

OPEN SPACE PLAN



LANSDALE BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

2005

LANSDALE BOROUGH OFFICIALS

MONTGOMERY COUNTY, PENNSYLVANIA

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Stony Creek Park, Cover Background

Kugel Ball at Railroad Plaza, Cover Foreground

Credit: Montgomery County Planning Commission

LANSDALE

OPEN SPACE PLAN

2005

Prepared by MCPC under funding through
The Montgomery County Green Fields/Green Towns Program

Montgomery County Planning Commission

TABLE OF CONTENTS

CHAPTER 1	COMMUNITY PROFILE
1	HISTORICAL BACKGROUND
3	REGIONAL SETTING
3	EXISTING LAND USE ANALYSIS
6	Residential
6	Commercial/Office
6	Industrial
6	Institutional
6	Parks/Recreation
6	Utilities
7	Land Use Conclusion
7	COMMUNITY DEMOGRAPHIC ANALYSIS
7	Population
7	Population Projections
8	Household Types
9	Education
9	Age
9	Income
9	Special Needs Groups
11	Housing Types
11	Jobs Located in Municipality
13	Occupation
13	Employment Forecast
13	Status of Relevant Plans
CHAPTER 2	GOALS & OBJECTIVES
15	1994 OPEN SPACE PLAN
16	1994 Goals
16	1994 Recommendations
17	2005 OPEN SPACE PLAN
17	2005 Goals & Objectives

CHAPTER 3	EXISTING PROTECTED LAND
19	PERMANENTLY PROTECTED LAND
20	TEMPORARILY PROTECTED LAND
20	CONCLUSION
CHAPTER 4	INVENTORY OF POTENTIALLY VULNERABLE RESOURCES
23	CULTURAL RESOURCES
23	Scenic Areas & Streetscapes
23	Neighborhoods
24	Main Street & Downtown
24	Natural Features
24	Institutionally-Owned Open Space
24	Brownfields & Vacant Land
24	HISTORIC RESOURCES
25	National Register Historic Sites
25	Other Historic Resources
28	VEGETATION & WILDLIFE
28	Woodlands
28	Habitat
29	GEOLOGY
29	SOILS
29	Hydric Soils
30	Alluvial Soils
30	SURFACE WATERS & HYDROLOGY
30	Watersheds & Stream Corridors
31	Floodplains
31	Wetlands
32	Groundwater
32	North Penn Area 6 Superfund Site
32	CONCLUSION
CHAPTER 5	POTENTIAL OPEN SPACE LINKAGES
33	NORTH PENN REGION
35	Green Ribbon Preserve
35	Liberty Bell Trail
35	Power Line Trail
36	Route 202 Trail
36	LANSDALE NETWORK
36	Sidewalks
36	Main Street
36	Neighborhood Spurs
36	Wissahickon Park
CHAPTER 6	ANALYSIS OF UNPROTECTED RESOURCES
37	VULNERABLE RESOURCES ANALYSIS
38	PRIORITIZATION OF AREAS FOR PRESERVATION
38	Highest Priority Areas
38	High Priority Areas
40	Priority Areas
CHAPTER 7	EVALUATION OF GROWTH AREAS
41	POPULATION, HOUSING, AND EMPLOYMENT PROJECTIONS
42	FUTURE GROWTH AREAS
42	Residential
44	Nonresidential
44	CONCLUSION

CHAPTER 8	EVALUATION OF OPEN SPACE NEEDS
45	EXISTING PARKS & FACILITIES
45	Acreage Categorizations
46	Open Space Setting & Use
47	OPEN SPACE NEEDS
47	Green Infrastructure & Natural Resource Protection
47	Open Space Network & Accessibility
49	Passive Recreation
49	Active Recreation
49	NRPA Acreage Standard
50	NEEDS SUMMARY
CHAPTER 9	EVALUATION OF COUNTY AND ABUTTING MUNICIPAL PLANS
51	COMPARISON TO MONTGOMERY COUNTY COMPREHENSIVE PLAN
52	Applicable County Goals
52	RELATION TO PLANS OF ABUTTING MUNICIPALITIES
53	Hatfield Township
53	Montgomery Township
53	Towamencin Township
53	Upper Gwynedd Township
53	OTHER PLANS
53	Watershed Conservation Plans
54	Wissahickon Park Project
54	Stony Creek Park Plan
54	Revitalization Plan
CHAPTER 10	RECOMMENDATIONS
55	GREEN INFRASTRUCTURE
55	Develop an Urban Tree Inventory
56	Upgrade Streetscapes & Maintain Street Trees
57	Develop Gateway Gardens
58	Enhance Existing Plazas
59	Create Urban Plazas
60	Preserve Heritage Resources
60	OPEN SPACE NETWORK & ACCESSIBILITY
60	Build Connections with the North Penn Region
62	Strengthen Lansdale's Linkage Network
62	NATURAL RESOURCE PROTECTION
62	Protect the Wissahickon Creek
63	Naturalize & Maintain Natural Resources at Stony Creek Park
63	RECREATION OPPORTUNITIES
63	Develop Paths at Wissahickon Park
63	Preserve Use of Institutional Recreation Facilities
65	Acquire Acreage Adjacent to Existing Parks
65	Enhance Amenities at Existing Parks
67	RECOMMENDED ORDINANCES
67	Green Infrastructure, Amenities, & Streetscapes
67	Natural Resource Protection
67	IMPLEMENTATION
CHAPTER 11	IMPLEMENTATION
69	FUNDING SOURCES
70	Montgomery County Open Space Grants
70	Montgomery County Community Revitalization Program
70	Pennsylvania Department of Conservation & Natural Resources
70	Pennsylvania Department of Environmental Protection
70	Keystone Recreation, Park & Conservation Fund

71	Pennsylvania Department of Community & Economic Development
71	Pennsylvania Historical & Museum Commission
71	Pennsylvania Department of Transportation
72	Delaware Valley Regional Planning Commission
72	National Park Service Rivers, Trails, & Conservation Assistance Program
72	PECO Energy Green Region Open Space Grant Program
73	General Revenue Funds and Bond Issue
73	Donations
73	IMPLEMENTATION MATRIX

LIST OF FIGURES

CHAPTER 1 COMMUNITY PROFILE

2	Figure 1	Regional Position
4	Figure 2	Existing Land Use
5	Figure 3	Existing Land Use Comparison: 1971 & 2004
7	Figure 4	Population Classification
8	Figure 5	Population Projection
8	Figure 6	Household Types
9	Figure 7	Education Level
10	Figure 8	Age Profile
11	Figure 9	Income Levels (1999\$)
11	Figure 10	Special Needs Groups
12	Figure 11	Housing Types
13	Figure 12	Labor Force by Occupation
14	Figure 13	Employment Forecast

CHAPTER 3 EXISTING PROTECTED LAND

21	Figure 14	Existing Public, Private, & Institutional Open Space
22	Figure 15	Existing Open Space

CHAPTER 4 INVENTORY OF POTENTIALLY VULNERABLE RESOURCES

24	Figure 16	Scenic Areas
25	Figure 17	Vacant & Institutional Lands
26	Figure 18	Historic Resources
27	Figure 18A	List of Historic Resources
28	Figure 19	Woodlands
29	Figure 20	Geology
30	Figure 21	Soils
31	Figure 22	Watersheds
32	Figure 23	Floodplains & Wetlands

CHAPTER 5 POTENTIAL OPEN SPACE LINKAGES

- 34 Figure 24 Proposed Trail Network
- 35 Figure 24A Proposed County Trail Network

