



LIMERICK TOWNSHIP

Comprehensive Open Space Plan

**Public
Meeting 3
03.10.2021**

Meeting Agenda

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



Project Team

Simone Collins Landscape Architecture

Peter M. Simone, RLA, FASLA, Principal

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Rob Gladfelter, Project Landscape Architect

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Township Contacts

Angela Russell - Parks & Rec Department Director

Tim Haas - Administration

Marcy Mancini - Administration

Greta Martin Washington – Director of Community Planning

Limerick Open Space Citizen Advisory Committee

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

Project Schedule

Advisory and Public Meetings – 4 Each

- **Meeting 1 - Programming, Brainstorming & Visioning**
- **Meeting 2 - Analysis of existing conditions & Initial Concepts**
- **Meeting 3 - Draft Open Space Plan**
- **Meeting 4 - Presentation of Final Plan to Board of Supervisors**



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



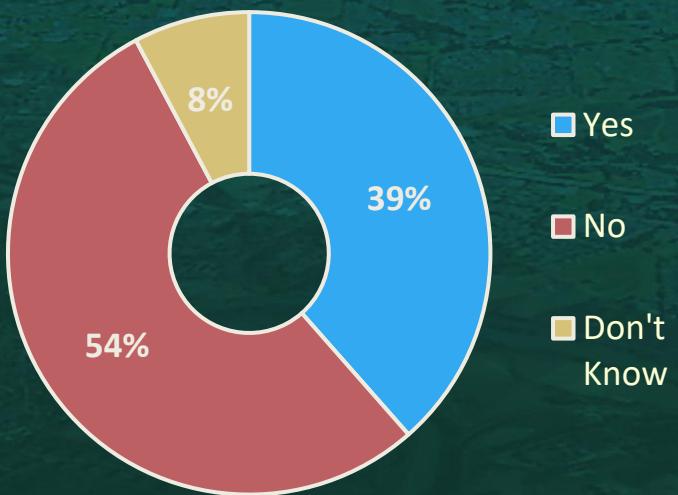
Public Input Process

- ❖ Public Survey – 592 responses
- ❖ Public Meeting #1 (Nov. 7th, 2019) – 14 People signed in
- ❖ Public Meeting #2 (Feb 6th, 2020) – 15 People signed in

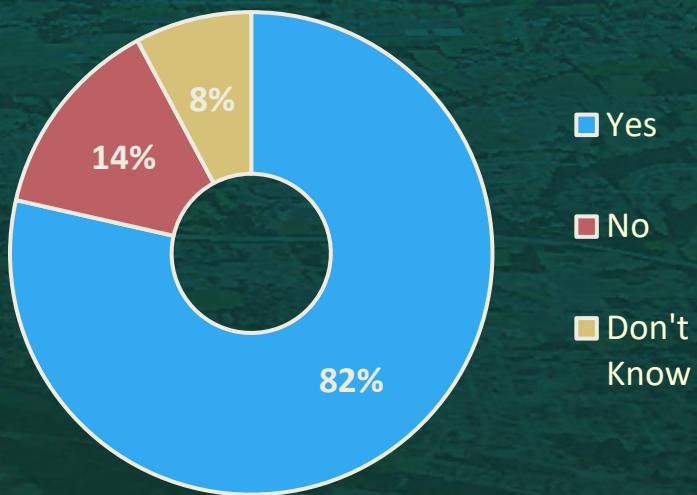


Survey Results

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?

