



LIMERICK TOWNSHIP

# Comprehensive Open Space Plan

**Board of Supervisors Meeting /  
Public Meeting #4**

**06.01.2021**



# Meeting Agenda

- ❖ Project Background
- ❖ Public Input
- ❖ Existing Open Space
- ❖ Recommendations:
  - 1) Agriculture Land Preservation
  - 2) Historic & Cultural Preservation
  - 3) Natural Resources Protection
  - 4) Open Space Protection
- ❖ Funding
- ❖ Next Steps





# **Thanks to Limerick Open Space Citizen Advisory Committee**

<b>Bob Arrowsmith</b>	<b>Parks &amp; Recreation Committee</b>
<b>Erin P. Cohen</b>	<b>Parks &amp; Recreation Committee</b>
<b>Keith G. Daywalt</b>	<b>Planning Commission</b>
<b>Allen Dowhie Jr.</b>	<b>Parks &amp; Recreation Committee</b>
<b>Gregory Gray</b>	<b>Parks &amp; Recreation Committee</b>
<b>Christopher Haring</b>	<b>Planning Commission</b>
<b>Jennie Jonas</b>	<b>Streetscape &amp; Buffering Committee</b>
<b>Dennis G. Keen</b>	<b>Parks &amp; Recreation Committee</b>
<b>Liam Kaufman</b>	<b>Parks &amp; Recreation Committee - Student Rep</b>
<b>Patricia Kaufman</b>	<b>Streetscape &amp; Buffering Committee</b>
<b>Kenneth McLaughlin</b>	<b>Planning Commission</b>
<b>George Mokonchu</b>	<b>Citizen</b>
<b>John (Jack) B. Seber</b>	<b>Streetscape &amp; Buffering Committee</b>
<b>Robert G. Richardson</b>	<b>Planning Commission</b>

# Thanks to Township Contacts Professional Staff

**Dan Kerr – Township Manger**

**Angela Russell - Parks & Rec Department Director**

**Tim Haas – Assistant to the Manger**

**Marcy Mancini - Administration**

**Greta Martin Washington – Director of Community Planning**



# Project Schedule

Committee Meeting #1	Thursday, Oct. 17 <sup>th</sup> , 2019	7:00 - 8:30
Public Meeting #1	Thursday, Nov. 7 <sup>th</sup> , 2019	7:00 - 9:00
Committee Meeting #2	Thursday, Jan. 9 <sup>th</sup> , 2020	7:00 - 8:30
Public Meeting #2	Thursday, Feb. 6 <sup>th</sup> , 2020	7:00 - 9:00
Committee Meeting #3	Thursday, Feb. 4 <sup>th</sup> , 2021	7:00 - 8:30
Public Meeting #3	Wednesday, Mar. 10 <sup>th</sup> , 2021	7:00 - 9:00
Committee Meeting #4	Thursday, April 8 <sup>th</sup> , 2021	7:00 - 8:30
 BOS (Public Meeting #4)	Tuesday, June 1 <sup>st</sup> , 2021	7:00



# Project Scope of Work

- ❖ Existing Conditions Inventory & Data Collection
- ❖ Set Vision, Goals & Objectives
- ❖ Catalogue Parks / Open Space by Township, County, State, & Non-Profit / Private
- ❖ Plan for Open Space Protection
- ❖ Implementation Strategies





# Mission Statement

*The mission of Limerick Township's Comprehensive Open Space Plan is to enhance access to a wide range of recreational and open space resources to benefit the environment and community.*





## Plan Goal

*Create an objective and sustainable plan for investing in parks and open space that provides equitable access to all residents while preserving the rural, agricultural and suburban characteristics that contribute to Limerick being a unique community.*





# Public Input Process

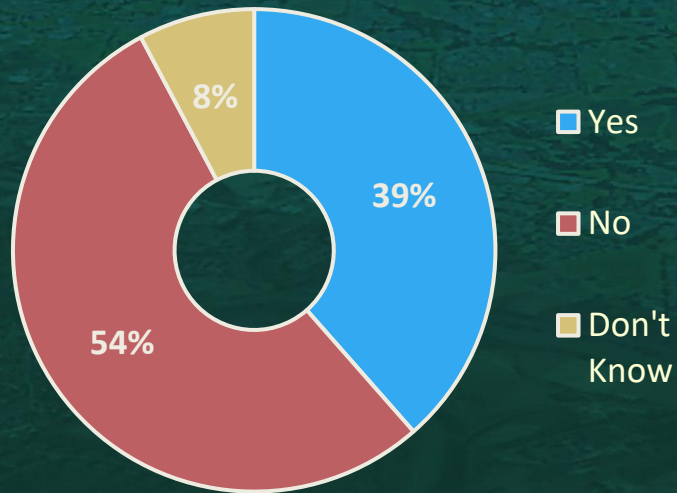
- ❖ Public Survey – 592 responses
- ❖ Public Meeting #1 (Nov. 7<sup>th</sup>, 2019) – 14 People signed in
- ❖ Public Meeting #2 (Feb 6<sup>th</sup>, 2020) – 15 People signed in
- ❖ Public Meeting #3 (March 10<sup>th</sup>, 2021) – 41 People signed in



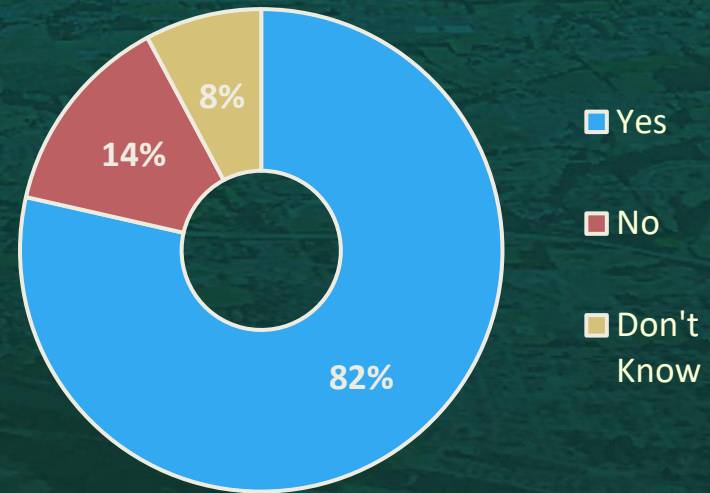


# Survey Results

Do you feel that there are an adequate number of open space, parks, natural areas, and trails available to you in or in close proximity to where you live?