CHAPTER 6 ANALYSIS OF UNPROTECTED RESOURCES

- 39 Figure 25 Vulnerable Resources

CHAPTER 7 EVALUATION OF GROWTH AREAS

- 43 Figure 26 Housing Types
- 44 Figure 27 Lansdale Growth Areas

CHAPTER 8 EVALUATION OF OPEN SPACE NEEDS

- 46 Figure 28 Open Space Setting & Use
- 48 Figure 29 Open Space Accessibility—1/4 Mile Radius
- 50 Figure 30 Minimum Open Space Acreage Needs

CHAPTER 10 RECOMMENDATIONS

- 56 Figure 31 Philadelphia’s Neighborhood Transportation Initiative Green City Strategy
- 57 Figure 32 Borough Gateways
- 58 Figure 32A Borough Gateways - North Broad Street
- 59 Figure 32B Borough Gateways - Main Street at Wissahickon Park
- 61 Figure 33 Proposed Trail Network
- 63 Figure 34 Wissahickon Creek Infiltration Basins & Riparian Corridor
Wallace, Roberts, & Todd LLC
- 64 Figure 35 Stony Creek Park Master Sketch Plan
DePallo Design & Planning
- 66 Figure 36 Open Space & Green Infrastructure Options
- 67 Figure 36A List of Open Space & Green Infrastructure Options

CHAPTER 11 IMPLEMENTATION

- 74 Figure 37 Implementation Matrix



BOROUGH OF LANSDALE

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BOROUGH OF LANSDALE

RESOLUTION 05-18

ADOPTION OF THE MUNICIPAL OPEN SPACE PLAN

WHEREAS, On December 18, 2003, the Commissioners of Montgomery County established the Green Fields/ Green Towns Program which provides grant funds for green infrastructure improvements and open space preservation; and

WHEREAS, the Green Fields/ Green Towns Program requires the preparation of municipal open space plans and provides grants which may be used by any municipality in Montgomery County for the preparation of an open space plan; and

WHEREAS, through the efforts of the Borough of Lansdale, the Borough's Open Space Task Force, the Lansdale Planning Commission as well as professional staff of the Montgomery County Planning Commission, the 2005 Open Space Plan has been developed in accordance with guidelines established by the county; and

WHEREAS, the Open Space Plan has been reviewed by the Montgomery County Open Space Board in accordance with guidelines established by the county; and


WHEREAS, copies of the draft open space plan have been distributed to all the adjacent municipalities and the North Penn School District on May 13, 2005; and

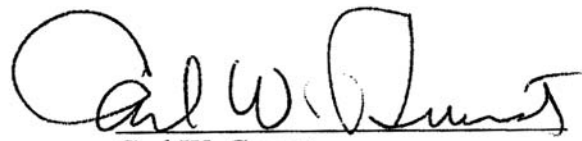
WHEREAS, this plan has been presented at a duly advertised Public Hearing on June 15, 2005, and has been made available for public review and comment.

NOW THEREFORE BE IT RESOLVED that the Borough Council of the Borough of Lansdale hereby adopts the final draft of the 2005 Open Space Plan in accordance with Section 302 of the Municipalities Planning Code and authorizes its submission to the Montgomery County Open Space Board.

Enacted the 6th day of July, 2005.

ATTEST:


F. Lee Mangan
Borough Secretary


Carl W. Guent
Council President

CHAPTER 1

COMMUNITY PROFILE

The Community Profile Chapter of the Lansdale Open Space Plan is designed to provide residents the necessary background information to make well-informed decisions regarding the future preservation of community, natural, and cultural resources within the community. It consists of four parts: Historical Background, Regional Setting, Existing Land Use Analysis, and the Community Demographic Analysis.

HISTORICAL BACKGROUND

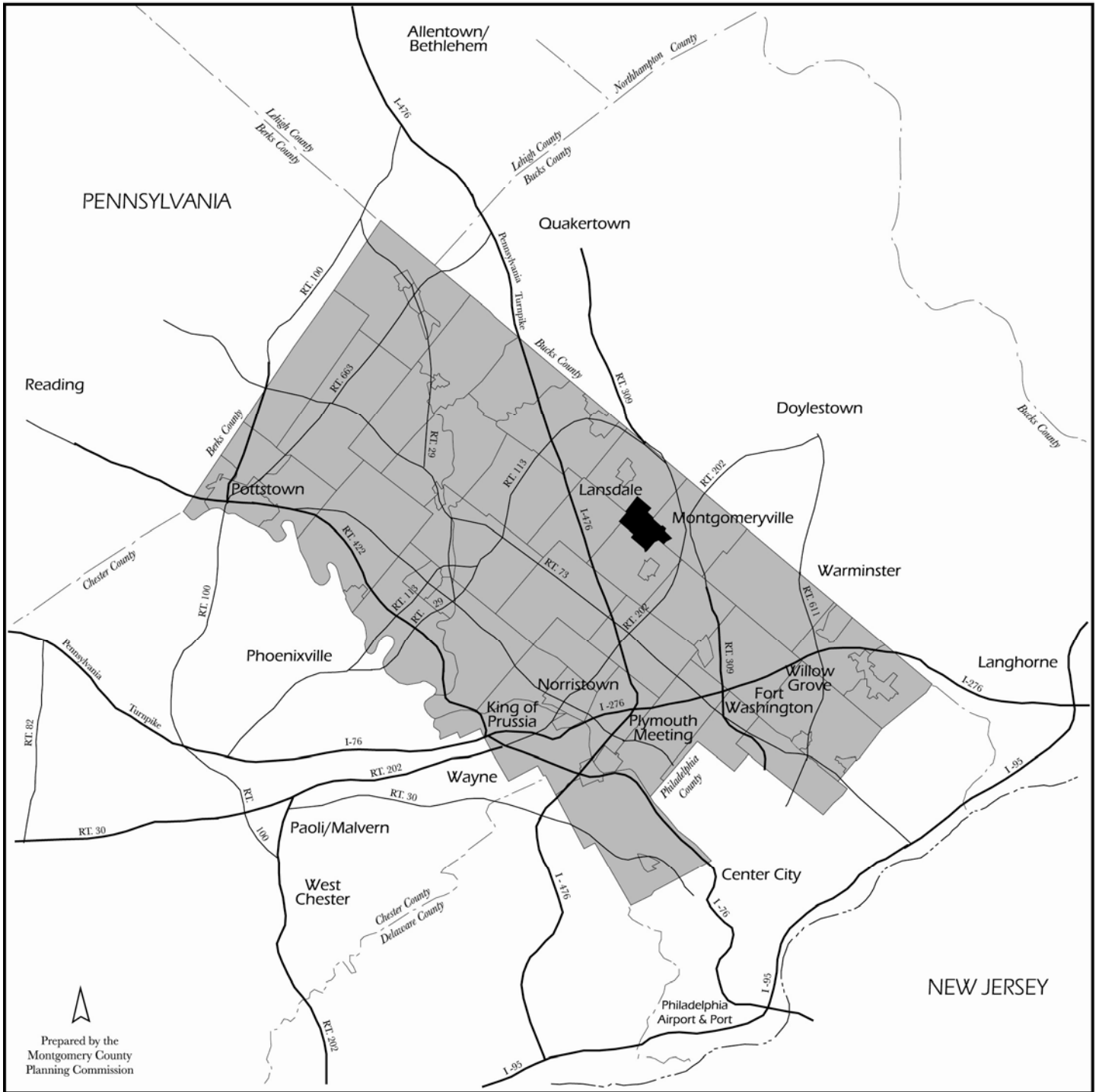
The primary impetus for settlement of the land that is now Lansdale Borough was the construction of the North Pennsylvania Railroad in the 1850's. At this time the railroad's main line to the Lehigh Valley formed a junction here with the Doylestown Branch. Lansdale had few buildings and was surrounded by farmers of Welsh and German descent.