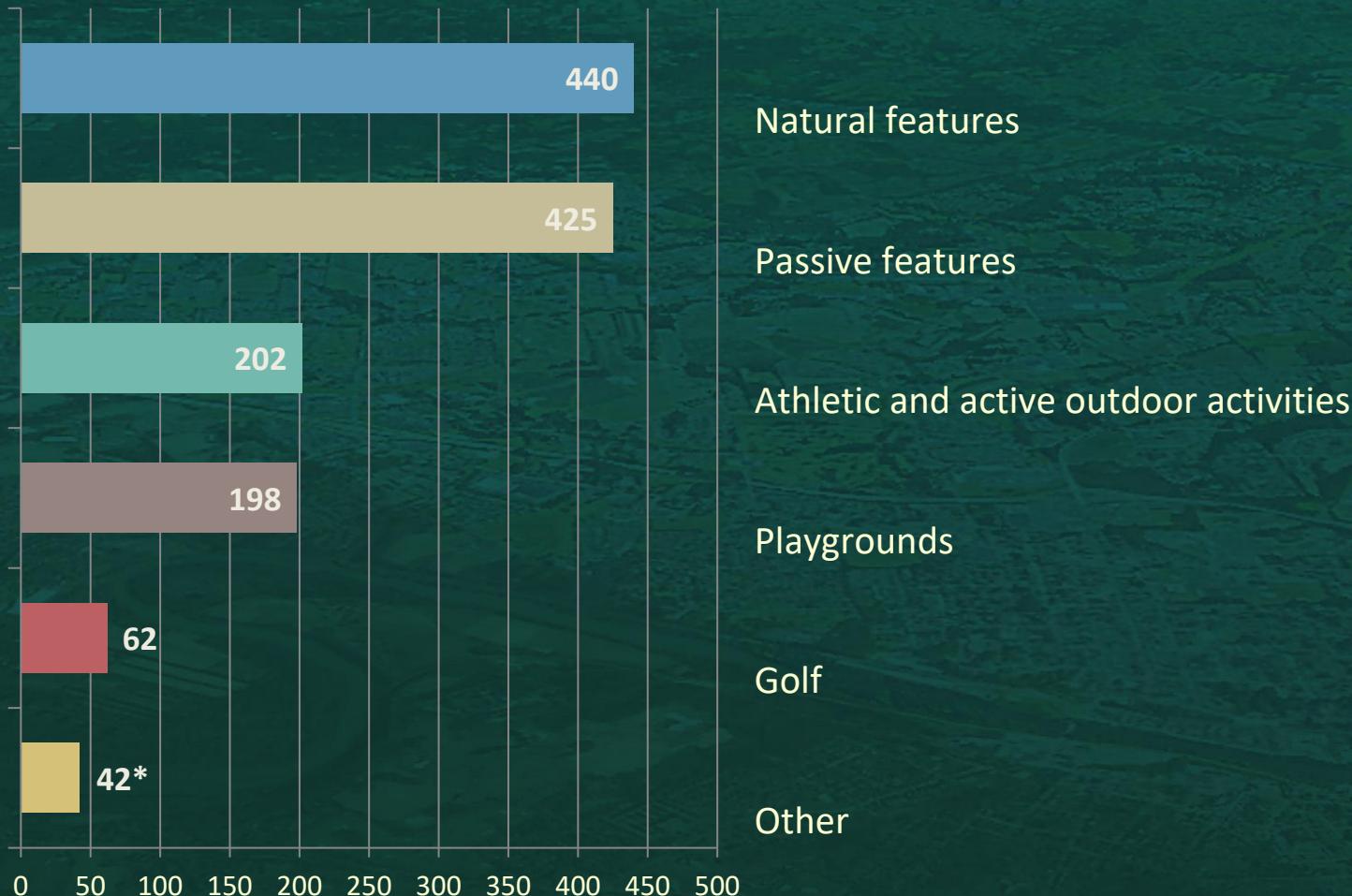


Do you think that more public parks, natural areas, and open spaces are needed in Limerick Township?



Survey Results

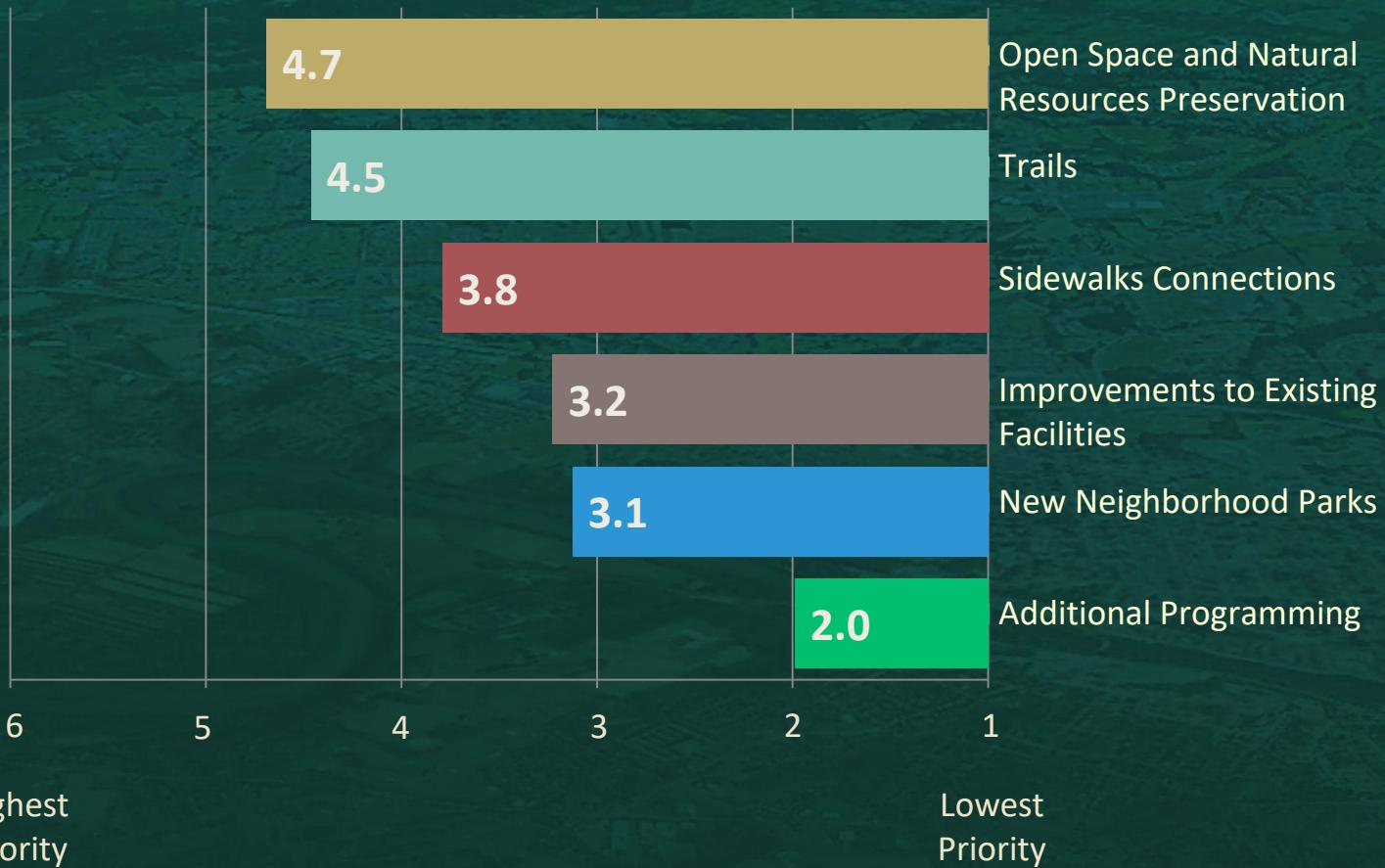
What are your favorite types of open space features?
(Please check all that apply)?



