations, they realize that as opportunities arise, they will re-evaluate any recommendation, consider any future opportunity that develops and act accordingly to further the goals of the multi-municipal open space planning effort.

Implementation Responsibility

The Hatfield Borough Council and Hatfield Township Board of Commissioners will be responsible for taking official action on all proposed open space planning activities. An advocacy and monitoring function will be provided by the Open Space Committee(s). The Committee(s) will be responsible for reporting

IMPLEMENTATION PHASING				
Action	Priority Timeline		Potential Funding Sources	Recommendation Page Reference
	Near Term	Longer Term		
	2005	2015		
Multi-Municipal Recommendations				
Multi-Municipal Recommendation A: Continue Joint Trail Planning Efforts			State/County	Page 86
Multi-Municipal Recommendation B: Develop multi-municipal Bicycle and Pedestrian Trails Master Plan.			State	Page 87
Multi-Municipal Recommendation C: Develop a multi-municipal Park and Recreation Master Plan			State	Page 87
Multi-Municipal Recommendation D: Develop Park Capital Improvements			State	Page 87
Multi-Municipal Recommendation E: Create multi-municipal gateways			State/County	Page 88
Multi-Municipal Recommendation F: Create a multi-municipal tree nursery/street tree planting program			State/County	Page 88
Multi-Municipal Recommendation G: Consider implementing historic preservation options			State	Page 88

IMPLEMENTATION PHASING				
Action	Priority Timeline		Potential Funding Sources	Recommendation Page Reference
	Near Term	Longer Term		
	2005	2015		
Hatfield Borough Recommendations				
Borough Recommendation A: Install Street Trees Throughout the Borough			State/County/Private	Page 88
Borough Recommendation B: Develop Wayne Avenue Mini-Park			State/County	Page 89
Borough Recommendation C: Formalize Shade Tree Commission			State/County	Page 89
Borough Recommendation D: Upgrade Heritage Park			State/County	Page 90
Borough Recommendation E: Train Station Parking Lot Landscaping			State/County	Page 90
Borough Recommendation F: Construct a Pavilion at Scout Cabin			Private	Page 90
Borough Recommendation G: Create Gateways at select Locations			State/County	Page 90
Borough Recommendation H: Historical Society Location			State/County	Page 90
Borough Recommendation I: Streetscape Improvements			State/County	Page 91
Borough Recommendation J: Develop a Recreation Center			State	Page 91

IMPLEMENTATION



Undeveloped land previously used for farming

progress in implementation of the Open Space Plan to the respective elected officials at least annually. The Open Space Committee(s) will also advocate for implementation of specific open space projects throughout each year.

The Board of Commissioners will be required to review the success of the Open Space Plan in 2009, make any necessary updates to the Plan and send the

IMPLEMENTATION PHASING				
Action	Priority Timeline		Potential Funding Sources	Recommendation Page Reference
	Near Term	Longer Term		
	2005	2015		
Hatfield Township Recommendations				
Township Recommendation A: Protect and Preserve the Bishop Tract			State/County	Page 91
Township Recommendation B: Protect and Preserve the Twin Woods Golf Course			State/County	Page 91
Township Recommendation C: Protect and Preserve the Kenneth Kratz Property			State/County	Page 92
Township Recommendation D: Protect and Preserve the property behind the Heidelberg Church			State/County	Page 92
Township Recommendation E: Protect and Preserve the Thomas McCaron Movie Lots			State/County	Page 92
Township Recommendation F: Protect and Preserve Several Adjacent Undeveloped Properties			State/County	Page 92
Township Recommendation G: Protect and preserve the Dubroff Property			State/County	Page 92
Township Recommendation H: Acquire the Clemens Field Memorial Park			State/County	Page 93
Township Recommendation I: Install Sidewalks Throughout the Township			State/County	Page 93
Township Recommendation J: Create Gateways at Select Locations			State	Page 93
Township Recommendation K: Undertake Broad Street Streetscaping Activities			State/Federal	Page 94
Township Recommendation L: Lenhart Road Preservation Area Open Space Amenities			State/County	Page 94
Township Recommendation M: Create parkland and open space adjacent to the Chestnut Street Trail in Ind. Districts			Developers	Page 94
Township Recommendation N: Develop Environmentally Sensitive Trail Segments			State/County	Page 94
Township Recommendation O: Use property adjacent to Railroad to align Liberty Bell Trail			State/County	Page 95
Township Recommendation P: Hatfield Township Nature Area Improvements			State/County	Page 95
Township Recommendation Q: Schweiker Park Acquisition			State	Page 95
Township Recommendation R: Acquire Industrial Area land for Active Recreation			Developers	Page 96
Township Recommendation S: Enhance former Tree Nursery Property			State/County	Page 96
Township Recommendation T: Create Leon Drive to Vernon Court Open Space Walking Path			State	Page 96
Township Recommendation U: Provide pedestrian access from residential areas to the Colmar T.S. and Rt. 309 stores			State/County	Page 96

CHAPTER · 13

updated plan and implementation findings to Montgomery County for their review.

At least once a year, the Borough Council and the Township Board of Commissioners will advertise a public meeting to discuss Open Space planning implementation activities. This meeting should be held as part of the report to the elected officials being made by the Open Space Committee(s). This will allow all attendees to hear the results of implementation activities for the year and discuss any issues related to open space planning within the Borough and Township.

Potential Funding Sources for the Multi-Municipal Open Space Plan Recommendations:

Pennsylvania Historical and Museum Commission (PHMC)

Historic Preservation Grants

The Pennsylvania Historical and Museum Commission provides competitive grants (60/40 match) to support projects in one of the following six categories:

- Cultural Resource Surveys
- National Register Nominations
- Technical and Planning Assistance
- Educational and Interpretative Programs
- Staffing and Training
- Pooling and Third Party Administration

Grants are awarded subject to the annual availability of funds from the United States Department of the Interior, National Park Service and are based on the federal fiscal year, October through September. Awards are a minimum of \$3,000 and a maximum of \$25,000. This grant program does not support the acquisition of historic properties or development

projects for historic structures/properties including stabilization, rehabilitation, restoration and reconstruction.

This grant program could be used to create interpretative signage for historic properties or sites, especially any located along the proposed bicycle and pedestrian network. This program could also be utilized to develop a cultural resource survey in the Borough and Township.

Additional information can be found on the PHMC Grants website: www.artsnet.org/phmc

Historic Preservation Project Grants

The Pennsylvania Historical and Museum Commission provides competitive grants for projects in the following areas:

- Cultural Resource Surveys
- National Register Nominations
- Planning and Development Assistance
- Educational and Interpretive Programs
- Archaeology

The grant requirements vary depending on the amount of the grant. Grants are awarded subject to the annual availability of funds from the Commonwealth of Pennsylvania and are based on the state fiscal year, July through June. For grants up to \$5,000, no match is required. For grants from \$5,001 to \$15,000, which is the maximum grant award, a 50/50 match is required.

This grant program could be used for historic and cultural resource protection efforts within the Borough and Township.

Additional information can be found on the PHMC Grants website: www.artsnet.org/phmc

IMPLEMENTATION

Commonwealth of Pennsylvania

Growing Greener (DCNR)

The Growing Greener Program was enacted in 1999 to provide funding to preserve farmland and protect open space, eliminate the maintenance backlog in state parks, clean up abandoned mines and restore watersheds, and provide new and upgraded water and sewer systems throughout the Commonwealth.