Incorporated in 1872, Lansdale's population grew to 2,500 by 1900. Although local population grew, employment opportunities in Philadelphia through the 1930's employed workers outside of the borough until the industrial expansion after World War II. Soon thereafter, Lansdale's sur-

rounding municipalities also saw greater development with the construction of the Pennsylvania Turnpike's Northeast Extension and PA Route 309. Lansdale became an anchor for these communities as a retail and cultural center. However, as more agricultural land and woodlands were consumed by the development of regional commercial and office centers, Lansdale's function as the region's core began to decline. Industry, once a vital part of the borough's make-up, left due to the nation's changing economy.

Today, Lansdale is making strong moves to regain it's prominence as a great place to live, work, and enjoy. A vision for a revitalized downtown, plans to

Figure 1
Regional Position



redevelop former industrial areas, and enhancement of the borough's strong residential neighborhoods, are some of the things that will help guide Lansdale into its new role in the region.

REGIONAL SETTING

Located about 20 miles northwest of downtown Philadelphia as shown in Figure 1, Lansdale is comprised of three square miles and approximately 16,000 residents. It is one of many small towns in the 5.3 million-person Philadelphia metropolitan area. The borough is the geographical center of the North Penn region made up of the four townships of Hatfield, Montgomery, Upper Gwynedd, and Towamencin, and two other boroughs, North Wales and Hatfield. Lansdale's central location is an important consideration for planning its future, as the North Penn area has been one of the fastest growing areas in Montgomery County over the past 20 years.

In addition to being centrally located within Montgomery County, Lansdale and the North Penn area are linked to other important commercial and industrial centers by several key transportation corridors. The Northeast Extension of the Pennsylvania Turnpike provides easy, high-speed access to Philadelphia to the south and Allentown, Wilkes-Barre, and Scranton to the north. Route 309, a four-lane limited access highway, links Lansdale to Philadelphia to the southeast and to Quakertown and Upper Bucks County to the northwest. Route 202 provides Lansdale with an important regional link to King of Prussia, Norristown, and West Chester to the south and to Doylestown to the north.

Lansdale's visibility is heightened by its central location among several important commercial and employment centers that draw people from other areas of the County and region. The Montgomeryville Mall, a regional shopping center located less than one half mile outside the borough's borders at the crossroads of Routes 202 and 309, draws shoppers from a large radius. In addition, Lansdale is in close proximity to several major employment centers including Fort Washington, Norristown, King of Prussia, and Collegeville. Each of these areas employs more than 10,000 people, increasing the value of Lansdale as an accessible place to live. The North

Penn area is also a major employment center as companies including Merck and AEL Systems International have large operations there. Lansdale itself offers more than 9,500 jobs.

While Lansdale is limited in its growth potential by the fact that it is almost fully developed, the Montgomery County Planning Commission has identified the communities encircling the borough as areas experiencing one of the greatest growth rates in the last decade. With the third highest growth rate in the County, Montgomery Township experienced an increased population of over 80% from 1990 to 2000. As the townships of North Penn grow, Lansdale can expect to encounter some of the effects of this growth. As a result, the needs for open space and community amenities within the North Penn region will likely increase.

The North Penn area has numerous open spaces, but is not home to any major developed regional parks. The Green Ribbon Preserve is the only open space of regional importance, but this is primarily a walking path along preserved space by the Wissahickon Creek. Evansburg State Park, Valley Forge National Park, and Peace Valley Park, are the primary developed open spaces in close proximity to Lansdale. Opportunities do exist to expand the North Penn region's park system through the acquisition and development of vacant or underutilized space.

EXISTING LAND USE ANALYSIS

The Existing Land Use Analysis focuses on the current land uses within the municipality, enabling a more in-depth focus of local land use patterns. Figure 2 displays the existing land use in the borough, a mosaic of colors and parcel sizes. Figure 3 details the acreage of each category and the percent change from the last Comprehensive Plan update in 1973. These numbers are useful in understanding changes in land use patterns and help to identify potential open space and recreational needs.

Lansdale's land use has not changed significantly for many years. Lansdale is almost completely developed with less than 2% of the existing land use considered vacant. The general land use patterns that exist in the borough today are a direct

Figure 2
Existing Land Use

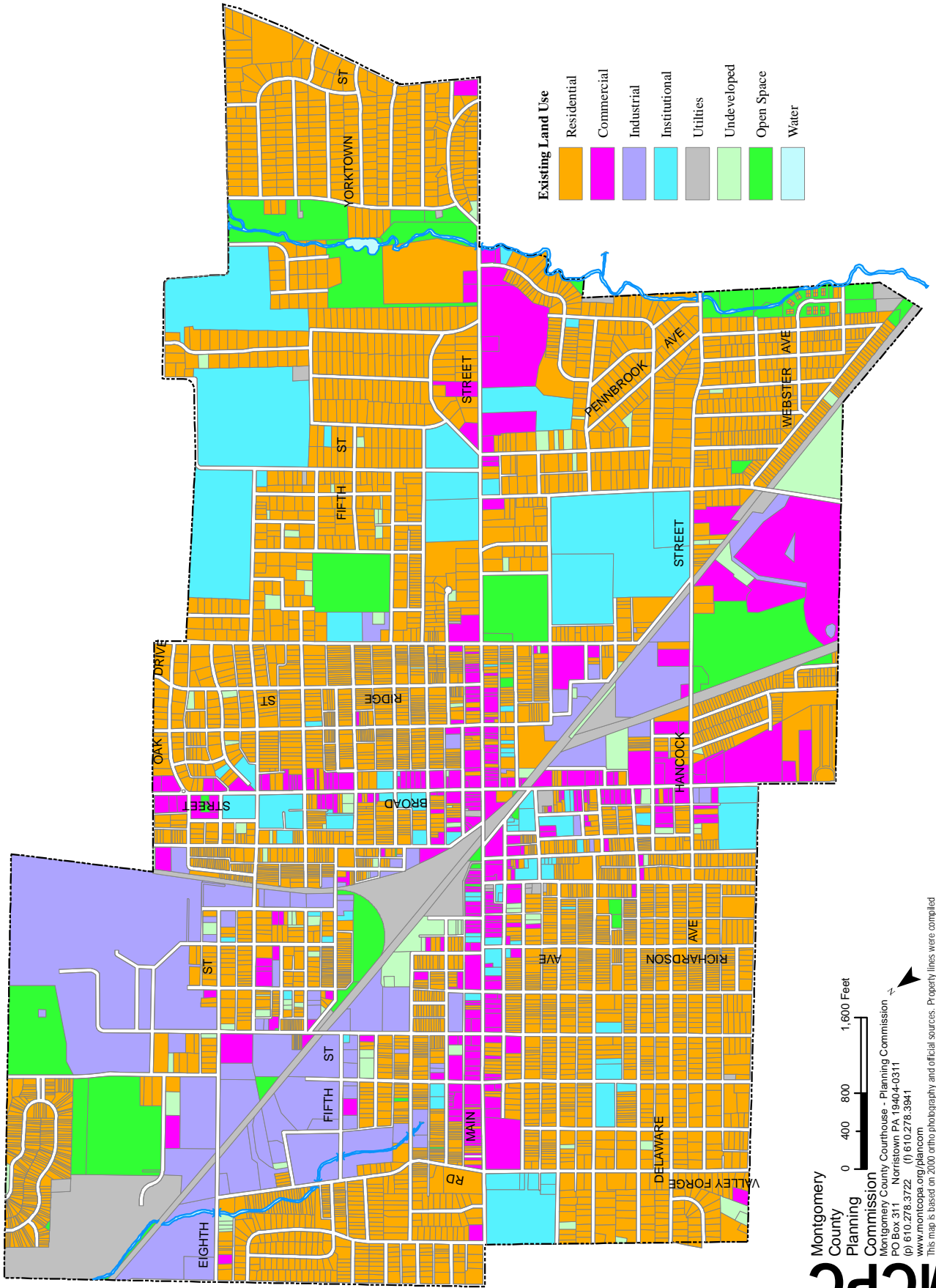
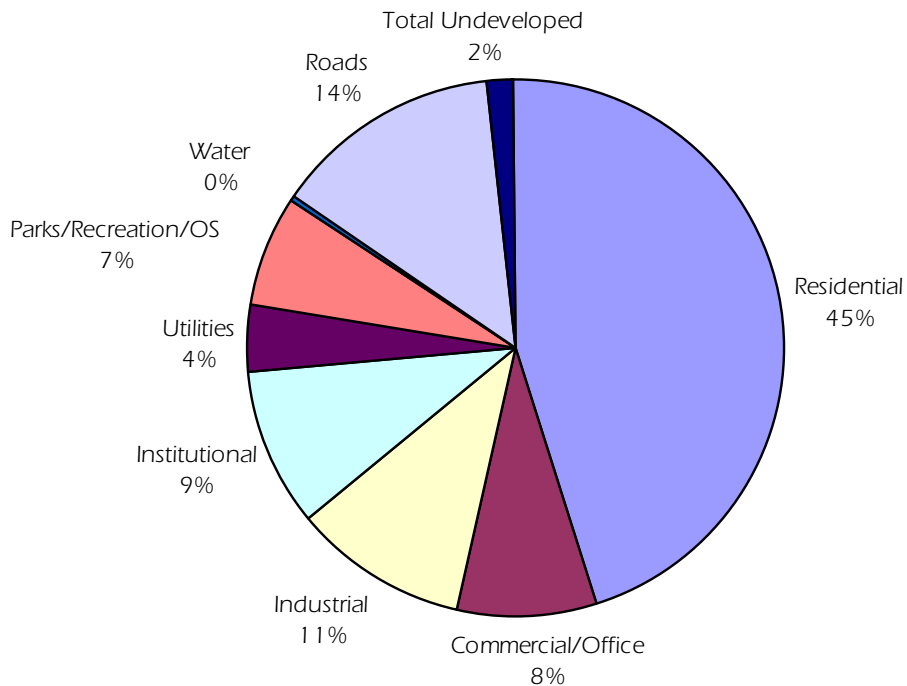