*Hunting: 9

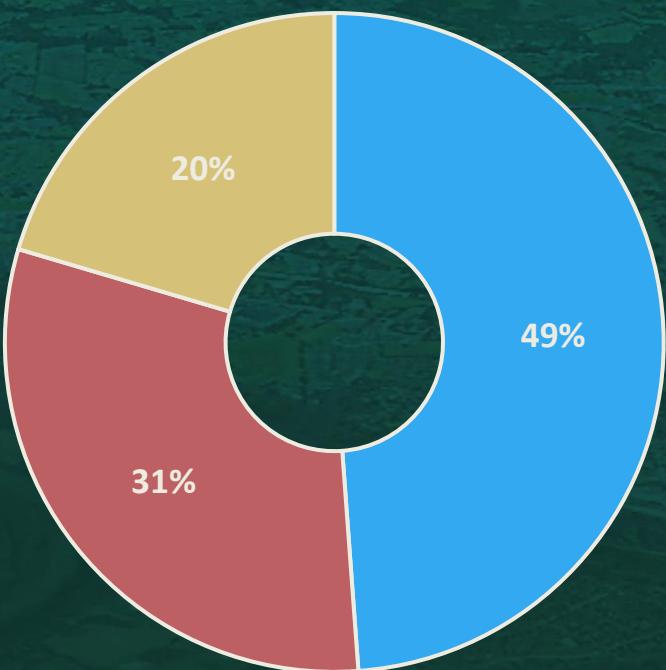
Survey Results

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



Types Limerick Township Open Space

❖ Open Space Ordinance §184-82

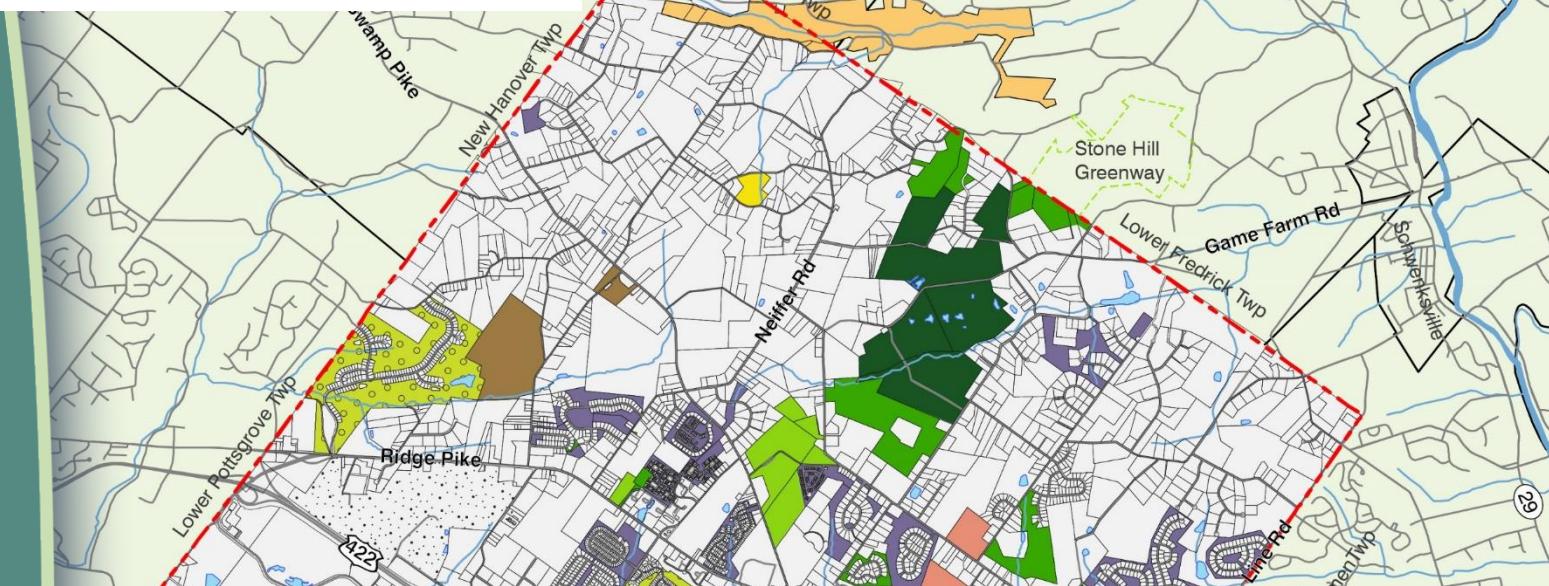
- Open Space categories include:
 - Active,
 - Passive,
 - Untended,
 - Agriculture,
 - Buffering, and
 - Connecting / greenway open space.

❖ Parklands Ordinance §114-1

- Tracts of real property owned or acquired by the Township for public use and open space areas maintained in their natural state.



Permanent Open Space



LEGEND

- Township Active Open Space
- Township Passive Open Space
- Permanent Protective Covenants
- Public School Lands
- Home Owner Association Lands
- Conservation Easement
- County Park Land
- State Game Land
- Montgomery County Preserved Farmland (Permanent)

- Airport
- Exelon (Limerick Generation Station)
- Township Boundary
- Municipal Boundary
- Parcel
- Waterbody
- Stream/River
- Road