There are four state agencies that administer different parts of the program. The Department of Conservation and Natural Resources (DCNR) administers the Open Space and Recreation Grant program. The grant process is run under the Community Conservation Partnerships Program (C2P2), a combination of several funding sources and grant programs including Keystone Recreation, Park and Conservation Fund, Watershed Protection Act (Growing Greener) and Act 68 Snowmobile and ATV Trails Fund. The program also includes federal funding from the Land and Water Conservation Fund (LWCF) and the Recreational Trails component of TEA – 21. The C2P2 program contains the following grant components which, except for Heritage Parks, have been combined into one annual grant application cycle (generally late summer/early fall):

- Community Recreation
- Land Trusts
- Rails-to-Trails
- Rivers Conservation
- Snowmobile/ATV
- Heritage Parks
- Land and Water Conservation Fund
- Recreation Trails

Generally, all grant components require a 50/50 match.

This program could be useful for many of the recommendations in the Open Space Plan.

Additional information can be found on the DCNR website: www.dcnr.state.pa.us

Pennsylvania Rivers Conservation Program (DCNR)

This program was developed through the Keystone Recreation, Park and Conservation Fund Act of 1993 to conserve and enhance river resources through preparation and accomplishment of locally initiated programs. The program provides technical and financial assistance to municipalities and river support groups to carry out planning, implementation, acquisition and development activities under the following six grant components:

- Planning Grants
- Technical Assistance
- Rivers Registry
- Implementation Grants
- Development Grants
- Acquisition Grants

The Department of Conservation and Natural Resources allocates approximately \$1.5 million every year. The minimum grant is \$2,500 with the upper limit of the grant being allocated based on the size of the project and complexity of the project. This grant application period is approximately 3 months long and begins around July of each year. The grant program requires a 50/50 match.

This grant program has presents many opportunities for implementing the open space plan recommendations. Acquisition grants could be utilized to purchase trail or greenway areas.

Additional information can be found on the DCNR website: www.dcnr.state.pa.us

CHAPTER · 13

Pennsylvania Recreational Trails Program (PRTP)

The DCNR Pennsylvania Recreational Trails Program (PRTP) provides funds to develop and maintain recreational trails and trail related facilities for motorized and non-motorized recreational trail use. Funding comes from the Federal Highway Administration (FHWA) and TEA-21.

The program is administered by the DCNR Bureau of Recreation and Conservation (BRC) in consultation with the Pennsylvania Recreational Trails Advisory Board (PARTAB). The funds available are 80% grant, up to \$100,000 and 20% project application money.

This grant program could be utilized for trail creation and maintenance.

Additional information can be found on the DCNR website: www.dcnr.state.pa.us

Home Town Streets/Safe Routes to School

As part of the Growing Greener legislation, the Pennsylvania Department of Transportation has embraced this program as a key part of its role in fostering community development/ redevelopment. This program is intended to assist communities in enhancing their revitalization efforts.

The Home Town Streets component provides funding for streetscape improvements that are vital to reestablishing downtown and commercial centers in a defined “downtown” area. The Safe Routes to School component provides funding for projects 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. Funding is primarily for transportation routes and is not intended for recreation-only based trail systems.

This is a federal cost reimbursement program, not a grant program. Costs will be reimbursed for actual approved project expenses up to the amount approved for the project. This program has an 80/20 match requirement.

This grant program could be utilized for enhancing existing bicycle and pedestrian pathways and sidewalks, especially those that will link to destinations within the Borough and Township.

Additional information can be found on the PENNDOT website: www.dot.state.pa.us

Delaware Valley Regional Planning Commission Transportation and Community Development Initiative (TCDI)

The TCDI program is intended to assist in reversing the trends of disinvestment and decline in many of the region’s core cities and first generation suburbs by supporting local planning projects that will lead to more residential, employment or retail opportunities; improve the overall character and quality of life within these communities to retain and attract business and residents; enhance and utilize the existing transportation infrastructure capacity to reduce the demands on the region’s transportation network; and reduce congestion and improve the transportation system’s efficiency.

TCDI grants will support planning, design, preliminary engineering, analysis or feasibility studies that lead to public and private sector investment for growth and redevelopment. A maximum of \$100,000 is available for a single project with a 20% local match.

These grants could be used for many open space recommendations within the Borough and Township.

Additional information can be found on the DVRPC website: www.dvrpc.org

Additional information is available from the Natural Lands Trust website: www.natlands.org

Congestion Mitigation and Air Quality Improvement (CMAQ) Program

The CMAQ program is a federal program that was established in 1991 for projects that contribute to the attainment of the Clean Air Act standards by reducing emissions from highway sources. CMAQ is a competitive program for municipalities and governmental agencies within the 9-County DVRPC region.

Projects eligible for CMAQ funding must produce a reduction of harmful emissions related to transportation and must also be for the public good. All federal eligibility requirements for transportation projects must be met.

This program has potential applications in the Borough and Township for the following elements:

- Bicycle and Pedestrian Projects
- Development efforts of a locality to reduce single occupant vehicle (SOV) travel

PECO (Natural Lands Trust)

















Green Region Open Space Grant Program


PECO, through the Natural Lands Trust, is providing grants of up to \$10,000 to protect and improve open space areas in southeastern Pennsylvania. The grants can be used with other funding sources to develop or update municipal open space plans, acquire open space, undertake habitat improvements within municipally-owned open space, or use for capital improvements for passive recreation.

These grants could be used for most of the Open Space Plan Recommendations.