Figure 3
Existing Land Use Comparison: 1971 & 2004

Land Use	1971		2004		1971 - 2004	
	Acres	% Total	Acres	% Total	Acreage Change	% Change
Residential	747	40.2%	859	44.9%	112	15.0%
Commercial/Office	72	3.9%	162	8.5%	90	124.9%
Industrial	124	6.7%	201	10.5%	77	62.1%
Institutional	64	3.4%	181	9.5%	118	185.6%
Utilities	125	6.7%	82	4.3%	-43	-34.5%
Recreation	88	4.7%	-	-	-	-
Parks/Recreation/OS	-	-	124	6.5%	-	-
Water	-	-	7	0.4%	-	-
Roads	334	17.9%	266	13.9%	-68	-20.2%
Total Developed	1,553	83.6%	1,883	98.4%	330	21.2%
Total Undeveloped	305	16.4%	30	1.6%	-275	-90.2%
Total Acreage*	1,859	100%	1,913	100%	-	-

2004 Land Use



Sources: Montgomery County Planning Commission Land Use Maps
Lansdale Borough Comprehensive Plan - 1973

* Discrepancies due to digitization of parcel information.

result of the historical development of Lansdale. These help trace Lansdale's past development patterns. Development around the rail line created the condition where the commercial uses and densest residential areas are still clustered near the rail junction. This contrasts the predominant land use of the surrounding North Penn townships. These outlying areas were developed after World War II with less dense residential areas and commercial areas located near the junction of major arterial roads.

RESIDENTIAL

Close to half of land within the borough is occupied with residential dwellings, including a mixture of single-family homes, twin homes, attached row homes, and several apartment buildings. The larger lot single family homes are concentrated in the eastern and western corners of the borough with the largest lots (usually no more than 20,000 square feet) being located between North Wales Road and Norway Drive above Main Street. Other single-family lots generally range from 8,000 to 10,000 square feet. The higher density housing, both attached and twin homes, is located closer to the center of town. Lansdale has a number of apartment buildings. These are predominantly located within two blocks of Main or Broad Streets, including two of the larger complexes, Oakwood Gardens and Wissahickon Apartments.

COMMERCIAL/OFFICE

The commercial areas of the borough are concentrated near the rail station and extend along the two major crossroads, Main and Broad Streets. This area boasts a traditional downtown flavor on which revitalization efforts are building. Hillcrest and Gary's Plazas are the two largest shopping centers along these two arterials outside of the central business district. Gary's Plaza is currently under redevelopment. Many freestanding office and retail buildings exist throughout the borough, predominantly focused on the Main and Broad corridors.

INDUSTRIAL

The vast majority of industrial land in Lansdale lies in the north corner of the borough. This was formerly the site of American Olean Tile among

other industries. Industrial buildings also lie adjacent to the rail line, particularly below Main Street between the two converging rail corridors.

As the economy changed in the last few decades, industries have vacated the borough leaving large parcels of land underutilized. These industrial areas are one of the keys to the future growth of the borough as the demands for different types of land use change.

INSTITUTIONAL

Lansdale has a variety of institutional land uses that include schools, churches, public offices, and the library. These uses offer borough residents a significant amount of public and open space. For example, the Penndale Middle School and North Penn Educational Service Center lie on more than 40 acres of land, much of which is open playing fields. The Lansdale Catholic High School, with more than 23 acres, also boasts a significant amount of open space.

PARKS & RECREATION

Since 1994, Lansdale has taken great strides to enhance its parks system. In ten years, the publicly-owned, permanently-protected acreage has increased by 28%. This brings the borough's inventory to include 11 neighborhood parks and seven community parks offering a variety of passive and active recreational opportunities. The borough takes pride in maintaining two community swimming pools, several miles of walking trails, and a dozen playing fields. Due to the scarcity of remaining vacant land in the borough, new parks are unlikely. This allows for a greater focus on development of existing parks and connections between them.

UTILITIES

The acreage taken up by the utilities that serve borough residents and businesses has decreased by one third in the past 30 years. Much of the remaining utility land is associated with the railroad and is linear in nature. The parcel associated with the municipal sewer authority takes up a large portion of the north corner of Lansdale. Other small parcels are scattered around the borough that deal with public wells, telecommunications, and parking.

LAND USE CONCLUSION

The land use pattern within Lansdale was established nearly 150 years ago. With strong ties to the railroad, Lansdale as a regional center developed in a mixed use, pedestrian-oriented manner. As the surrounding communities developed and population density spread outward, land use at the borough's core lost intensity.

As Lansdale repositions itself for future growth, the density, diversity, and design of land use must be properly balanced. It must be complimentary to its historic pattern, while providing for new growth, redevelopment, and infill opportunities.