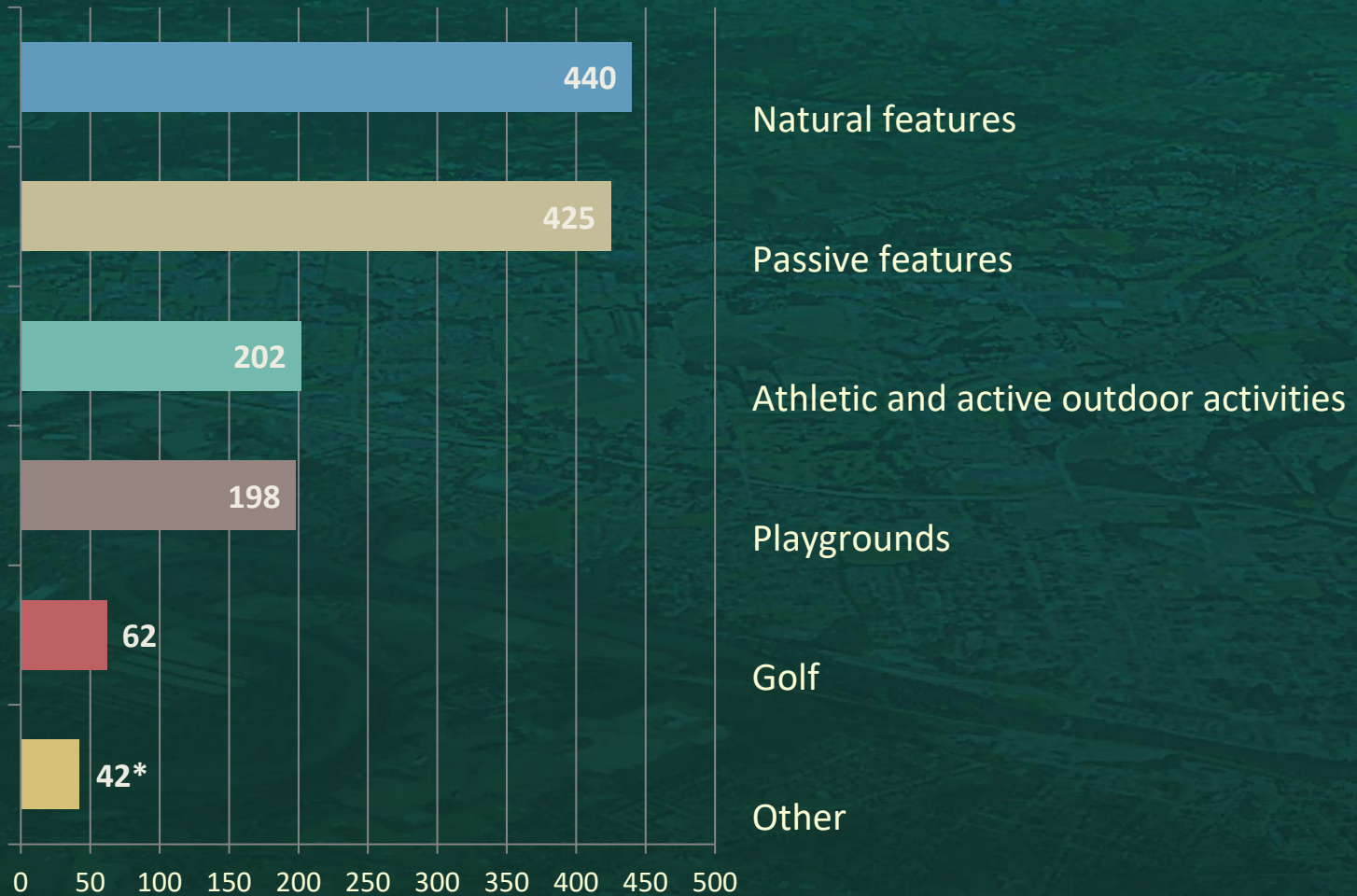
Do you think that more public parks, natural areas, and open spaces are needed in Limerick Township?





# Survey Results

What are your favorite types of open space features?  
(Please check all that apply)?

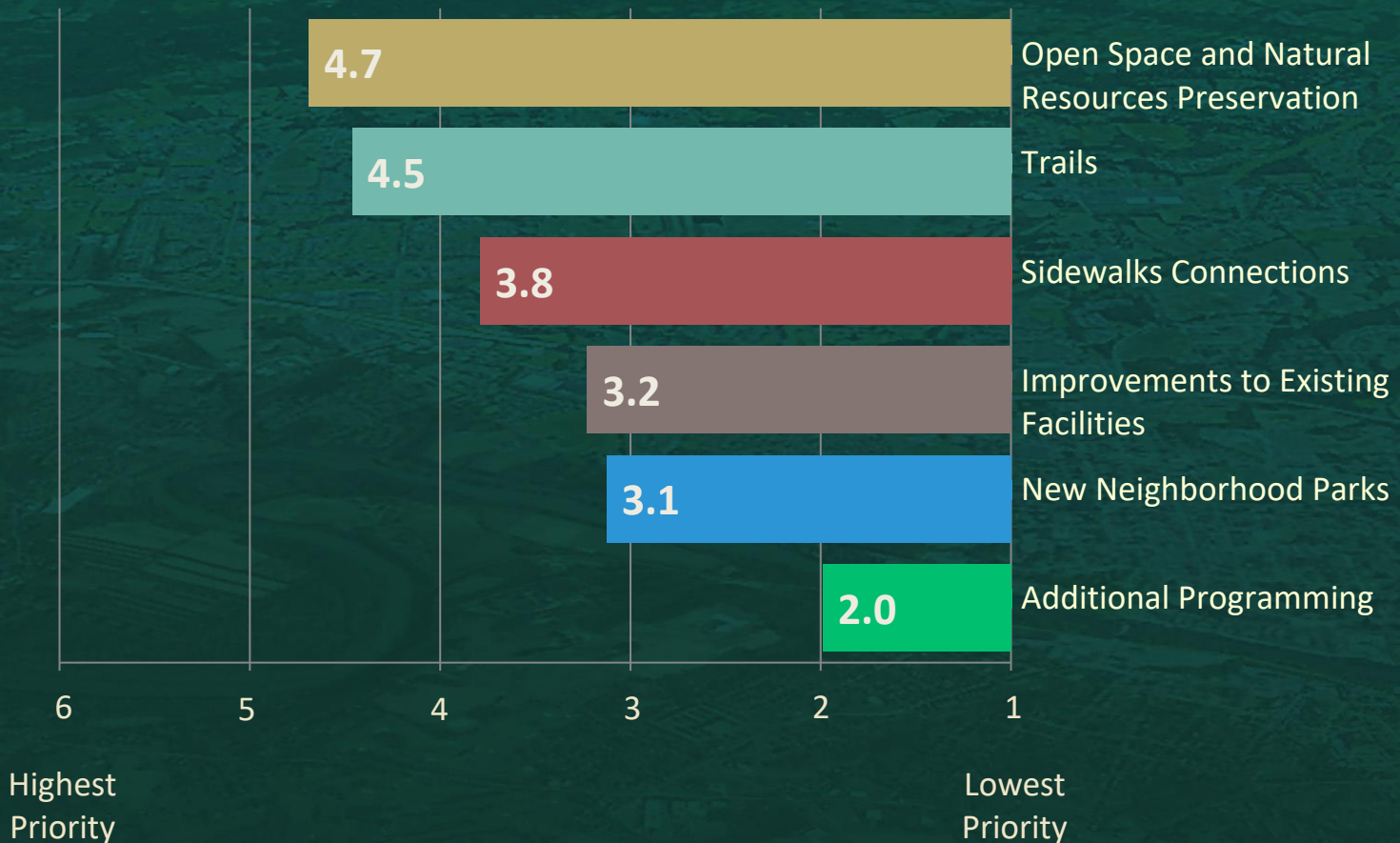


\*Hunting: 9



# Survey Results

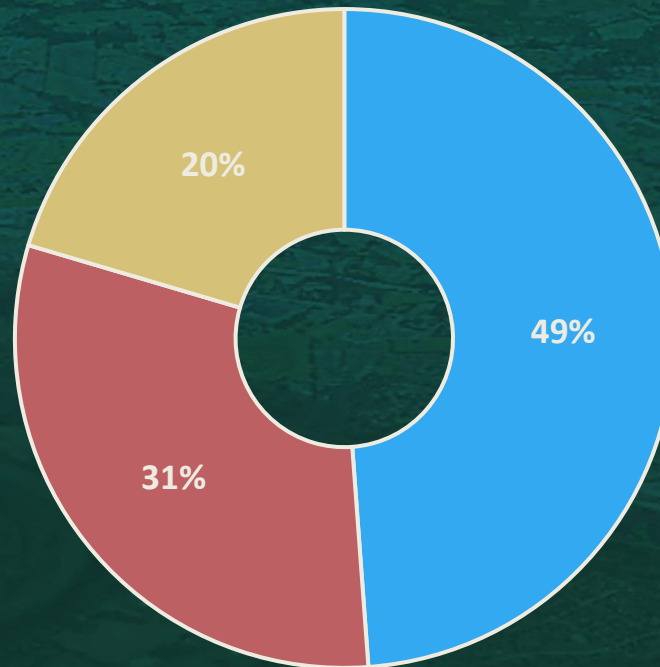
Please rank priorities that you feel Limerick Township should focus on in this plan.