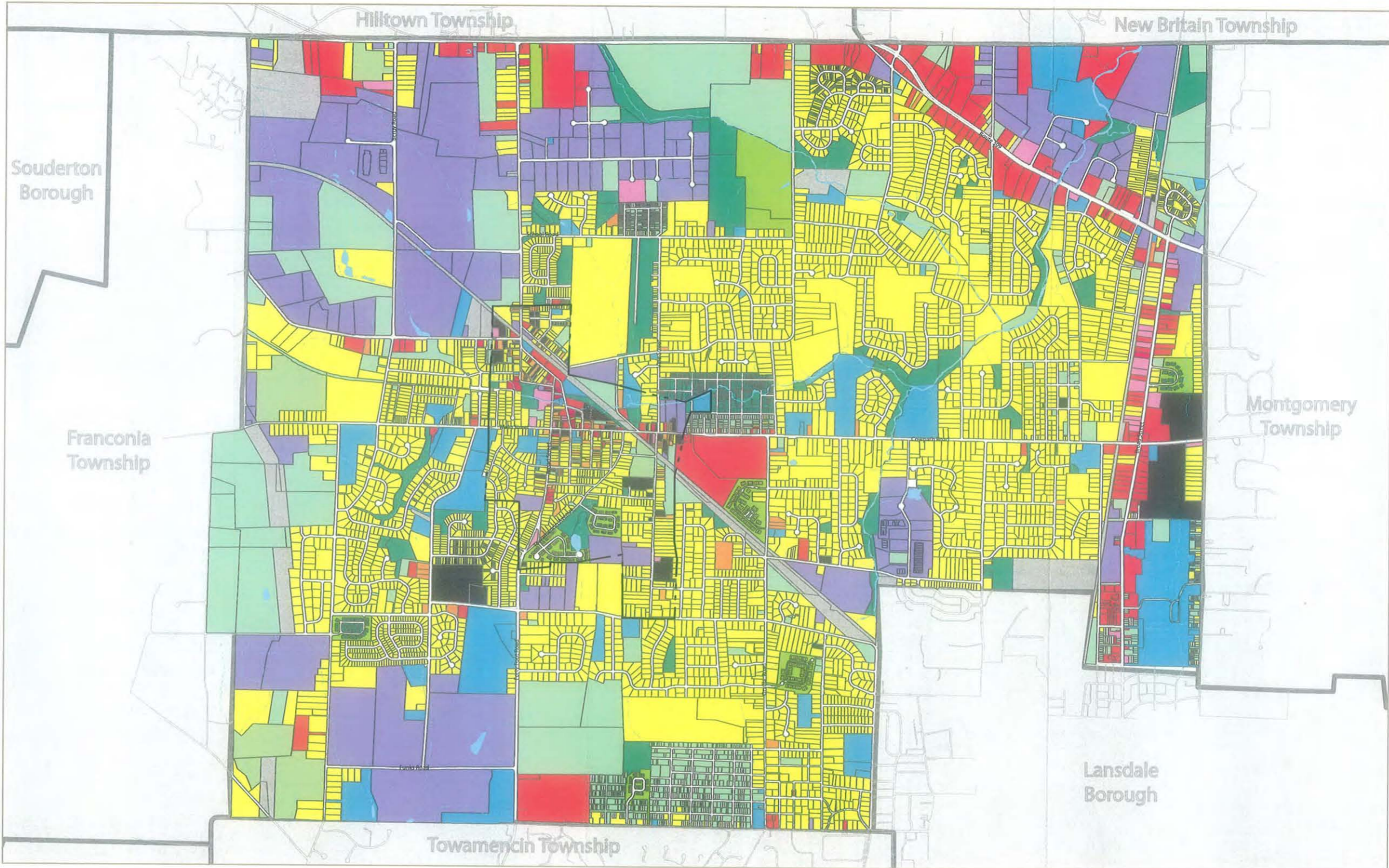
CHAPTER · 13

Legend

- Municipal Boundary 
- Road 
- Railroad 
- Creek/Stream 
- Multi Family 
- Single Family Attached 
- Twin/Duplex 
- Single Family Detached 
- Mixed Use 
- Retail 
- Office 
- Industrial 
- Institutional 
- Utilities 
- Undeveloped 
- Public Open Space 
- Private Open Space 
- Agriculture 



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Legend

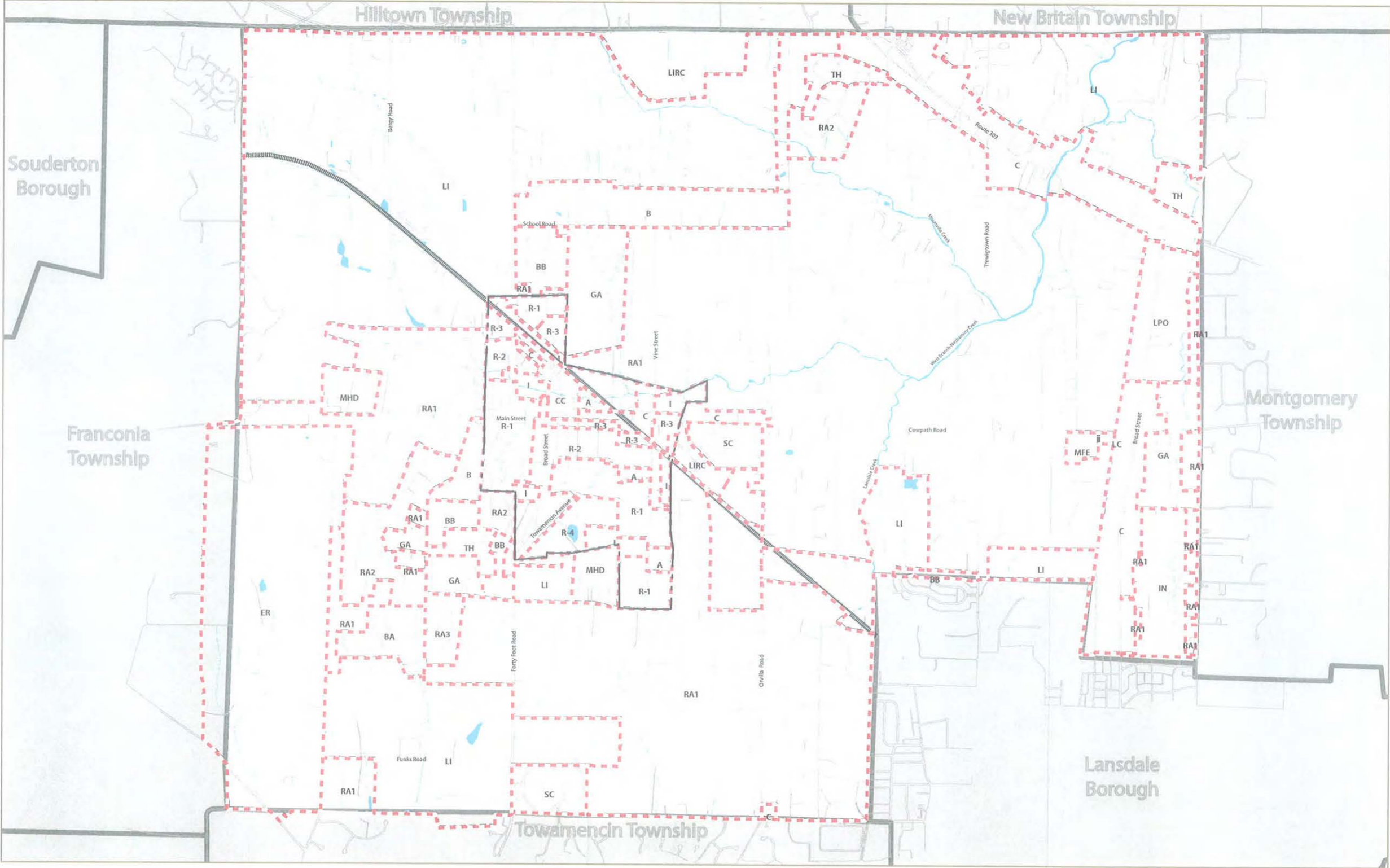
- Municipal Boundary 
- Road 
- Railroad 
- Creek/Stream 