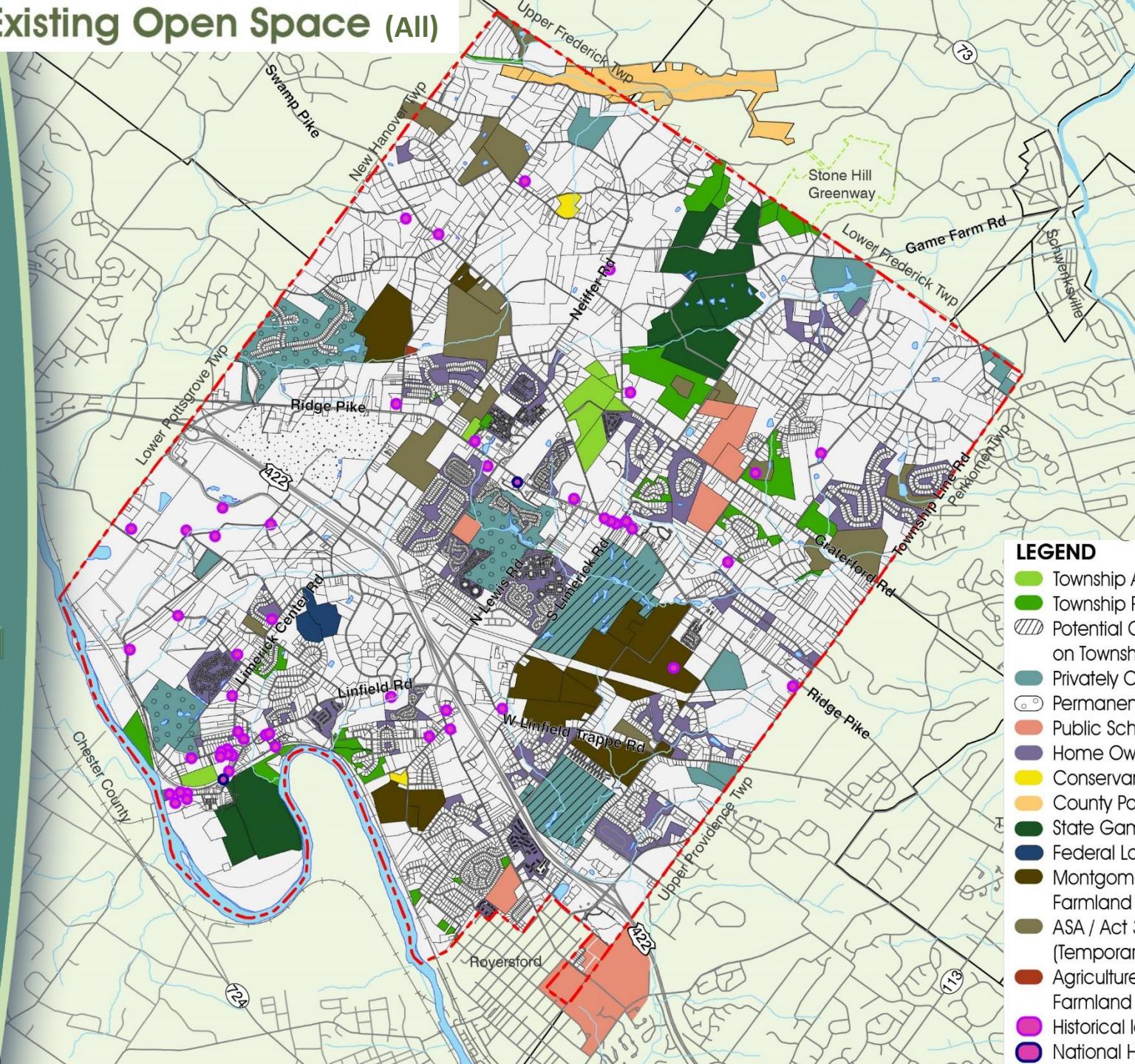
Existing Open Space Totals

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

Open Space	Acres	% of Twp Land
Limerick Township Total Area	14,576.43	
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%
Total Permanent Open Space	2504.95	17.2%
Private Recreation (Temporary)	526.84	3.6%
Act 319 Protected Farmland (Temporary)	366.46	2.5%
ASA Protected Farmland (Temporary)	8.25	0%
Total Temporary Open Space	901.55	6.1%

Existing Open Space (All)

OPEN SPACE MAP



Community Open Space Comparison

Chart summarizes community open space (w/o agriculture) of townships with 2018 populations that are approximant 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

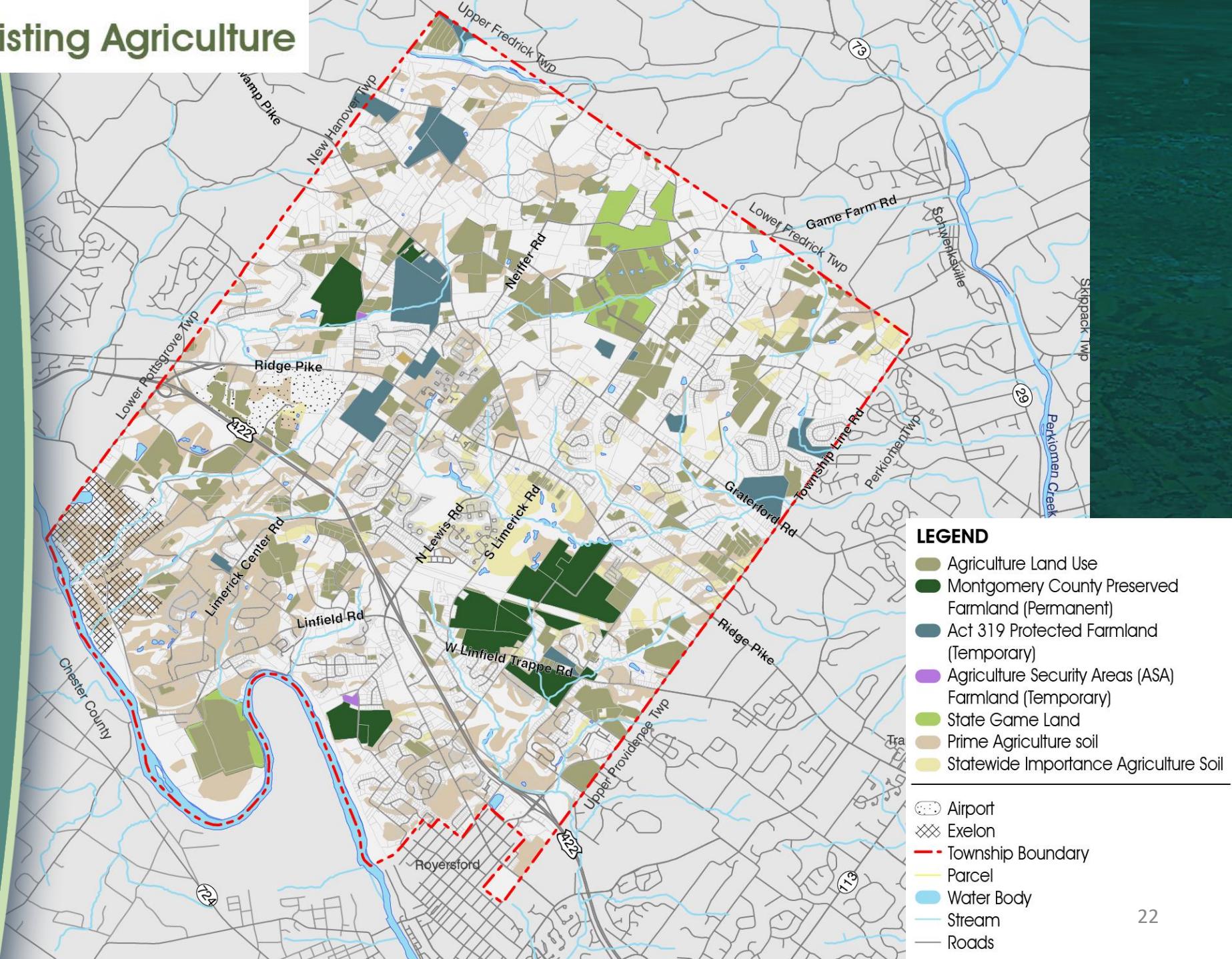
- 1) Agriculture Land Preservation
- 2) Historic & Cultural Preservation
- 3) Natural Resources Protection
- 4) Open Space Protection