# Survey Results

Would you support an increase to the Township's Earned Income Tax to support Open Space Preservation and / or stewardship?



■ Yes ■ No ■ Don't Know



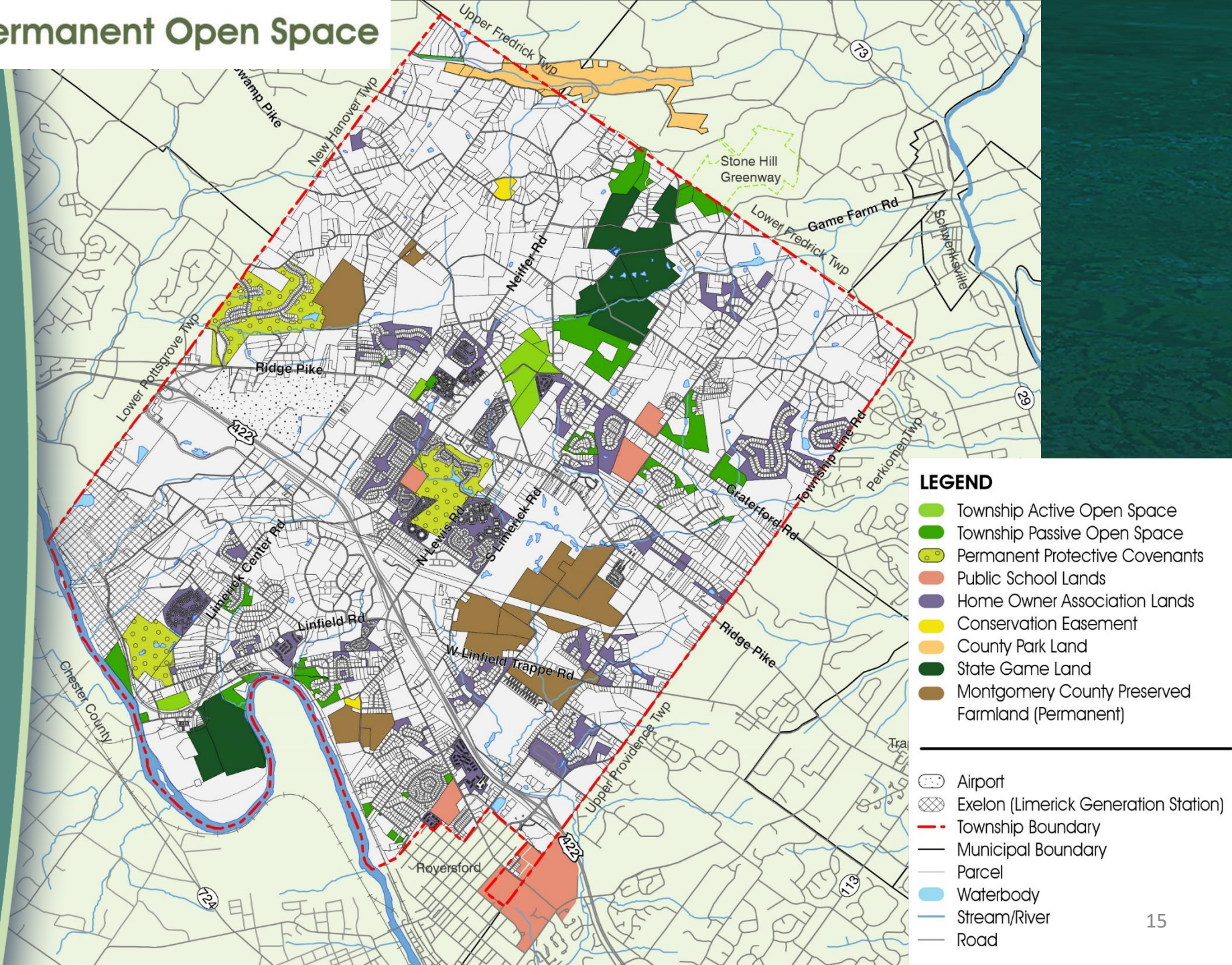
# Existing Open Space

- ❖ Types of Open Space
- ❖ Existing Permanent Open Space Map & Totals
- ❖ Existing Open Space (All) Map
- ❖ Community Open Space Comparison





# Permanent Open Space





# Existing Open Space Totals

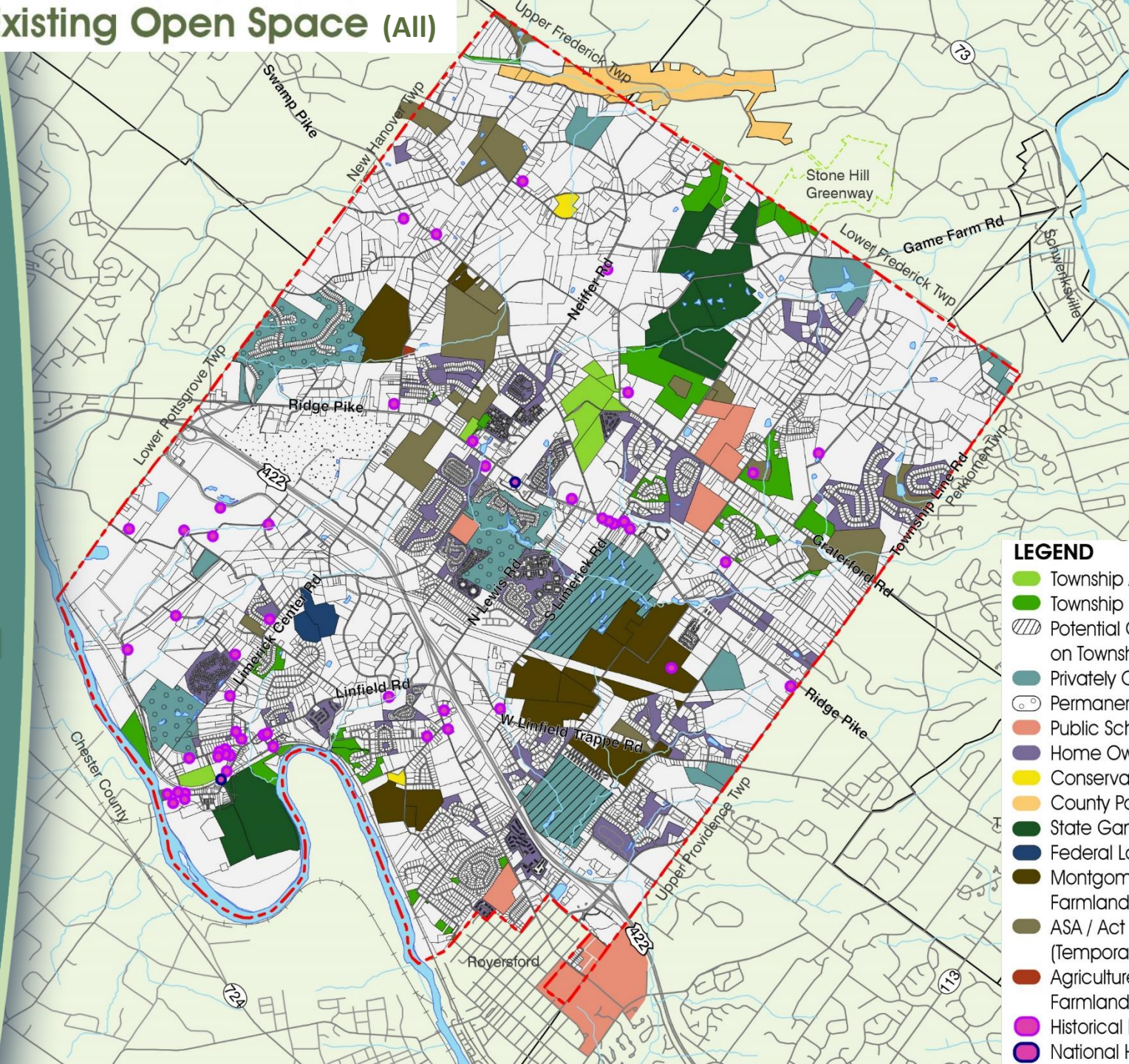
Agricultural land is an industry that also provides benefits of open space