Hatfield Borough Zoning Districts

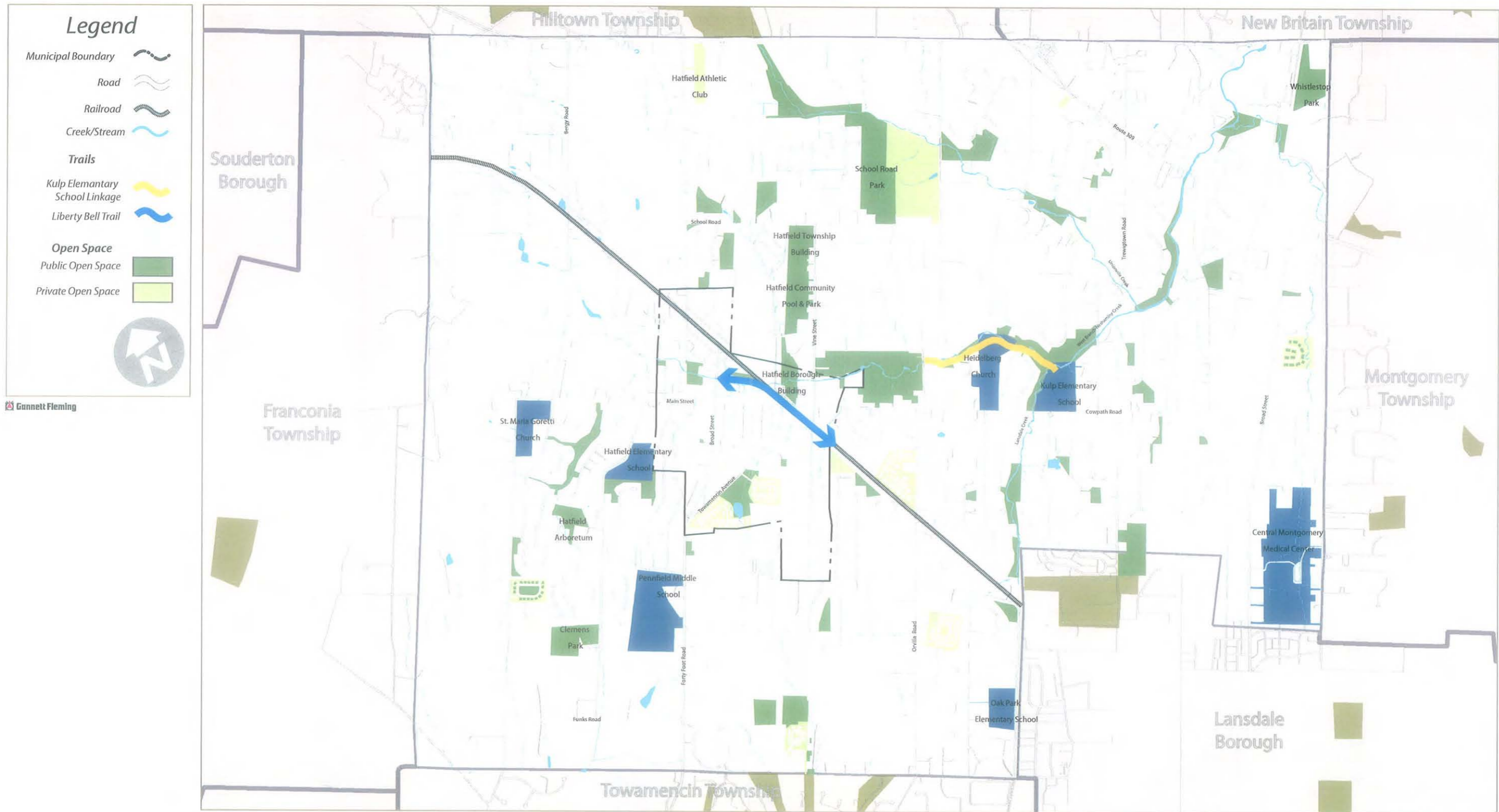
- A Multi-Family Apartment District
- C Core Commercial District
- CC Commercial District
- I Industrial District
- R-1 Residential District
- R-2 Residential District
- R-3 Residential/Commercial District
- R-4 Mixed Use Residential District

Hatfield Township Zoning Districts

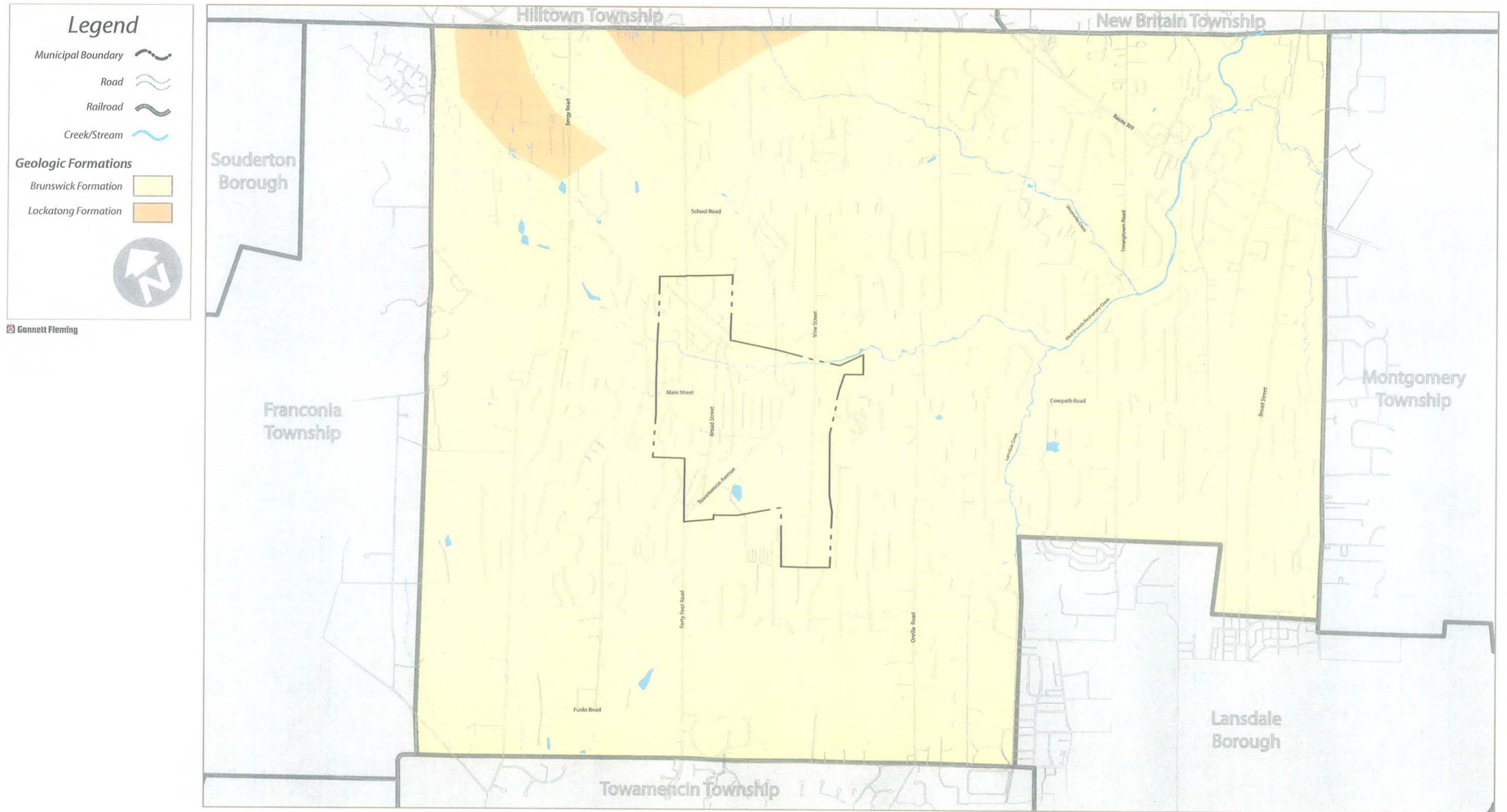
- B Residential
- BA Residential
- BB Residential
- C Commercial
- ER Estate Residential
- GA Garden Apartments
- IN Institutional
- LC Limited Commercial
- LI Light Industrial
- LIRC Light Industrial Restricted Commercial
- LPO Limited Professional Office
- MFE Multi-Family Elderly
- MHD Mobile Home Development
- RA1 Residential
- RA2 Residential
- RA3 Residential
- SC Shopping Center
- TH Town Homes