1) Agriculture Land Preservation



Existing Agriculture



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

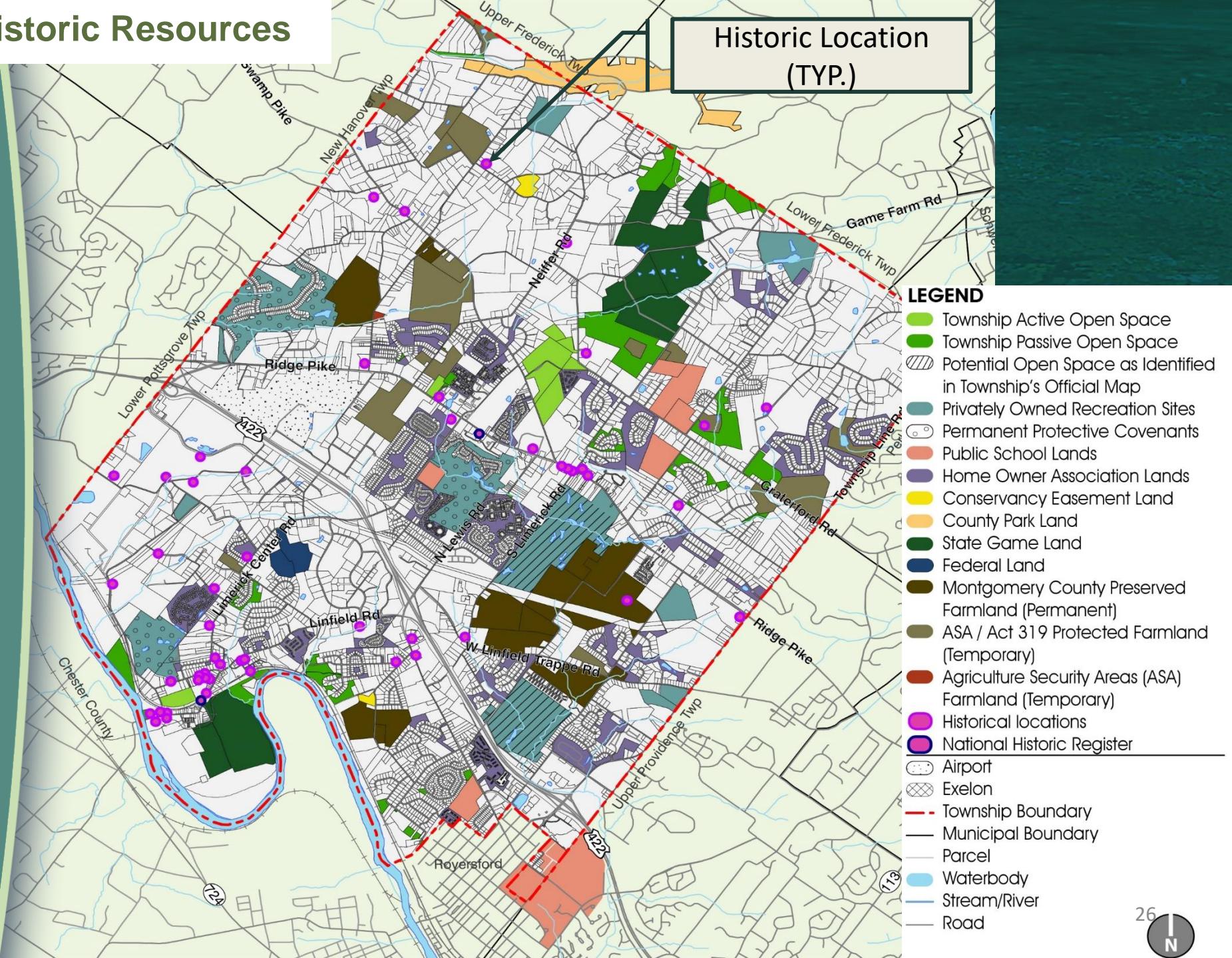
- ❖ **Reenact the Township Agricultural Security Board**
 - Continuing efforts to include farmland into ASA and MontCo Farmland Preservation Programs
 - Provide programs that connect farmers to local business and residents such a farmer's market, farm to table, and community supported agriculture (CSA)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



Historical & Cultural Recommendations

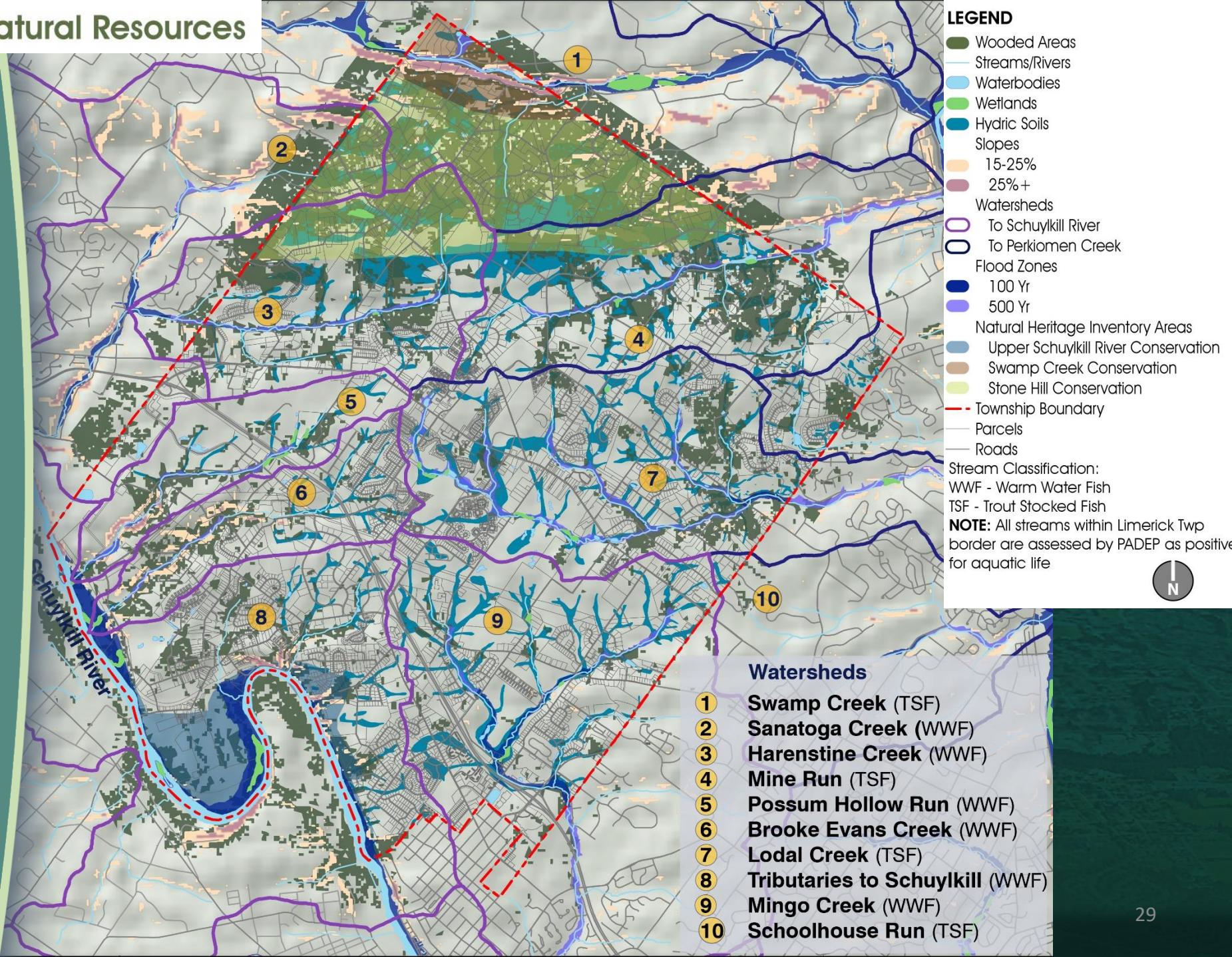
Historical Assets contribute to cultural landscapes that reflect the history that shapes the character of the region