Open Space	Acres	% of Twp Land
<b>Limerick Township Total Area</b>	<b>14,576.43</b>	
Township Owned	465.07	3.2%
Private Recreation (Permanently Preserved / Covenant)	376.72	2.6%
Montgomery County Preserved Parkland	19.69	.01%
Conservation Easement Land	18.6	.01%
State Game Lands	485.10	3.3%
Montgomery County Preserved Farmland (Permanently)	562.20	3.9%
HOA Conserved Land	577.57	3.9%
<b>Total Permanent Open Space</b>	<b>2504.95</b>	<b>17.2%</b>
Private Recreation (Temporary)	526.84	3.6%
Act 319 Protected Farmland (Temporary)	366.46	2.5%
ASA Protected Farmland (Temporary)	8.25	0%
<b>Total Temporary Open Space</b>	<b>901.55</b>	<b>6.1%</b>



# Existing Open Space (All)

## OPEN SPACE MAP



### LEGEND

- Township Active Open Space
- Township Passive Open Space
- ▨ Potential Open Space as Identified on Township's Official Map
- Privately Owned Recreation Sites
- Permanent Protective Covenants
- Public School Lands
- Home Owner Association Lands
- Conservancy Easement Land
- County Park Land
- State Game Land
- Federal Land
- Montgomery County Preserved Farmland (Permanent)
- ASA / Act 319 Protected Farmland (Temporary)
- Agriculture Security Areas (ASA) Farmland (Temporary)
- Historical locations
- National Historic Register



# Community Open Space Comparison

Chart summarizes community open space (w/o agriculture) of townships with 2018 populations that are approximat to Limerick Township's 2040 projection.

Municipality	Area Sq/Mi	Population	% of Twp Land
Limerick Twp, Montgomery County, PA *2040 Population	22.77	23,653*	Current 13.3%
Upper Macungie Twp, Lehigh County, PA	26.24	23,460	5.71%
Horsham Twp, Montgomery County, PA	17.3	26,534	7.35%
Medford Twp, Burlington County, NJ	40	23,355	8%
West Goshen Twp, Chester County, PA	12	22,973	2.57%
Warrington Twp, Bucks County, PA	13.79	23,920	7.93%
Marple Twp, Delaware County, PA	10.52	23,685	3.7%



# Plan Recommendations

- 1) Agriculture Land Preservation
- 2) Historic & Cultural Preservation
- 3) Natural Resources Protection
- 4) Open Space Protection



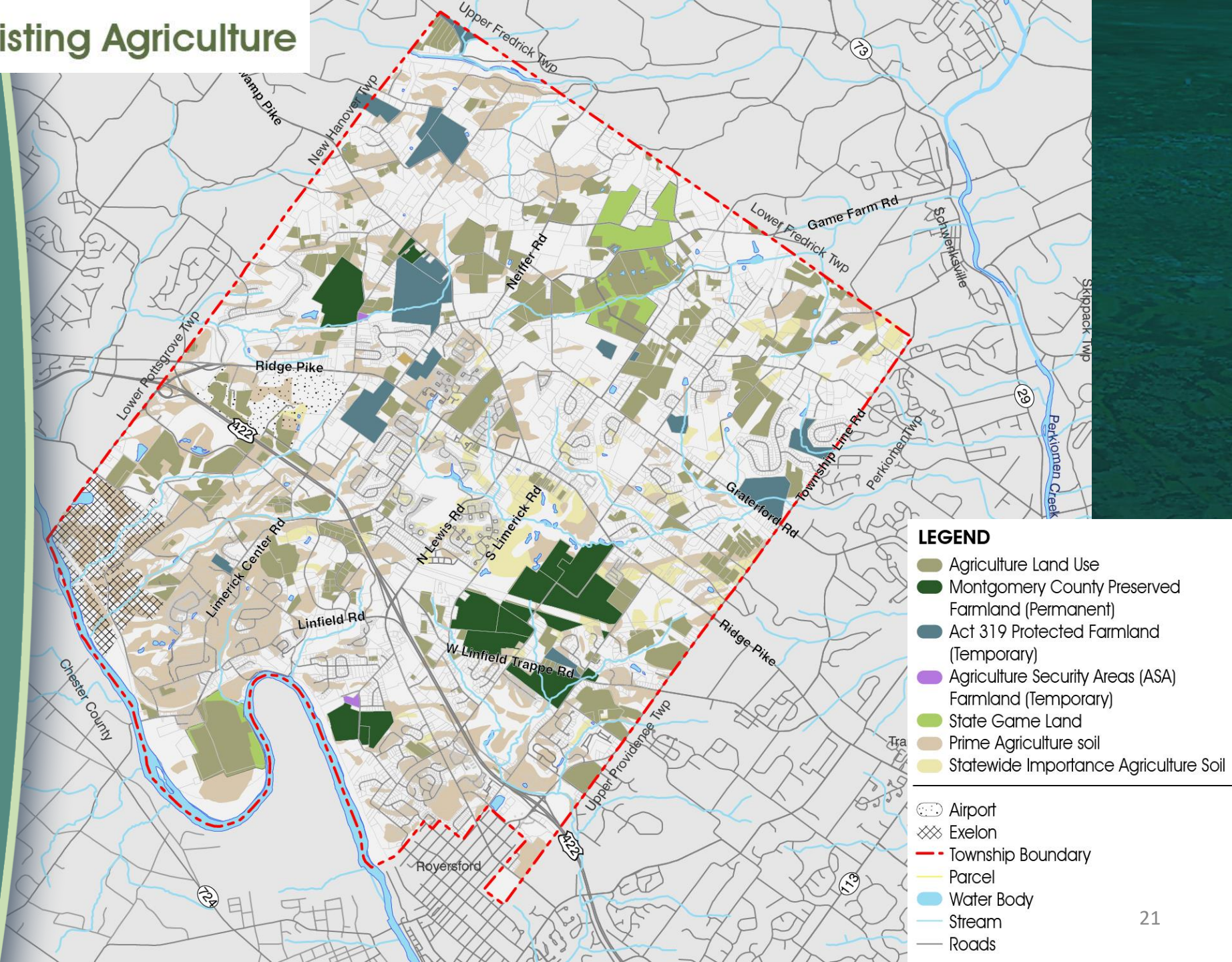


# 1) Agriculture Land Preservation





# Existing Agriculture



## LEGEND

- Agriculture Land Use
- Montgomery County Preserved Farmland (Permanent)
- Act 319 Protected Farmland (Temporary)
- Agriculture Security Areas (ASA) Farmland (Temporary)
- State Game Land
- Prime Agriculture soil
- Statewide Importance Agriculture Soil
- Airport
- Exelon
- Township Boundary
- Parcel
- Water Body
- Stream
- Roads