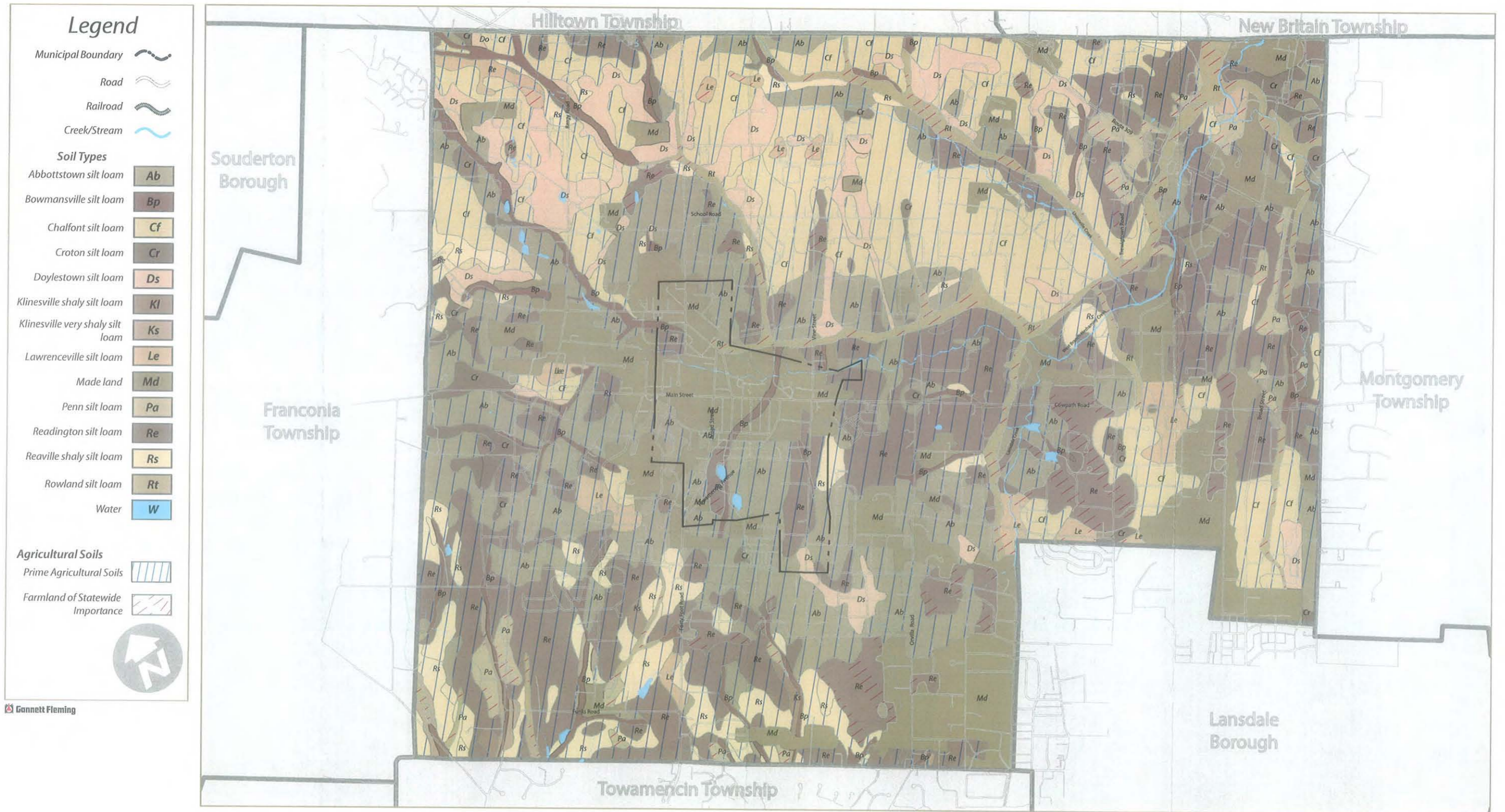



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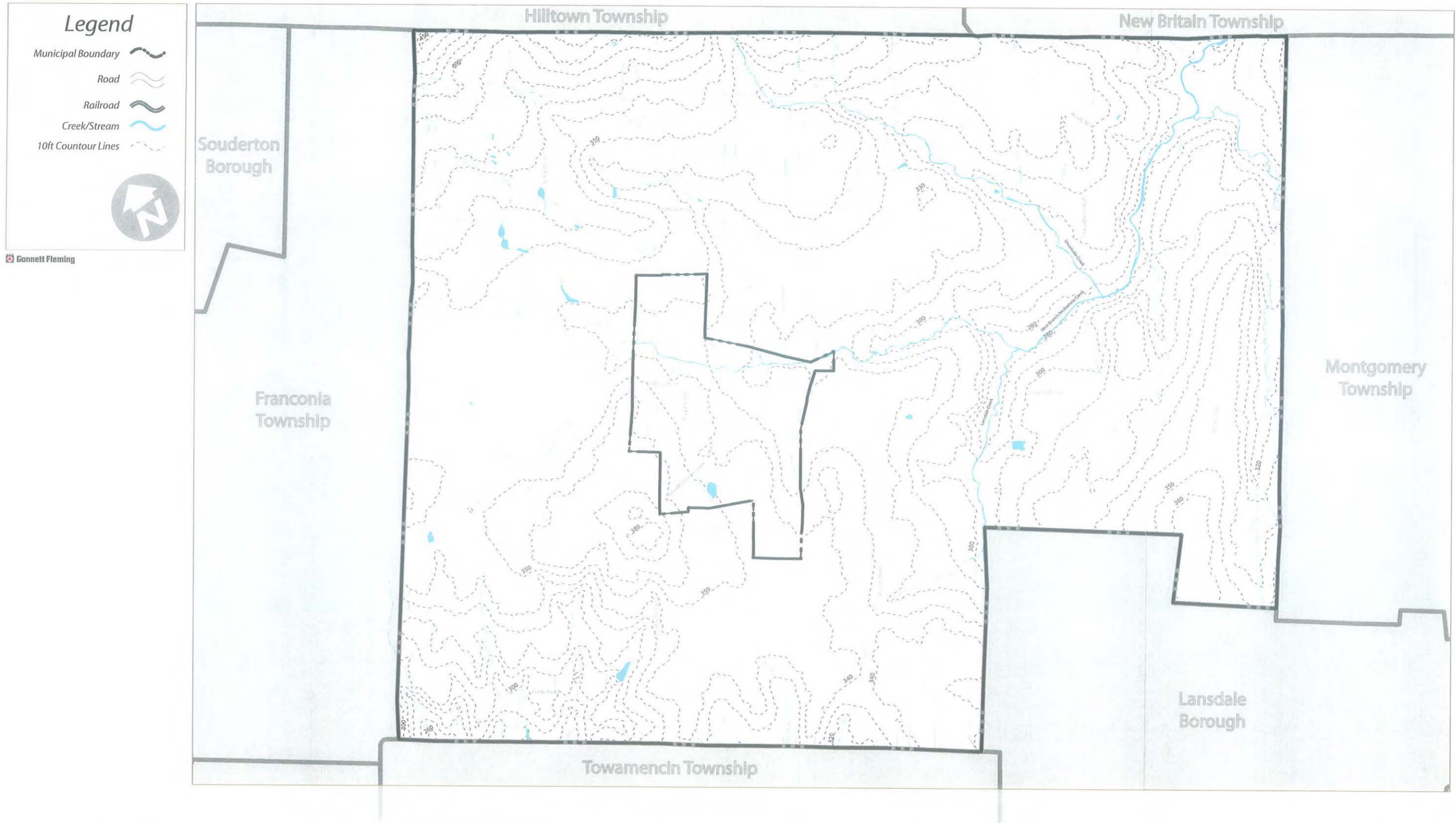