- ❖ **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



Existing Natural Resource Protection Tools

- ❖ Current Zoning and SALDO ordinance provisions that protect / preserve open spaces & natural resources

SALDO §155-20 **Mandatory dedication of open space / fee in-lieu / improvements**

SALDO § 155-29 **Floodplain / Watercourse protections**

Zoning § 184-81 **Protected Areas – soils, woodlands, slopes, water bodies, floodplains**

Zoning § 184-82 **Open Space Performance Standards - Defines types of open space**

Zoning Sections **R-1: Residential – Agricultural District**

Zone R-2: Low Density District

Floodplain Conservation District Overlay

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 intended 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
- ❖ **32 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#

Resource		Parcel Address					Conservation Value	Points
		4	3	2	1	0		
Parcel Size								3
		25 AC +	10-25 AC	5-10 AC	> 5 AC			
Water Resources								3
Headwaters		On Site	Adjacent Parcel		No Resource			2
Stream On Site (Water Quality)			TSF	WWF	No Resource			3
100 Yr. Flood Plain		75% +	50-75%	25-50%	> 25%			
Land Resources								
Steep Slopes over 15% slope			50-100%	0-50%	No Resource			3
Steep Slopes over 25% slope		50-100%	0-50%		No Resource			4
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%			3
Woodlands Coverage		75% +	50-75%	25-50%	> 25%			
Community Resources								2
Adjacent to Permanent Preserved Land			Open space	Permanent AG	No Resource			4
Adjacent to Single Family Residential Dev.	Four Sides	Three Sides	Two Sides	One Side	No Resource			4
<i>Add one point per side for Multifamily Dev. *</i>	+1	+1	+1	+1	No Resource			4
Adjacent to Trails (existing or planned)	Existing	Planned Off Road	Planned On Road		No Resource			1
Historic Sites (Township Inventory)				Yes	No Resource			1
Located in Service Area Gap (outside 3 Mile radius)				Yes	No Resource			4
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	

Additional Consideration Notes:

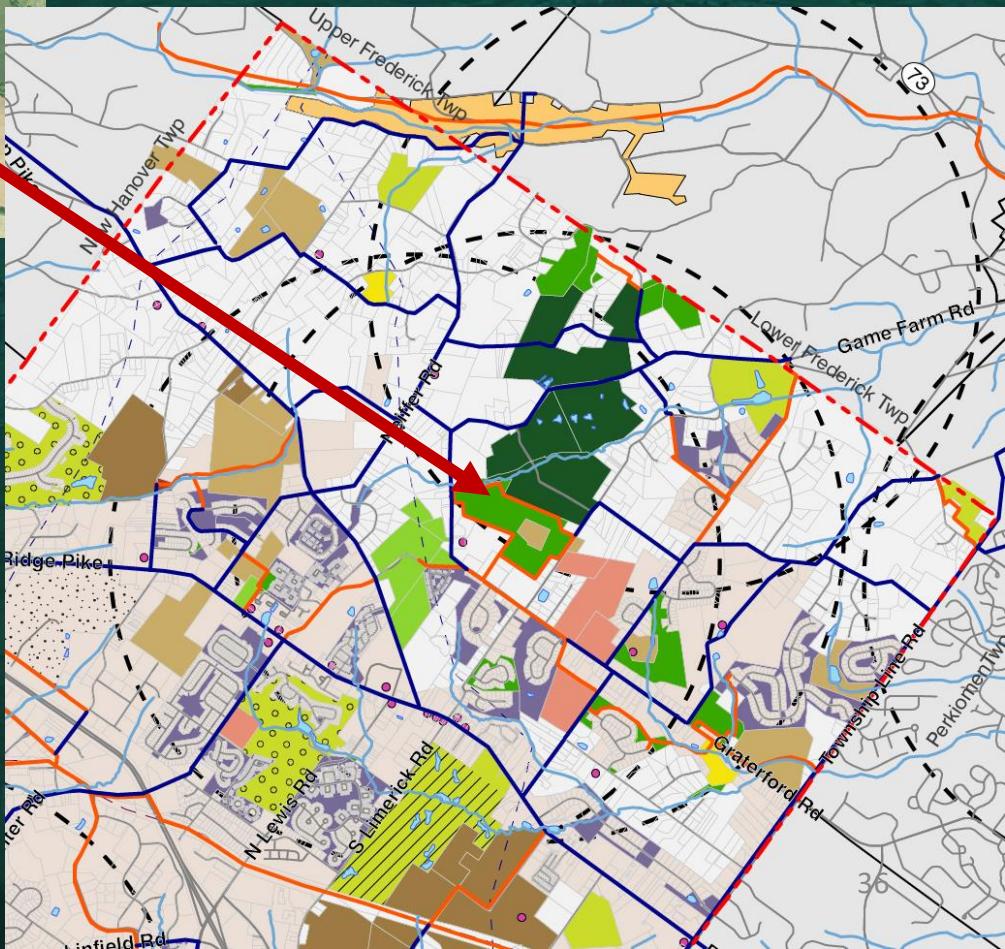
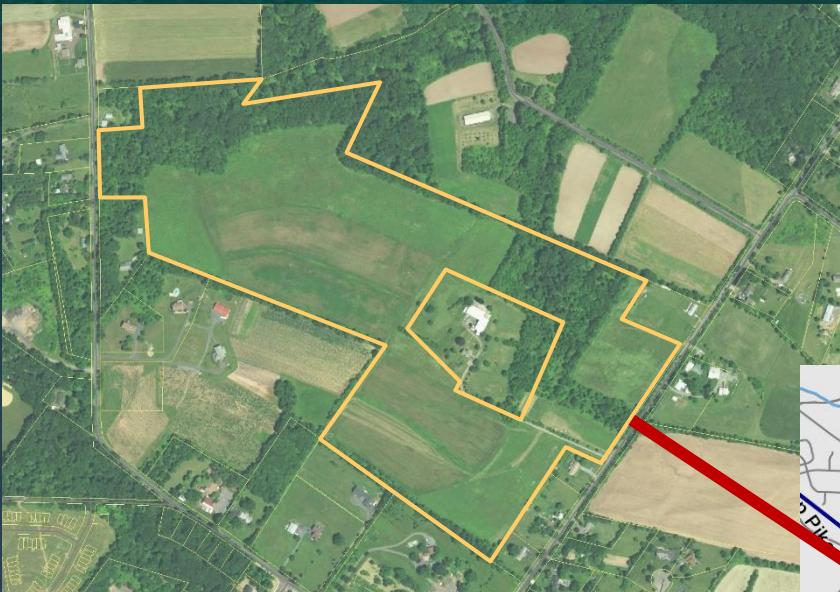
- Reasonable Road Access
- Access to Residential Neighborhoods
- Lends itself to Passive Recreation
- Lends itself to Active Recreation