# Existing Agricultural Land Protection Tools

## ❖ **Montgomery County Agricultural Land Preservation Program**

- Permanent preservation of farmland through purchase of agriculture easements

## ❖ **Act 319 (Clean and Green Law)**

- Non-permanent conservation of agriculture and forested land through benefits such as reduced property tax

## ❖ **Agriculture Security Area ( Act 43)**

- Non-permanent conservation of agriculture land through benefits such as protection from local ordinances affecting normal farming activities



# Agricultural Land Recommendations

## ❖ Re-establish the Township Agricultural Security Board

- Continuing efforts to include farmland into ASA and MontCo Farmland Preservation Programs
- Provide programs that connect farmers to local business and residents such a farmer's market, farm to table, and community supported agriculture (CSA)

## ❖ Explore inclusion of “Agrihoods” into residential zoning ordinances.

- Think ‘golf course community’ but with a farm or CSA as the open space.



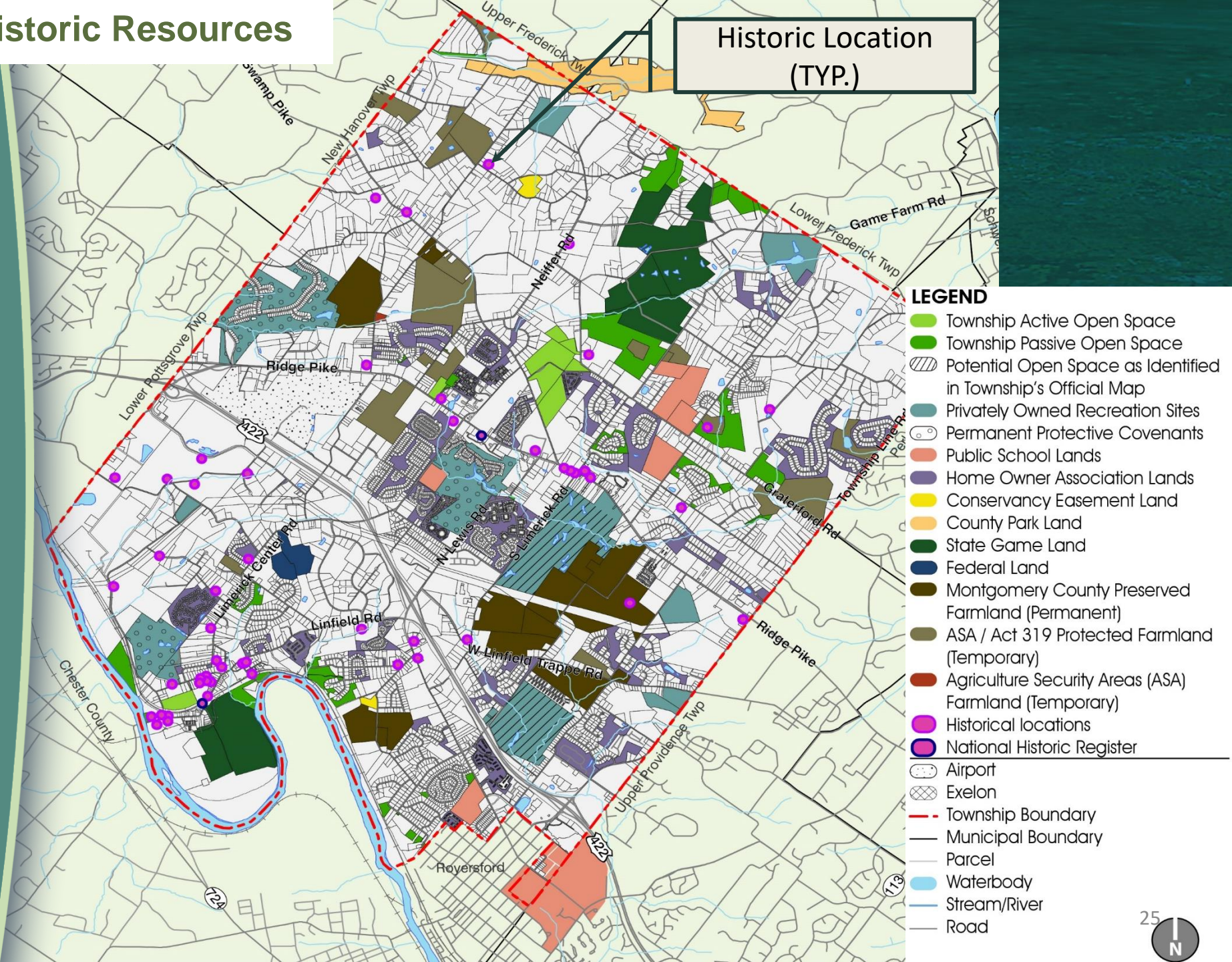
## 2) Historic & Cultural Preservation





# Historic Resources

Historic Location  
(TYP.)



- LEGEND**
- Township Active Open Space
  - Township Passive Open Space
  - Potential Open Space as Identified in Township's Official Map
  - Privately Owned Recreation Sites
  - Permanent Protective Covenants
  - Public School Lands
  - Home Owner Association Lands
  - Conservancy Easement Land
  - County Park Land
  - State Game Land
  - Federal Land
  - Montgomery County Preserved Farmland (Permanent)
  - ASA / Act 319 Protected Farmland (Temporary)
  - Agriculture Security Areas (ASA) Farmland (Temporary)
  - Historical locations
  - National Historic Register
  - Airport
  - Exelon
  - Township Boundary
  - Municipal Boundary
  - Parcel
  - Waterbody
  - Stream/River
  - Road



# Historical & Cultural Recommendations

Historical Assets contribute to cultural landscapes that reflect the history that shapes the character of the region

- ❖ **Strengthen partnership with Limerick Historical Society – provide programming opportunities**
- ❖ **Require a Cultural Resource Management Plan**
  - Plan for subdivision or land development that identifies and defines how historical assets will be preserved and incorporated into any design: preserve, protect, reuse
- ❖ **Work to update historical site inventory**
  - Only 2 sites are listed on the National Register of Historic Places
  - Some places is not included in the data from the Township such as Herstein's Mennonite Church on Neiffer Road