COMMUNITY DEMOGRAPHIC ANALYSIS

The Community Demographic Analysis consists of information relating to population, housing, and economics. With few exceptions, the source of the information is the decennial U.S. Census and other reports of the Census Bureau and the Delaware Valley Regional Planning Commission (DVRPC).

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

POPULATION

The population of Lansdale reached its peak in the 1970's at nearly 18,500 and has been declining

since. This trend is not uncommon as decentralization of communities occurred when developers gained greater access to the rural landscape. Lansdale's population is measured just over 16,000 in 2000, 13% lower than its peak. Today, Lansdale consists of a broad diversity of socio-economic and ethnic backgrounds.

Figure 4 shows that over 97% of Lansdale's population lives in households as only 445 people were living in group quarters in 2000. Group quarters generally include those people living in school dormitories prisons, nursing homes, and other common living facilities. In Lansdale, the group quarters population consists of people living in St. Mary's Manor and nursing homes such as Elm Terrace on Broad Street. Part of this increase is a result of the expansion of St. Mary's since 1990.

POPULATION PROJECTIONS

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

Lansdale Borough experienced a 2% decrease in population from 1990 to 2000. Lansdale's past loss in population can be contributed to the fact that the borough is fully developed and average household size has decreased throughout the region since the 1980s. In 2003, however, DVRPC estimated Lansdale's population stabilized. Projections published by the DVRPC in 2005 estimate Lansdale's population will rise to regain 1990 population figures by 2025. These projections reflect the growing trend of new proposals for residential units in redevelopment sites.

The surrounding townships, however, all experienced population growth in the 1990s, with rates

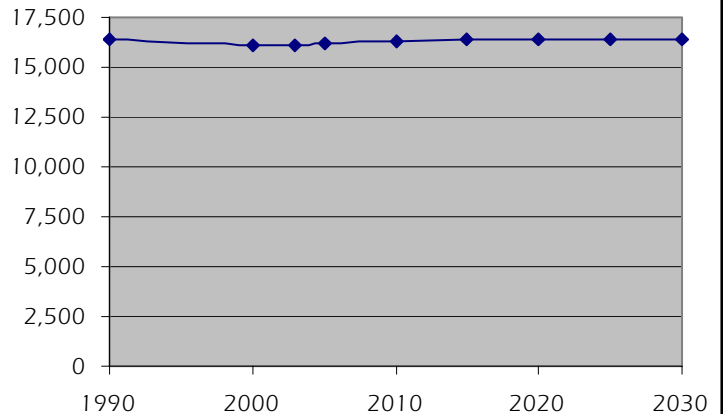
Figure 4
Population Classification

Population Type	1990		2000		1990 - 2000
	Number	% Total	Number	% Total	% Change
Household Population	16,049	98.1%	15,626	97.2%	-2.6%
Group Quarters Population	313	1.9%	445	2.8%	42.2%
Total Population	16,362	100%	16,071	100%	-1.8%

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

Figure 5
Population Projection

Year	Population
1990	16,362
2000	16,071
2003 **	16,115
2005 *	16,200
2010 *	16,310
2015 *	16,440
2020 *	16,420
2025 *	16,410
2030 *	16,400



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

* Projected population
** Estimated population

ranging from 9% in Hatfield to over 80% in Montgomery Township. The combination of the region’s location near the City of Philadelphia, the proximity of the Pennsylvania Turnpike and Route 309, the availability of jobs and the high demand for the suburban lifestyle, draws more people to the North Penn region every year. Comparably, Pennsylvania and Montgomery County grew at 3% and 11% over the same period.

HOUSEHOLD TYPES

From 1990 to 2000, the number of households in Lansdale had no significant change. However, the

total population decrease resulted from a decrease in the average number of people per household in the borough. The pattern of smaller households is consistent with county, state, and national trends.

As shown in Figure 6, the structure of the family households shifted somewhat since 1990 with married couples accounting for 10% less of total households in 2000. Offsetting this decrease was a 10% increase in non-family households since 1990. This pattern is in line with trends experienced throughout the county in which more couples are divorced and greater numbers

Figure 6
Household Types

Household Types	1990		2000		1990 - 2000
	Number	% Total	Number	% Total	% Change
Married Couples with Children	1,508	22.7%	1,374	20.8%	-8.9%
Married Couples with No Children	1,924	28.9%	1,722	26.0%	-10.5%
Single Parent	451	6.8%	475	7.2%	5.3%
Other Family	444	6.7%	481	7.3%	8.3%
1 Person Non-Family Households	1,964	29.5%	2,151	32.5%	9.5%
2+ Person Non-Family Household	361	5.4%	417	6.3%	15.5%
Total No. of Households	6,652	100%	6,620	100%	-0.5%
Average People per Household	2.41		2.36		-2.2%

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

of unrelated people live together than was the case in 1990.

EDUCATION

In 2000, 83% of Lansdale's population 25 years and older had completed high school. This represents a 6% increase in the number of high school graduates since 1990. Lansdale's population saw even greater increases in the number of individuals attending some college or earning Bachelor's degrees from 1990 to 2000. Nearly one of four Lansdale residents over 25 years of age hold at least a Bachelor's degree, a 34% increase since 1990 as shown in Figure 7.

AGE

The age structure of Lansdale has shifted over the last ten years to include a greater percentage of adults in the 45 to 54 age group (baby boomers). This demographic keeps Lansdale ahead of the County median age of 38.2 by almost six years. The second largest population increase is in the 35 to 44 age cohort. This pattern is consistent with the fact that Lansdale's housing prices are more appropriate for younger families and other first time home buyers because Lansdale has an older, less expensive housing stock than its neighboring townships.

Lansdale also continues to experience an increase in the number of adults ages 75 and older as shown in Figure 8. This pattern is also consistent with the older housing stock of Lansdale that is more affordable in terms of both

purchase price for new elderly residents and property tax for those who have owned their home for many years. In addition, St. Marys Manor and Elm Terrace, group quarters facilities for the elderly, expanded in the 1980s and 1990s. The affordability of the housing and the elderly group quarters have resulted in Lansdale having an older population.

The smallest age group is the one between 15 and 24 years of age. Some of these individuals attend school away from home and others locate closer to larger employment centers.

INCOME

Lansdale experienced little change in per capita income and household income over the last ten years using adjusted 1999 dollars. Figure 9 shows that median household income declined by 1% compared to a 4% increase for the entire County. Upper Gwynedd Township was the only other North Penn community with a decrease in this income category.

Per capita income increased minimally for Lansdale residents. The per capita income level for Lansdale is also below median per capita income for Montgomery County. This level of increase in income fairly describes Lansdale as a stable, middle income borough.