 **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

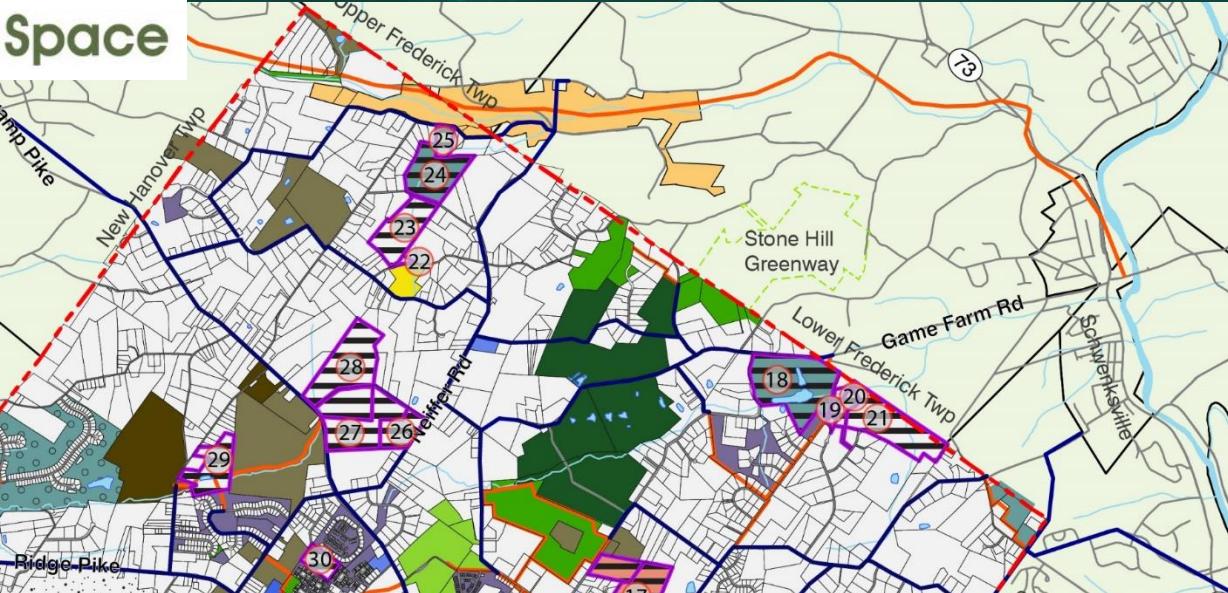
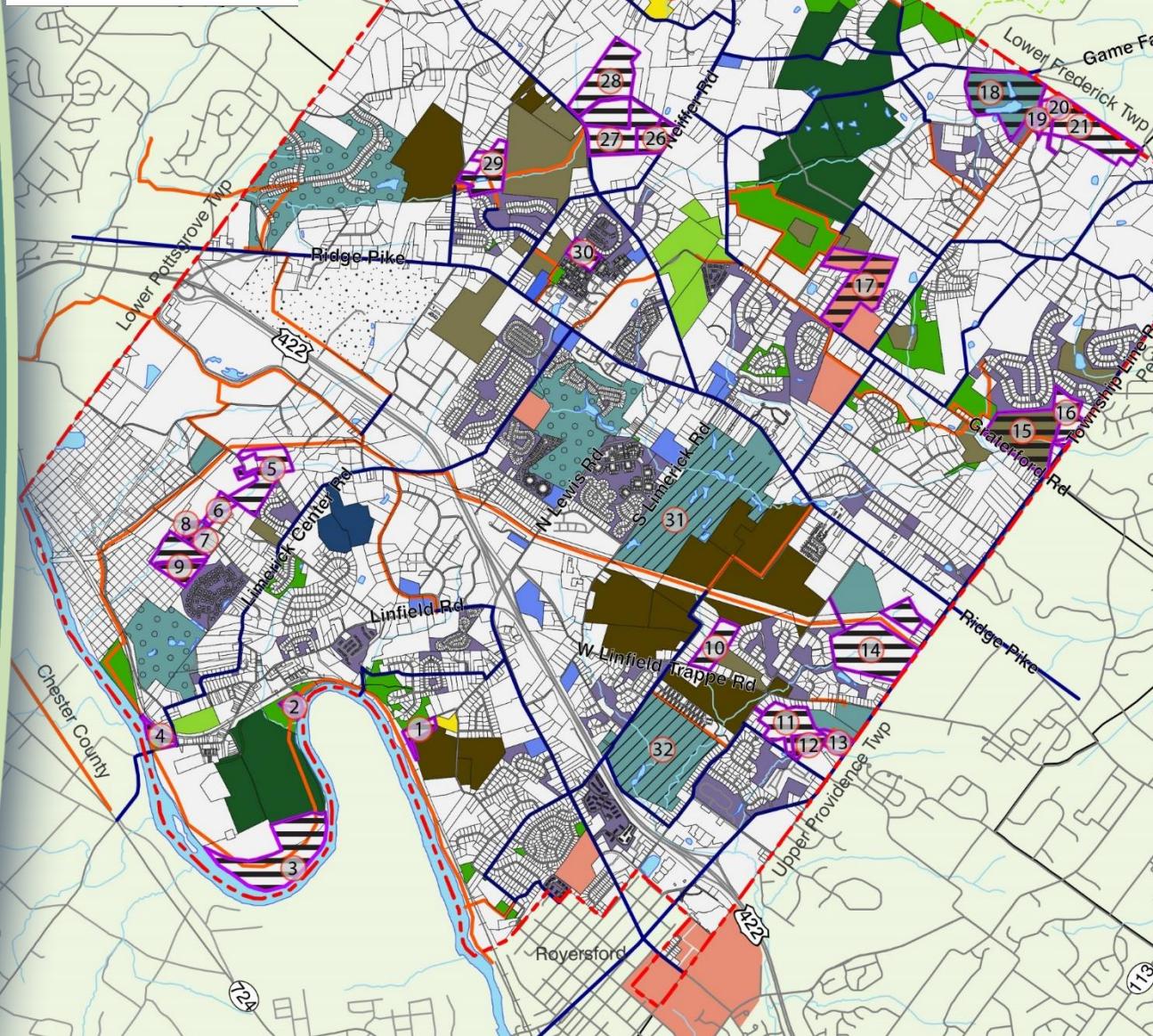
Additional Consideration Notes:

- 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



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

- **5 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 32 proposed open space parcels:
 - 1110.19 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

❖ Review Draft Plan

- **Plan will Be posted March 15th for 30 Day Public Review**

<https://www.limerickpa.org/367/Open-Space-Update-Plan>

❖ Submit Comments via Survey Monkey Comment Form:

<https://www.surveymonkey.com/r/OSP-Feedback>

or QR Code:



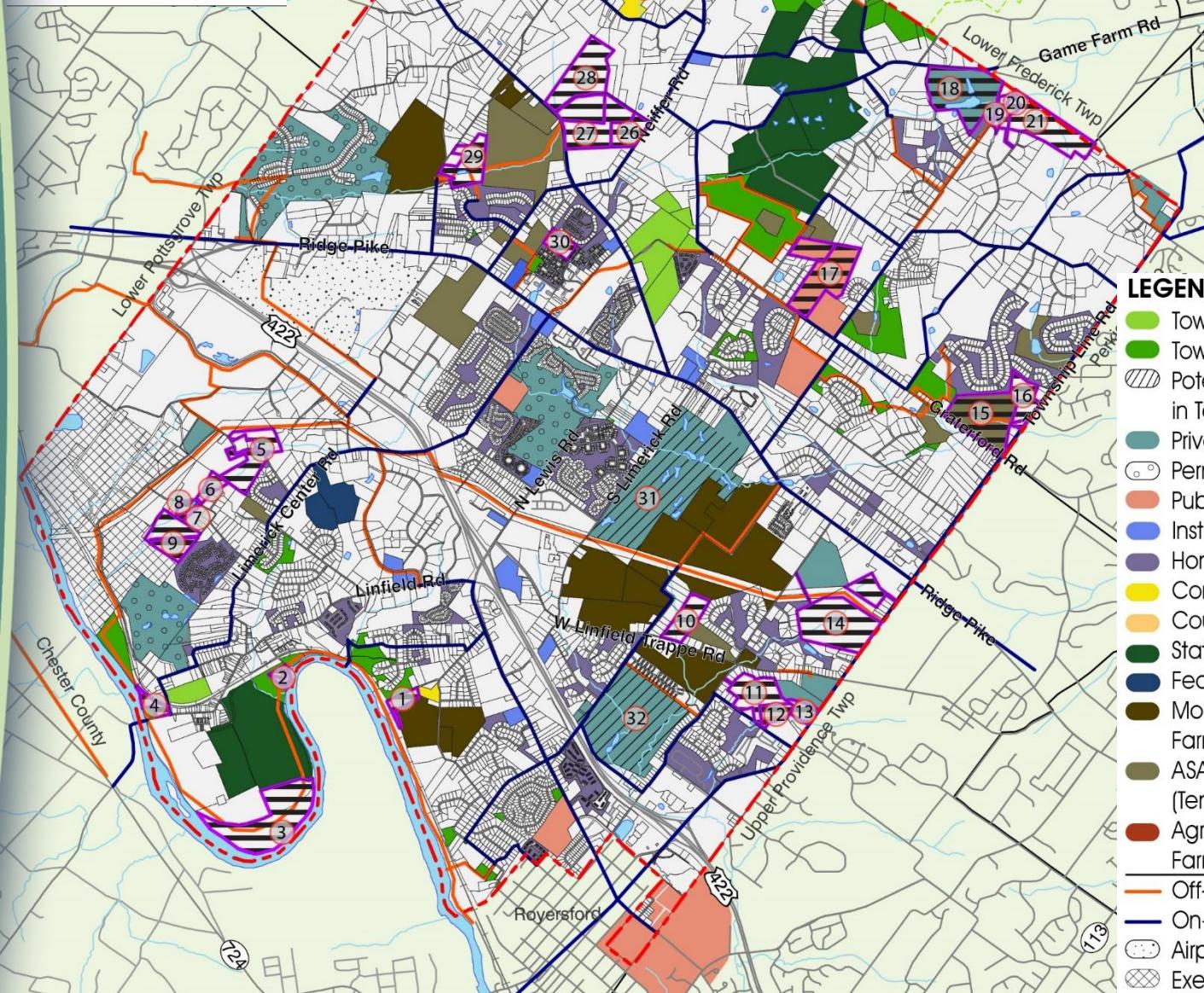
❖ Finalize Plan

- **Final Plan presentation during June 1st Board of Supervisors meeting**

Proposed Open Space

Q & A

 Proposed Open Space
Numbers coincide with
Parcel Preservation
Matrix Sheet



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

Next Meeting

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- ❖ **Feedback Form:**

<https://www.surveymonkey.com/r/OSP-Feedback>



- ❖ **Township Project Link:**

<https://www.limerickpa.org/367/Open-Space-Update-Plan>

Thank you

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