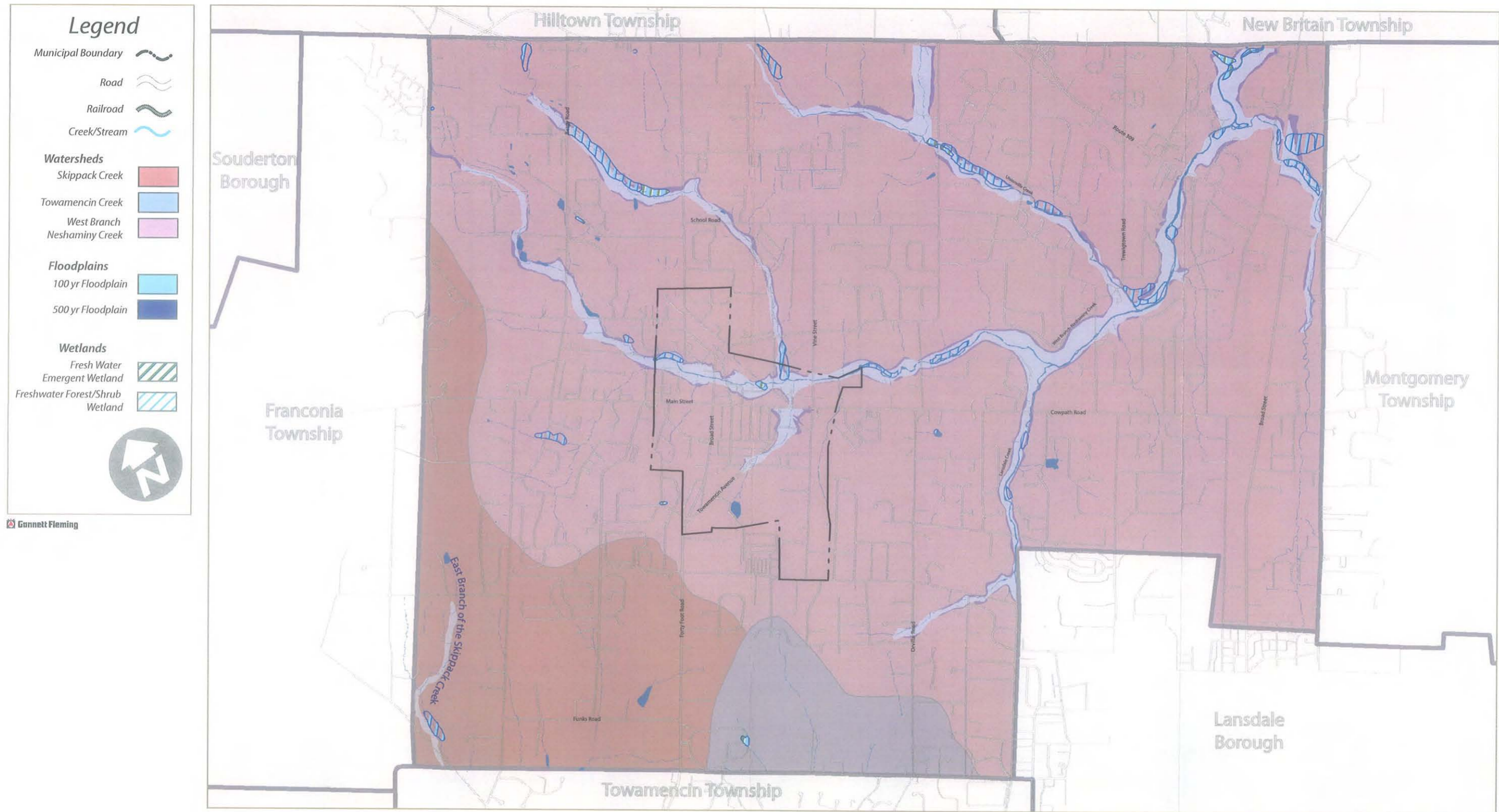
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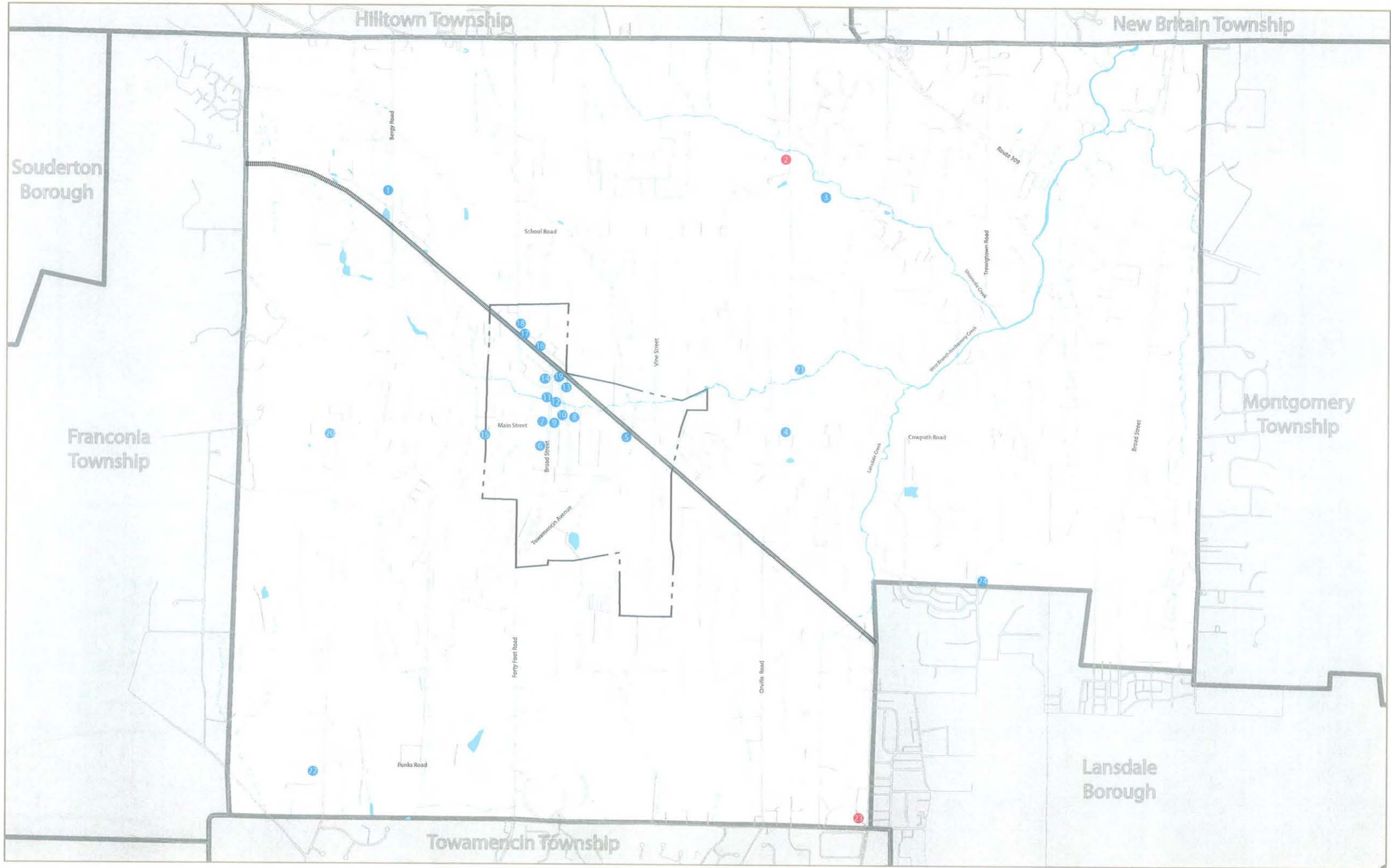
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