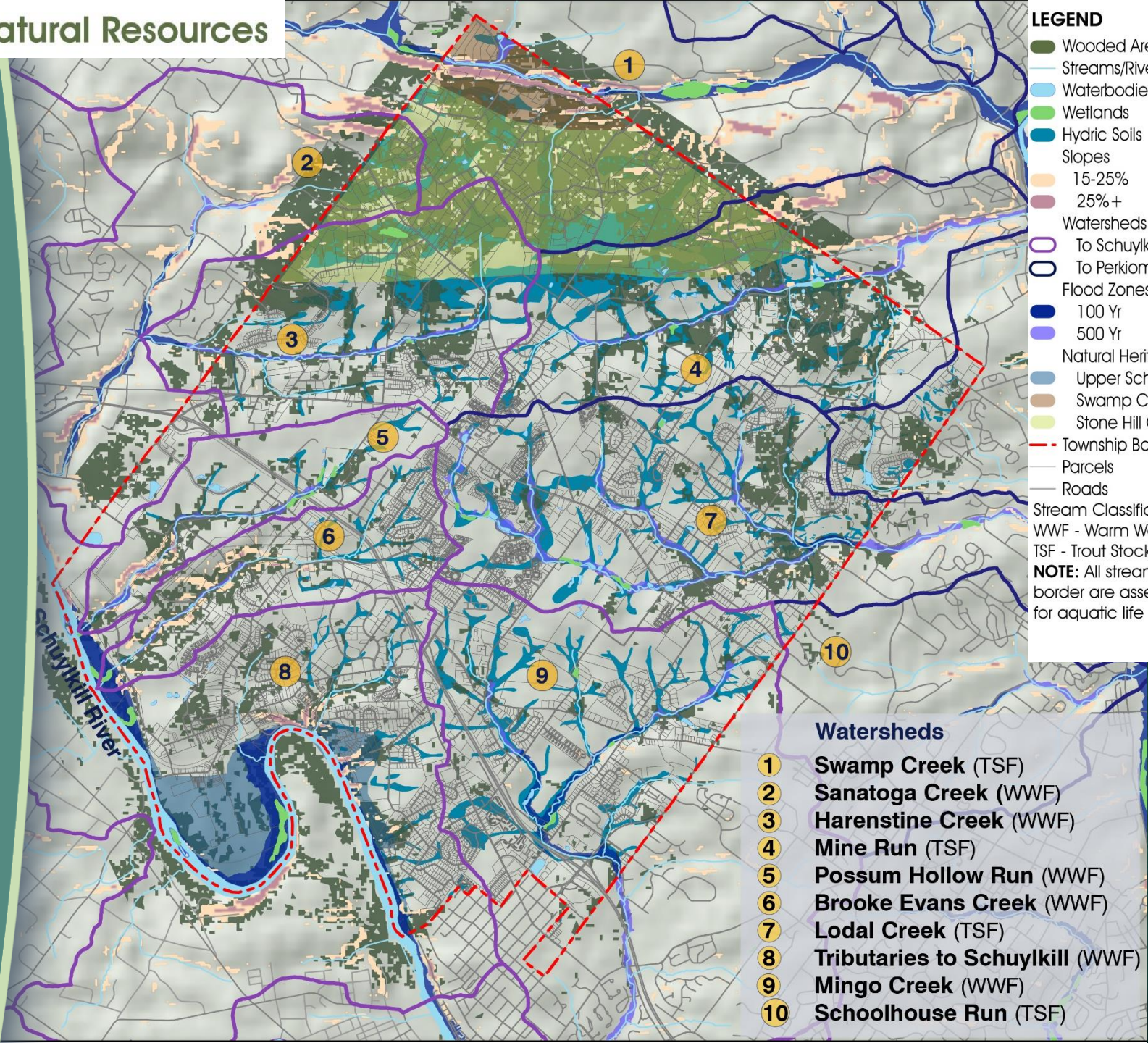


### 3) Natural Resources Protection





# Natural Resources



## LEGEND

- Wooded Areas
  - Streams/Rivers
  - Waterbodies
  - Wetlands
  - Hydric Soils
  - Slopes
    - 15-25%
    - 25%+
  - Watersheds
    - To Schuylkill River
    - To Perkiomen Creek
  - Flood Zones
    - 100 Yr
    - 500 Yr
  - Natural Heritage Inventory Areas
    - Upper Schuylkill River Conservation
    - Swamp Creek Conservation
    - Stone Hill Conservation
  - Township Boundary
  - Parcels
  - Roads
  - Stream Classification:
    - WWF - Warm Water Fish
    - TSF - Trout Stocked Fish
- NOTE:** All streams within Limerick Twp border are assessed by PADEP as positive for aquatic life

## Watersheds

- 1 Swamp Creek (TSF)
- 2 Sanatoga Creek (WWF)
- 3 Harenstine Creek (WWF)
- 4 Mine Run (TSF)
- 5 Possum Hollow Run (WWF)
- 6 Brooke Evans Creek (WWF)
- 7 Lodal Creek (TSF)
- 8 Tributaries to Schuylkill (WWF)
- 9 Mingo Creek (WWF)
- 10 Schoolhouse Run (TSF)



# Natural Resource Protection Recommendations

The Township has provided or strengthened ordinances to protect and conserve natural resources and open spaces as recommended from past plans.

## ❖ Review Open Space Performance Standards

- Assure that each category provides flexibility for uses
- Strengthen untended Open Space to require management

## ❖ Add a Scenic Roads Ordinance

- PA House Bill 1209 (1987) to protect and conserve scenic roads as a natural resource
- Grebe Road, Gerloff Road, and Longview Road

## ❖ Provide programming and signage to educate residents to the importance of the abundant natural resources that exist in the Township



## 4) Open Space Protection

- ❖ Parcel selection criteria matrix
- ❖ How to use criteria
- ❖ Proposed open space parcel map
- ❖ Preservation Priorities





# Open Space Parcel Selection Criteria Matrix

## ❖ Assessment criteria included:

- Concentration of Resources
- Environmental Protection Function
- Context
- Community Identity / Cultural Heritage
- Access & Possible Recreational Use

## ❖ Points totals assigned to a parcel are a relative range of attributes.

- Not all high scoring parcels will be acquired and
- Not all low scoring parcels will be excluded

## ❖ 33 total parcels identified and evaluated for consideration. This includes the 2 parcels already identified on the Official Map



# Open Space Parcel Selection Criteria

Parcel ID#	Parcel Address					
Resource	Conservation Value					
	4	3	2	1	0	Points
<b>Parcel Size</b>						<b>3</b>
		25 AC +	10-25 AC	5-10 AC	> 5 AC	
<b>Water Resources</b>						<b>3</b>
Headwaters		On Site	Adjacent Parcel		No Resource	<b>2</b>
Stream On Site (Water Quality)			TSF	WWF	No Resource	<b>3</b>
100 Yr. Flood Plain		75% +	50-75%	25-50%	> 25%	
<b>Land Resources</b>						
Steep Slopes over 15% slope			50-100%	0-50%	No Resource	<b>3</b>
Steep Slopes over 25% slope		50-100%	0-50%		No Resource	<b>4</b>
Prime Agricultural Soils	75-100%	50-75%	25-50%	0-25%	No Resource	
State Wide Importance Agricultural Soils		75-100%	50-75%	25-50%	0-25%	<b>3</b>
Woodlands Coverage		75% +	50-75%	25-50%	> 25%	
<b>Community Resources</b>						<b>2</b>
Adjacent to Permanent Preserved Land			Open space	Permanent AG	No Resource	<b>4</b>
Adjacent to Single Family Residential Dev.	Four Sides	Three Sides	Two Sides	One Side	No Resource	<b>4</b>
Add one point per side for Multifamily Dev. *	+1	+1	+1	+1	No Resource	<b>4</b>
Adjacent to Trails (existing or planned)	Existing	Planned Off Road	Planned On Road		No Resource	<b>1</b>
Historic Sites (Township Inventory)				Yes	No Resource	<b>1</b>
Located in Service Area Gap (outside 3 Mile radius)				Yes	No Resource	<b>4</b>
Public Water / Sewer Service Existing	Border/Yes	Yes			No Public Water or Sewer	
* Multifamily development is defined as: two family twin or duplex dwellings, single family attached dwellings, or multifamily apartments.					<b>Total Points</b>	