SPECIAL NEEDS GROUPS

The elderly and the school age children populations have increased slightly in the last ten years

Figure 7
Education Level

Educational Level	1990		2000		1990 - 2000
	Number	% Total	Number	% Total	% Change
Less than 9th grade	928	8.2%	547	4.9%	-41.1%
9th through 12th grade, no diploma	1,730	15.2%	1,341	12.0%	-22.5%
High school graduate (includes equivalency)	4,036	35.5%	3,697	33.2%	-8.4%
Some college or Associate degree	2,617	23.0%	2,816	25.3%	7.6%
Bachelor's degree	1,536	13.5%	1,914	17.2%	24.6%
Graduate or Professional degree	512	4.5%	828	7.4%	61.7%
Total Pop. 25 years and older	11,359	100%	11,143	100%	-1.9%

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

Figure 8
Age Profile

Age	1990		2000		1990 - 2000
	Number	% Total	Number	% Total	% Change
0-4	1,127	6.9%	1,017	6.3%	-9.8%
5-9	1,037	6.3%	985	6.1%	-5.0%
10-14	867	5.3%	1,041	6.5%	20.1%
15-19	854	5.2%	894	5.6%	4.7%
20-24	1,106	6.8%	945	5.9%	-14.6%
25-29	1,719	10.5%	1,277	7.9%	-25.7%
30-34	1,601	9.8%	1,331	8.3%	-16.9%
35-39	1,240	7.6%	1,400	8.7%	12.9%
40-44	1,075	6.6%	1,363	8.5%	26.8%
45-49	804	4.9%	1,119	7.0%	39.2%
50-54	725	4.4%	948	5.9%	30.8%
55-59	763	4.7%	667	4.2%	-12.6%
60-64	808	4.9%	579	3.6%	-28.3%
65-69	755	4.6%	574	3.6%	-24.0%
70-74	618	3.8%	570	3.5%	-7.8%
75-79	501	3.1%	512	3.2%	2.2%
80-84	417	2.5%	417	2.6%	0.0%
85+	345	2.1%	432	2.7%	25.2%
Total	16,362	100%	16,071	100%	-1.8%
Median Age	42.3	-	43.9	-	-

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

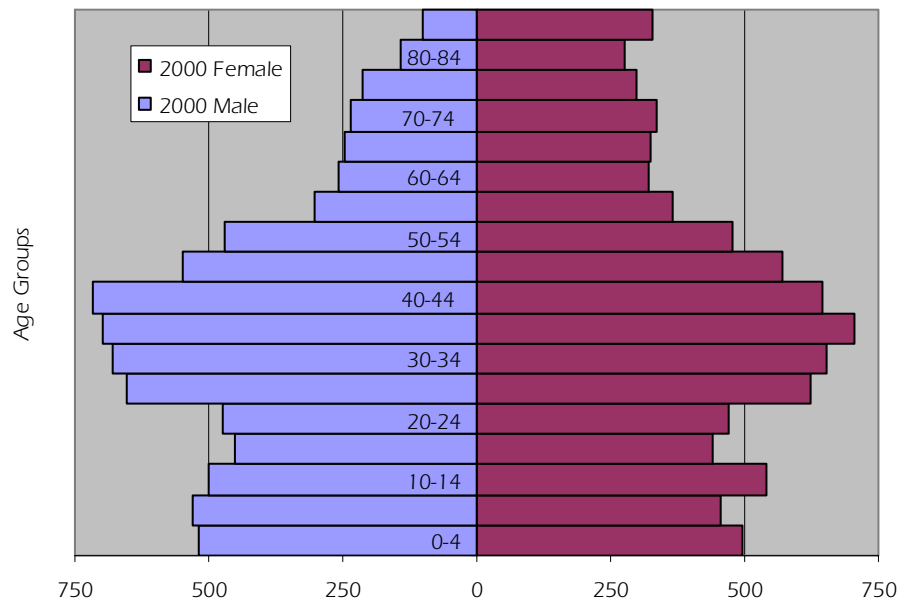


Figure 9
Income Levels (1999 \$)

Income	1989	1999	% Change
Per Capita	\$21,960	\$22,096	0.6%
Median Household	\$46,877	\$46,232	-1.4%

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

Figure 10
Special Needs Groups

Special Needs Group	1990		2000		1990 - 2000
	Number	% Total	Number	% Total	% Change
Persons 16-64 with Disabilities			2,750	17.1%	N/A
Persons 16-64 with Mobility and Self Care Limitations	388	2.4%			N/A
Over 65 Years of Age	2,636	16.1%	2,505	15.6%	-5.0%
Under 18 Years of Age	3,533	21.6%	3,566	22.2%	0.9%
Income Below Poverty Level	657	4.0%	883	5.5%	34.4%
Total Population	16,362		16,071		-1.8%

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

comprising 16% and 22% of total population respectively. As seen in Figure 10, Lansdale is home to 2,750 working-age people with work disabilities. These groups as a whole have needs for special access and facilities that must be considered in locating and developing public spaces

HOUSING TYPES

Lansdale's housing stock is fairly evenly distributed among single family attached, single family detached, and multi-family units. Of the nearly 6,900 units, a full third are single-family attached units as seen in Figure 11. Multi-family housing with 2-4 units make up the smallest proportion with 18%, however this sector is where the greatest growth occurred in the last 10 years.

The majority of the denser housing stock in Lansdale is located along the two railroad lines, adjacent to the commercial and industrial districts of the borough. Many of Lansdale's twin homes are typically built on lots ranging from 3,000 to 5,000 square feet.

Lansdale's single family homes are mainly located in the western and eastern corners of the bor-

ough. These developed after the central core of the borough was established around the rail station. Single family detached homes in the borough are usually built on lots ranging from 10,000 to 20,000 square feet.

JOBS LOCATED IN MUNICIPALITY

The Delaware Valley Regional Planning Commission (DVRPC) stated that in 2000, 9,650 jobs were located in the borough, thereby placing it among the larger employment centers of the County. The borough effectively has more jobs within its borders than workers.

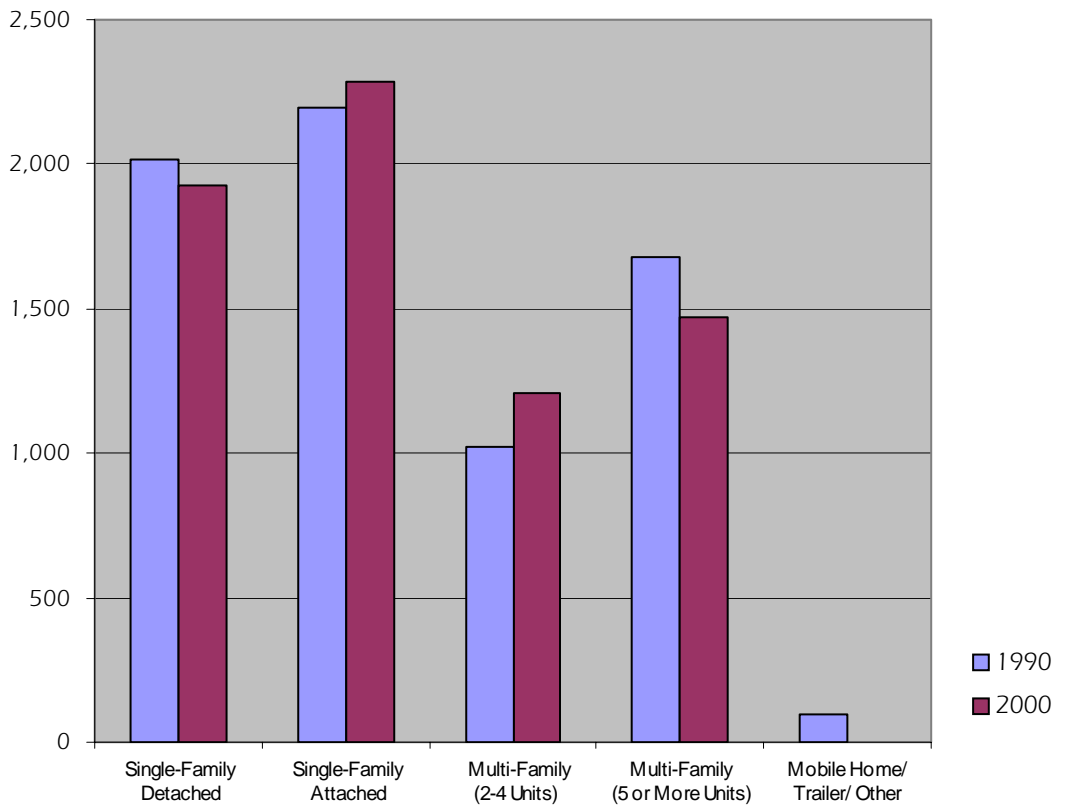
In the 1990's, Lansdale's largest single employers, American Olean Tile, Gasboy International, and Central Sprinkler all left the borough. These three industries employed nearly 1,500 workers. The Reporter still employs more than 250 people each. However, Lansdale accommodates more smaller industrial businesses than its neighboring townships as borough rents and its existing facilities are better suited for these smaller companies.