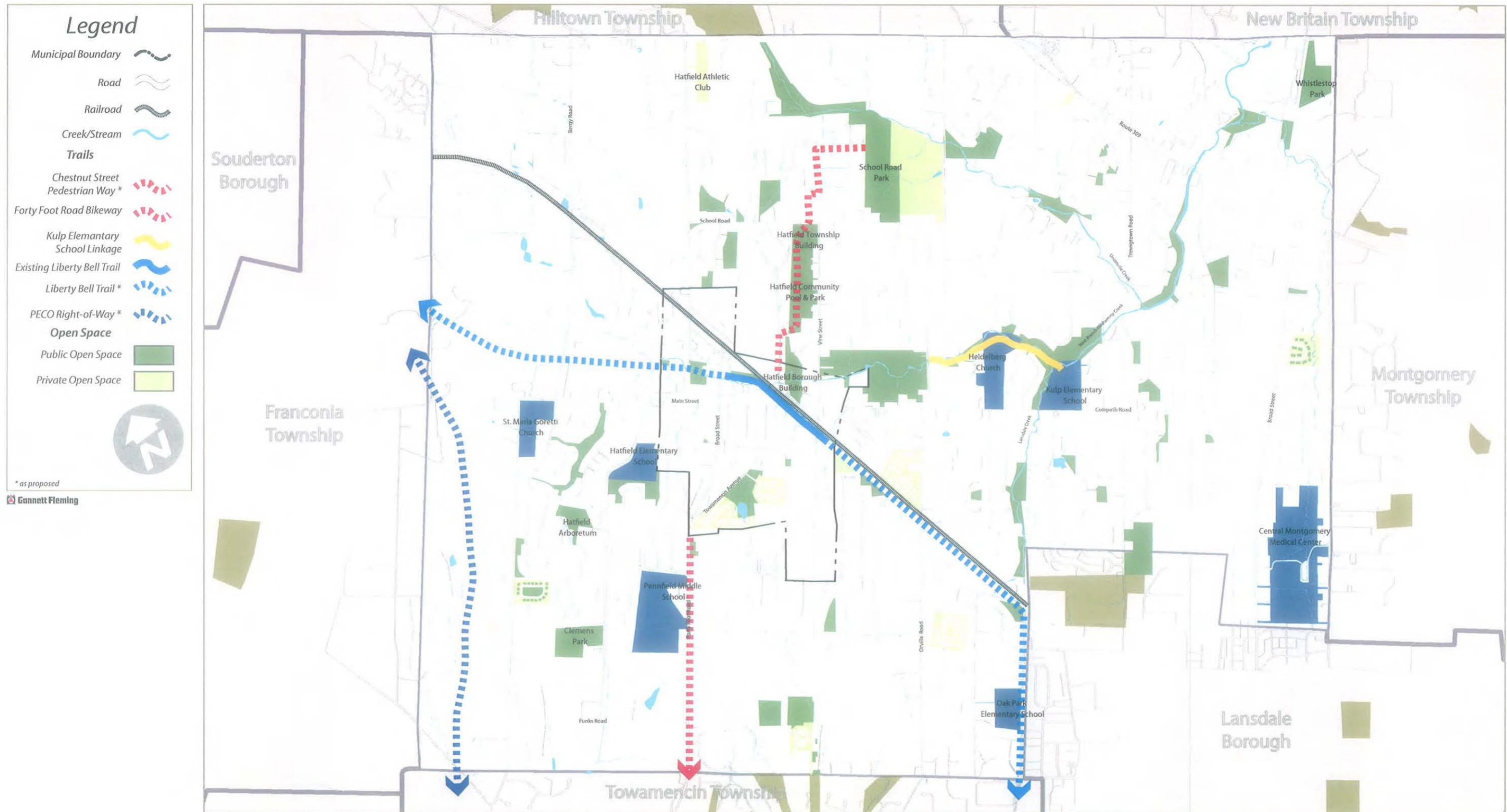
- Municipal Boundary
- Road
- Railroad
- Creek/Stream
- National Register Site
- Locally Identified