## Additional Consideration Notes:

- ☐ Reasonable Road Access
- ☐ Access to Residential Neighborhoods
- ☐ Lends itself to Passive Recreation
- ☐ Lends itself to Active Recreation

❖ **Max points - 41**

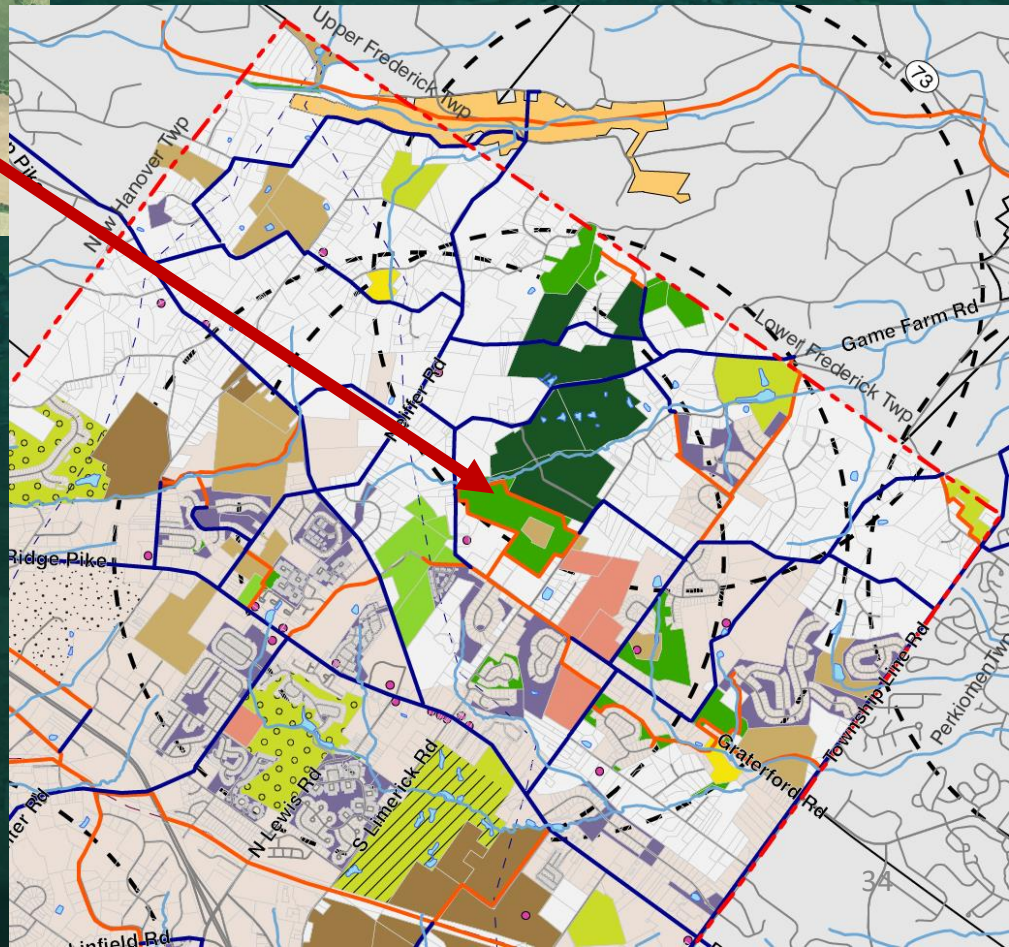
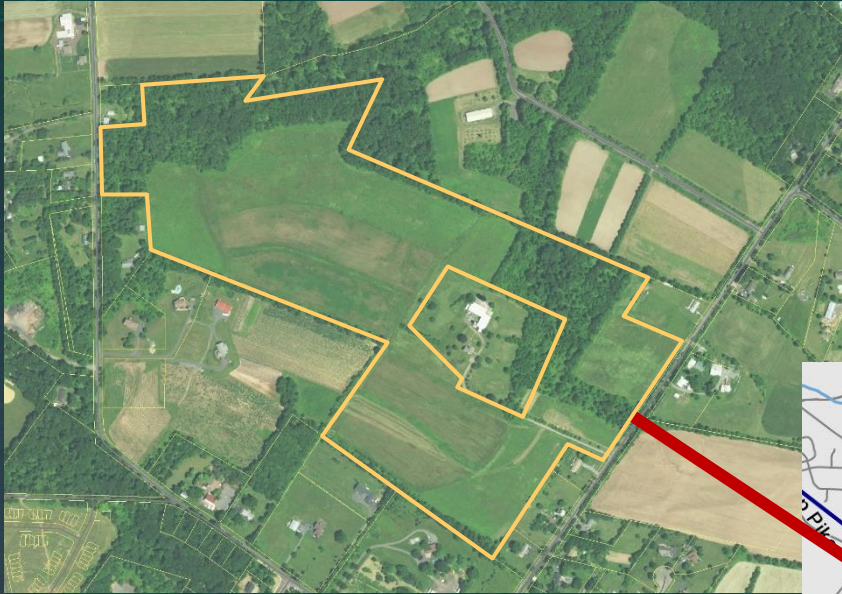


# How will these parcel selection criteria be used?

- ❖ Provide understanding of natural and cultural resources that make the parcel valuable for preservation.
- ❖ Evaluation scores are not an absolute ranking of which parcels are best for acquisition or preservation.
  - Scores are a general guide, relative to other evaluated parcels
- ❖ Parcel evaluations are a starting point for the Township Board of Supervisors to prioritize which parcels might be considered for preservation or acquisition.
- ❖ Parcels added to the Official Map does not require any action from the Township.
- ❖ Many other factors will influence parcel protection:
  - Cost & current economic conditions
  - A willing owner
  - Development pressures
  - Adjacent land uses



# Parcel Evaluation Case Study: Kurylo Preserve





# Parcel Evaluation Case Study: Kurylo Preserve

Parcel ID# 370002381003

Parcel Address 233 N Limerick Rd

Resource	Conservation Value					Points
	4	3	2	1	0	
Parcel Size						
80.13 AC		25 AC +	10-25 AC	5-10 AC	> 5 AC	3
Water Resources						
Headwaters		On Site	Adjacent Parcel	No Resource		—
Stream On Site (Water Quality)			TSF	WWF	No Resource	2
100 Yr. Flood Plain		75% +	50-75%	25-50%	> 25%	—
Land Resources						
Steep Slopes over 15% slope			50-100%	0-50%	No Resource	—
Steep Slopes over 25% slope		50-100%	0-50%	No Resource		—
Prime Agricultural Soils	75-100%	50-75%	25-50%	0-25%	No Resource	—
State Wide Importance Agricultural Soils		75-100%	50-75%	25-50%	0-25%	—
Woodlands Coverage		75% +	50-75%	25-50%	> 25%	1
Community Resources						
Adjacent to Permanent Preserved Land			Open space	Permanent AG	No Resource	2
Adjacent to Single Family Residential Dev.	Four Sides	Three Sides	Two Sides	One Side	No Resource	2
Add one point per side for Multifamily Dev. *	+1	+1	+1	+1	No Resource	—
Adjacent to Trails (existing or planned)	Existing	Planned Off Road	Planned On Road	No Resource		4
Historic Sites (Township Inventory)				Yes	No Resource	—
Located in Service Area Gap (outside 3 Mile radius)				Yes	No Resource	—
Public Water / Sewer Service Existing	Border/Yes	Yes	No Public Water or Sewer			—
* Multifamily development is defined as: two family twin or duplex dwellings, single family attached dwellings, or multifamily apartments.					Total Points	14

\* Multifamily development is defined as: two family twin or duplex dwellings, single family attached dwellings, or multifamily apartments.