Figure 11
Housing Types

Housing Types	1990		2000		1990 - 2000
	Number	% Total	Number	% Total	% Change
Single-Family Detached	2,019	28.8%	1,930	28.0%	-4.4%
Single-Family Attached	2,198	31.4%	2,283	33.1%	3.9%
Multi-Family (2-4 Units)	1,019	14.5%	1,208	17.5%	18.5%
Multi-Family (5 or More Units)	1,678	23.9%	1,472	21.4%	-12.3%
Mobile Home/Trailer/Other	95	1.4%	0	0.0%	-100.0%
Total Housing Units	7,009	100%	6,893	100%	-1.7%

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

Housing Types Comparison



OCCUPATION

The U.S. Census Bureau categorizes occupations into three broad groups that combine more refined job descriptions. Figure 12 shows that white collar workers in Lansdale make up 61% of the workforce, while blue collar workers make up 28%. The remaining 11% work in the Service industry. In Montgomery County, 73% of the workforce is white collar. Similarly, 71% of workers in the entire North Penn region are white collar. Lansdale Borough has a well-diversified labor force to embrace a growing, changing, and diversified economy.

EMPLOYMENT FORECAST

DVRPC develops employment forecasts based on census data, past trends, the job market, and available land. These are displayed in Figure 13. Employment opportunities in the borough are expected to increase 6% from 2000 to 2025. Even as a large portion of the younger workforce move into large suburban employment complexes and industrial parks and office campuses make use of less expensive land in greenfield communities. The transportation amenities, greater density residential developments, and plans for new non-residential redevelopment in Lansdale all enable this trend of projected employment growth.

STATUS OF RELEVANT PLANS

Lansdale's general land use policy is defined in its comprehensive plan, adopted in 1973. In general terms, the goals defined in the Comprehensive Plan seek to maintain the character of the borough as the urban core of the North Penn area, strengthen the central business district, retain and expand the industrial base, offer affordable housing, offer community and recreational facilities, offer cultural activities, manage traffic, and to promote modes of transportation other than vehicular.

As Lansdale expects to complete its Comprehensive Plan update in by 2006, new goals will emerge that will certainly have an effect on open space.

Lansdale's Zoning Ordinance also recognizes the value of open space, evidenced by the Floodplain Conservation District. The intent of this district is to protect floodplain areas necessary for the containment of flood waters and to encourage the retention of open space. Development is severely limited in the floodplain districts, although recreation uses may exist as a special exception.

Lansdale's Subdivision and Land Development Ordinance (SLDO) has several provisions designed to enhance and preserve green and open spaces. For example, the ordinance requires trees that are six inches or more in diameter to be preserved. In

Figure 12
Labor Force by Occupation

Occupation	2000	
	Number	% Total
Management	841	9.7%
Professional	1,868	21.5%
Sales	924	10.7%
Clerical/Office	1,663	19.2%
Construction	772	8.9%
Production/Transportation	1,626	18.8%
Farming	16	0.2%
Services	960	11.1%
Total	8,670	100%

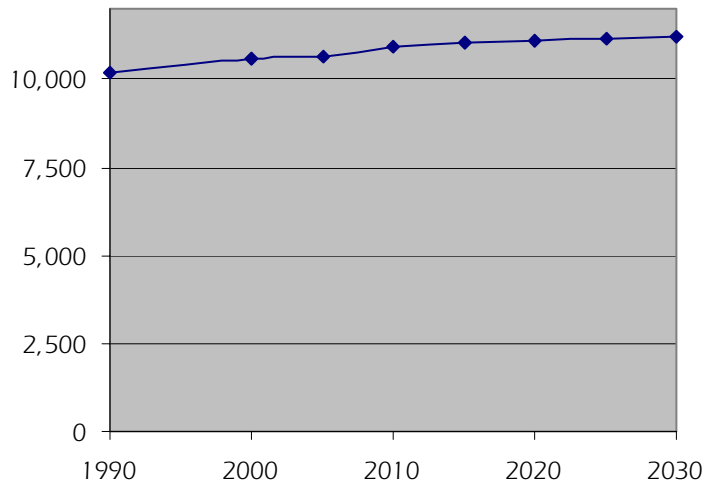
Sources: U.S. Census Bureau; Census of Population and Housing, 2000.

Figure 13
Employment Forecast

Year	Population
1990	10,163
2000	10,604
2005 *	10,620
2010 *	10,950
2015 *	11,027
2020 *	11,085
2025 *	11,147
2030 *	11,200

Sources: U.S. Census Bureau, 2000;
DVRPC projections.

* Projected



addition, there are several provisions requiring landscaping, shade trees, and screen planting, all of which encourage the creation of attractive green space. Finally, the SLDO ordinance encourages the provision of open space for parks, playgrounds, recreational facilities, walkways, common areas, and historical features.

The Lansdale Revitalization Plan of 2001 was written primarily to foster borough economic development, but also considered housing, infrastructure and transportation, and public safety. The scope of this plan allowed for an in-depth discussion of the anchor area of Main Street, the Turbo site, and the greater Lansdale Business Park.

Other planning efforts throughout the County and region are also applicable to the borough. The draft of the Open Space Chapter of the County Comprehensive Plan was published in 2004. This plan strongly encourages the creation

of an open space system linked together with a comprehensive trail, sidewalk, and greenway network. Another example of the importance of linkages is evident in the Liberty Bell Trail Feasibility Study of which Lansdale is a part.

Further, the Wissahickon Creek River Conservation Plan of 1999 describes some important natural resource restoration tools that are applicable to the streams within the borough.

A discussion of the planning efforts of surrounding municipalities will follow later in this plan.

CHAPTER 2

GOALS & OBJECTIVES

In Spring 2004, three public workshops were sponsored by Lansdale Borough to gather information to guide its planning efforts. At these well attended workshops, residents and business owners were able to help set the vision for the borough's Open Space Plan, Comprehensive Plan, and Zoning Ordinance. At the forefront of these discussions, it was found that Lansdale's priorities are to revitalize its Central Business District, revive its industrial districts, and maintain stable neighborhoods. Reinforced by local public sentiment, Lansdale recognizes that a key component to these efforts is an emphasis on open space and green infrastructure.

This chapter describes the goals from Lansdale's 1994 Open Space Plan and discusses the efforts applied to achieve these. Combining these past goals with new and refined ideas gleaned from the Spring workshops, new goals are set forth here. These describe the new open space goals of the borough that will guide the open space update process.

1994 OPEN SPACE PLAN

The Borough of Lansdale completed its Open Space Plan in 1994 under Montgomery County's Open Space Preservation Program of 1993. At that time, a series of goals and objectives were developed to address issues regarding the preservation of open space, the protection of environmental resources, and the provision of recreational opportunities for the community.

As a part of the update process required by the Montgomery County Green Fields/Green Towns Program of 2003, Lansdale has evaluated its previous goals and objectives to address the validity of past goals and to evaluate the implementation status of the last plan's recommendations. Below are listed the previous goals and objectives with an accompanying explanation of their status.