Oak Grove School	1
Arched Bridge	2
Frick's Meetinghouse	3
Hatfield Church of the Brethren	4
Main Hotel	5
Grace Evangelical Lutheran Church	6
Broad Street Streetscape	7
Heidelberg Reformed Church	8
Hatfield National Bank	9
Hatfield Clothing Company	10
Hanson Textile	11
Broad Street Residence	12
Highway Home for the Aged	13
Market Street Residence	14
Biblical Theological Seminary	15
Maple Street Residences	16
Hopkins Industrial Mills	17
Union Street Residence	18
Train Station	19
Larry S. Laumer House	20
Indian Encampment	21
Keagle Farm	22
Oak Park District	23
Barren Plains School House	24
Scholl Farm	25

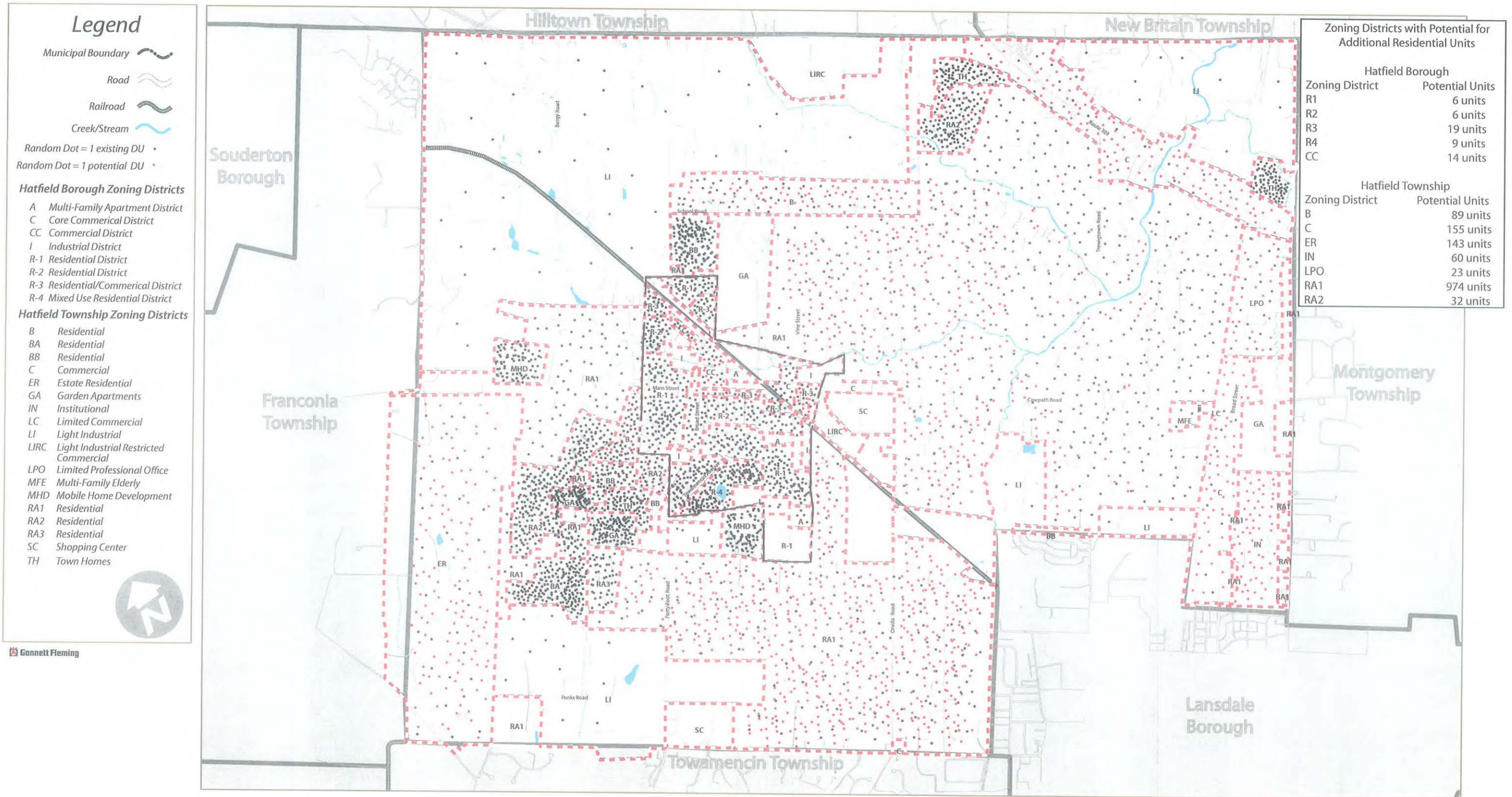


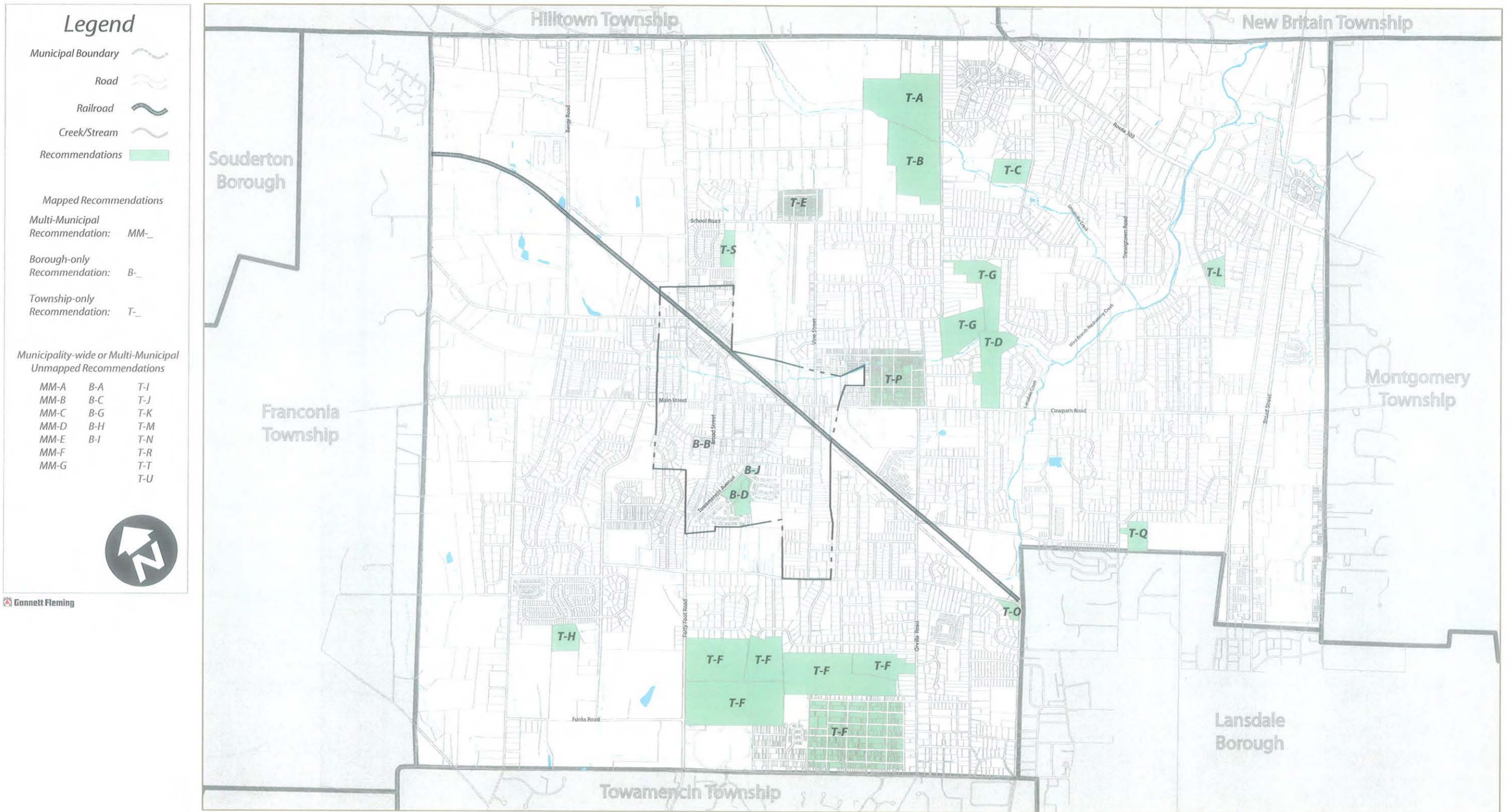
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MAP #10 POTENTIAL BUILDOUT





MAP #12 RECOMMENDATIONS & EXISTING CONDITIONS MAP