Additional Consideration Notes:

- ☒ Reasonable Road Access
- ☐ Access to Residential Neighborhoods
- ☒ Lends itself to Passive Recreation
- ☐ Lends itself to Active Recreation



# Proposed Open Space



Proposed  
Open Space

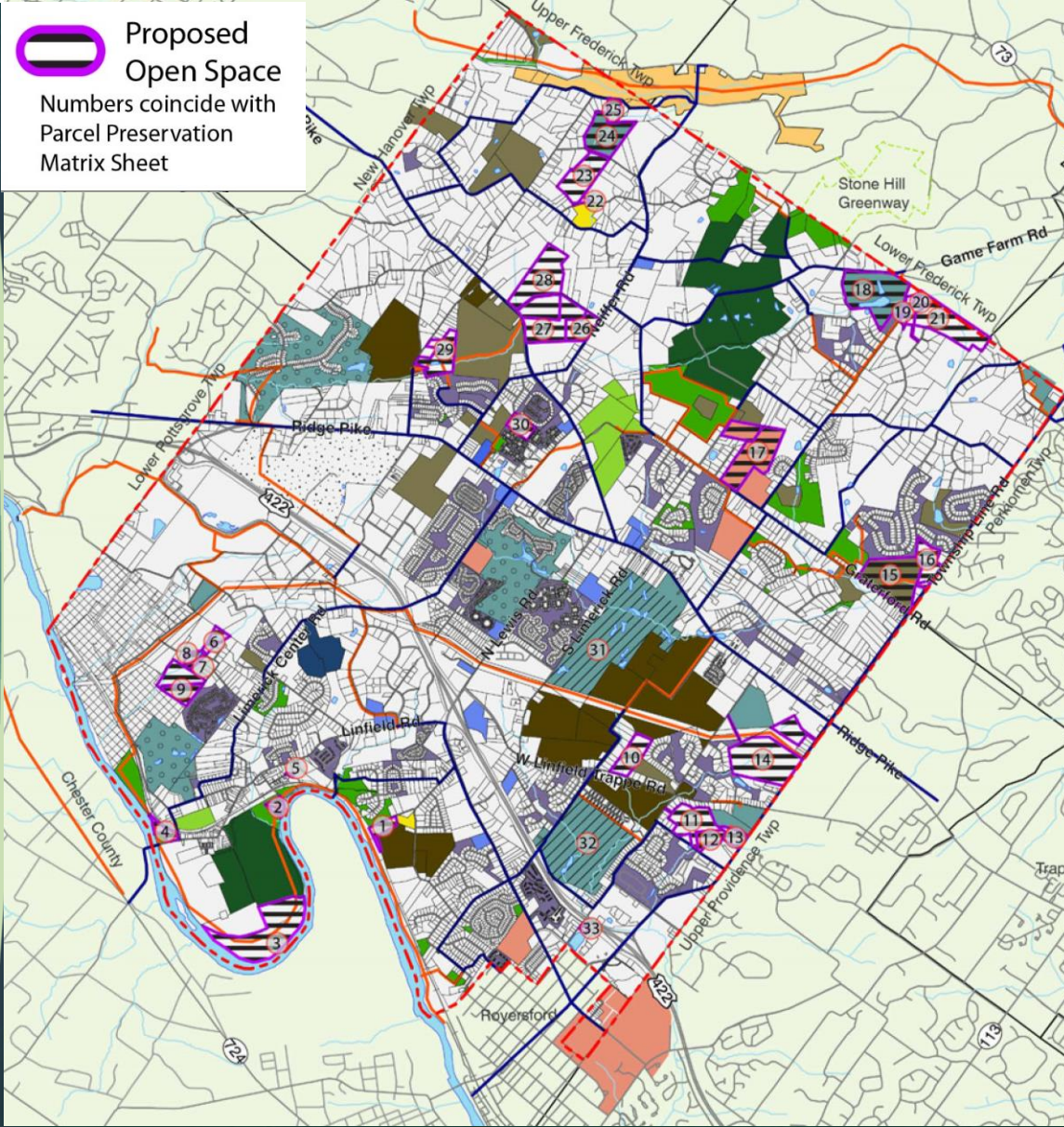
Numbers coincide with  
Parcel Preservation  
Matrix Sheet

## Limerick Township

### Comprehensive Open Space Plan

#### LEGEND

- Township Active Open Space
- Township Passive Open Space
- Potential Open Space as Identified in Township's Official Map
- Privately Owned Recreation Sites
- Permanent Protective Covenants
- Public School Lands
- Institution
- Home Owner Association Lands
- Conservancy Easement Land
- County Park Land
- State Game Land
- Federal Land
- Montgomery County Preserved Farmland (Permanent)
- ASA / Act 319 Protected Farmland (Temporary)
- Agriculture Security Areas (ASA) Farmland (Temporary)
- Off-road Trails (existing and proposed)
- On-road Trails (existing and proposed)
- Airport
- Exelon





# Proposed Open Space Parcel Priorities

## ❖ Schuylkill River Frontage

- 4 parcels along river
- Expand on the existing preserved land along the river and provide opportunities for more river access

## ❖ Stone Hill Preserve & Sunrise Mill Park Connection

- 4 parcels total
- Protection of valuable natural resources along a larger greenway corridor





# Proposed Open Space Parcel Priorities

## ❖ Agricultural Protection

- Parcels to acquire or be included as ASA for farmland preservation in Northern portion of Township
- Create larger concentration of conservation area of farmland

## ❖ Brook Evans Creek Greenway

- 4 parcels total
- Create greenway along northern border of Linfield Village with connection to Schuylkill River

## ❖ Parcels that are surrounded by dense development

- Reduce need for added infrastructure for development purposes while protecting and serving surrounding residents



# Proposed Open Space Summary

- Total acreage of 33 proposed open space parcels:
  - 1111.79 Acres
  - Protection can occur via conservation easement or acquisition.
  - Not all parcels will be protected
- ❖ Recommendation is to place all parcel on official map.
  - Placement on the Official Map does not mandate any action by the Township
  - Most of the parcels shown would not be acquired but would provide the Township an opportunity to discuss protection.
- ❖ Parcels acquired may be suited for:
  - Active or passive recreation,
  - Agriculture, or
  - Natural resource preservation



# Funding

## ❖ Target various funding sources and partners

- Conservation easements / donations
- Grant programs
- Partnerships with private land conservancies
- General Township funds / fee in lieu of
- Open spaces earned income tax





# The Pennsylvania Conservation & Land Development Act

- ❖ Act authorizes townships to increase the earned income tax beyond the otherwise 1.0% limit set by the Local Tax Enabling Act.
  - Act is initiated at the Township level by voting via ballot referendum
- ❖ Once authorized, these funds can be used for:
  - Purchase of Open Space
  - Transactional fees incidental to purchase
  - Expenses necessary to prepare the resource, recreation or land use plan
  - Annually, up to 25% of the fund may be used to develop and maintain property acquired through this fund – and may be placed in a maintenance fund for this purpose



## Next Steps

- ❖ Plan is being review by neighboring municipalities
  - Comments will be reviewed when received
- ❖ BOS can approve, accept or adopt the plan when appropriate.
- ❖ Can be adopted as an amendment to the Township Comprehensive Plan
- ❖ Initiate and implementation approach – over time.



# Comments, Questions, Suggestions