1994 GOALS

1. TO PRESERVE PRIVATE LANDS THAT THE COMMUNITY HAS COME TO RELY ON FOR RECREATION.

Acquired Schweiker Park, formerly owned and maintained by the American Olean Tile Company. Several playing fields and a stream corridor exist on this 12.5-acre parcel. This was a joint project with Hatfield Township.

Acquired 20-acre Stony Creek Park and created a mile-loop walking path. A plan was created to transform an existing softball field into a naturalized garden and enhanced trail network.

2. TO PROVIDE OPEN AND RECREATIONAL SPACE WITHIN WALKING DISTANCE OF ALL RESIDENTIAL NEIGHBORHOODS, ESPECIALLY THOSE THAT ARE MORE DENSELY DEVELOPED.

Acquired 1-acre York Street Park. This park fills a geographical gap where walkable access to parks was insufficient.

3. TO ENHANCE THE DOWNTOWN COMMERCIAL DISTRICT WITH A PARK AND STREET TREES.

Received a grant in 1997 to demolish existing structures on a borough-owned property to create Railroad Plaza. This Main Street plaza is the site of summer concerts, the borough's Christmas tree, and other activities that support revitalization efforts.

Planted 182 trees and shrubs in existing parks and the central business district.

4. TO EXPAND THE EXISTING PARKS AS LAND BECOMES AVAILABLE.

No action was taken on the seven parcels meeting the borough's minimum open space criteria for park expansion. However, the former Fairmount Fire Company was purchased on Lansdale Avenue and is available for community events.

5. TO ESTABLISH A CULTURAL & PERFORMING ARTS CENTER.

Acquired the Masonic Temple on Main Street as a community arts venue, the Fairmount Fire Co. as a community center, and a building on 5th Street.

1994 RECOMMENDATIONS

Accompanying the five goals stated above were specific recommendations created to help guide the Borough's open space decisions. These are listed below with their status described.

1. DEVELOPMENT OF EXISTING MUNICIPAL PARKS.

Improvements are complete at Moyer's Road, White's Road, and 4th Street Parks. These include basketball courts, play equipment, picnic areas, playing fields, and streambank stabilization.

2. ESTABLISH OPEN SPACE LINKAGES.

The borough is actively involved in the planning process for the Liberty Bell Trail.

The borough is working with funding through the Philadelphia Water Department to recreate the linkages within Wissahickon Park.

3. PRESERVE PRIVATE RECREATIONAL SPACE.

The borough maintains awareness of the status of private and institutional recreational space. Efforts have been made to attain the right of first refusal.

4. STREET TREE AND LANDSCAPING ORDINANCE.

This ordinance was drafted and adopted in 1995.

5. HISTORIC PRESERVATION ORDINANCE

This ordinance was drafted, but not adopted as other matters preceded this issue in importance.

6. NATURAL RESOURCE PROTECTION ORDINANCE.

No action taken as anticipated.

2005 OPEN SPACE PLAN

The Open Space Committee has evaluated the goals and objectives of the previous plan and revised them to reflect what was discussed during the audit process. This section will serve as the framework for Lansdale's plan for open space preservation and protection of natural resources. Goals are provided regarding green infrastructure development, retention of open space, and protection of environmental features. These are followed by a series of objectives.

2005 GOALS & OBJECTIVES

1. ESTABLISH A GREEN TOWN IMAGE

- A. Fill gaps in the street tree network, especially in the central business district.
- B. Create green gateways at strategic borough entrances.
- C. Direct landowners on how to create and maintain greener public spaces, streetscapes, and parking lots.
- D. Establish a residential neighborhood tree program.
- E. Develop a façade and streetscape improvement plan.

2. PROVIDE OPEN SPACE OPPORTUNITIES IN ALL DISTRICTS

- A. Create new plazas and pocket parks in the central business district.
- B. Adopt methods to require useful and sustainable green space in redeveloped areas.
- C. Maintain existing park, open space, and community facilities.

3. ENHANCE EXISTING PARKS TO MEET COMMUNITY NEEDS

- A. Create a balanced open space system with a variety of opportunities for all residents.
- B. Enhance protection of streams, woodlands, and habitat at existing parks and throughout the borough.
- C. Support development of cultural amenities in parks.
- D. Develop public/private partnerships to enable services and commercial ventures within parks.
- E. Expand existing parks when adjacent tracts add significantly to the open space network.

4. CONNECT WITH A REGIONAL OPEN SPACE NETWORK

- A. Participate in regional trail planning.
- B. Develop a local trail plan to compliment the regional system.
- C. Manage sidewalk system to increase pedestrian access throughout the borough.
- D. Develop clear signage to enhance usage of services and businesses in Lansdale.

5. PRESERVE PRIVATE LANDS THE COMMUNITY RELIES ON FOR RECREATION & OPEN SPACE

- A. Pursue right of first refusal for vulnerable parcels.
- B. Maximize community recreation benefit from private and institutionally-owned facilities.



Kugel Ball at Railroad Plaza

CHAPTER 3

EXISTING PROTECTED LAND

A key component of the open space plan is a review of existing protected land. An inventory of existing conditions, along with an assessment of future needs, is necessary for formulating many of the plan's goals and objectives. Existing protected land refers to land preserved for active or passive recreation use or for environmental conservation purposes. In addition to municipally-owned areas, it can include land preserved by private conservation groups, institutions, farmland, schools sites, and private open space preserved as part of residential or non-residential development.

This chapter identifies existing open and recreational land in Lansdale and separates it into two categories of protection - permanently and temporarily protected land. The latter category makes an important contribution to the overall recreation base of a community by preserving open space, conserving significant natural features, and providing recreation facilities that do not require municipal involvement in maintenance. However, temporarily protected land can easily be lost. In evaluating open space needs, this distinction is important, as is the goal of managing permanently protected land so that future generations can also benefit from open space. Existing open space is shown in Figures 14 and 15.

PERMANENTLY PROTECTED LAND

Lansdale's existing system of parks and open space is quite extensive for a developed borough. Eighteen parks are owned and maintained by the borough. These parks comprise a

total of 153 acres of land, 97 of which are considered active space.

The active open space throughout the park system includes amenities such as swimming pools,



Oak at Memorial Park

tennis courts, basketball courts, and ball fields. However, each parcel, large or small, active or passive, offers community residents important recreational opportunities and scenic amenities. The 32 acres that make up White’s Road Park lie outside the borough in Upper Gwynedd Township. This park offers a swimming pool and a summer concert series.

LANSDALE’S MEMORIAL PARK BASEBALL FIELD AND GRANDSTAND HOST 180 GAMES EACH YEAR.

The total amount of publicly owned open space has increased by 34 acres since 1995. The borough took advantage of county open space funding in order to purchase vacant industrial properties and develop the railroad plaza. One of these

new additions is Schweiker Park. This park was purchased from the American Olean Tile Company in 1996. Schweiker Park extends into Hatfield Township and is managed jointly between the two municipalities.

TEMPORARILY PROTECTED LAND

Lansdale has a substantial amount of recreational open space owned by several institutions. School facilities including Penndale Middle School, Knapp Elementary, and Lansdale Catholic High School provide much open space in the form of playing fields, basketball courts, and open fields. Other valuable recreation lands and open space that give relief to the urban landscape are held by St. Marys Manor, the sewer authority, several churches and cemeteries, and other privately held open space.

However, these lands do not share the same priorities as municipally-owned open space. School districts and others that own existing open space can expand their facilities on their surrounding grounds or sell off older facilities for redevelopment. As this occurs, open space is lost. There is no guarantee that the new use on the land will accommodate the same open space for the public.

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

CONCLUSION

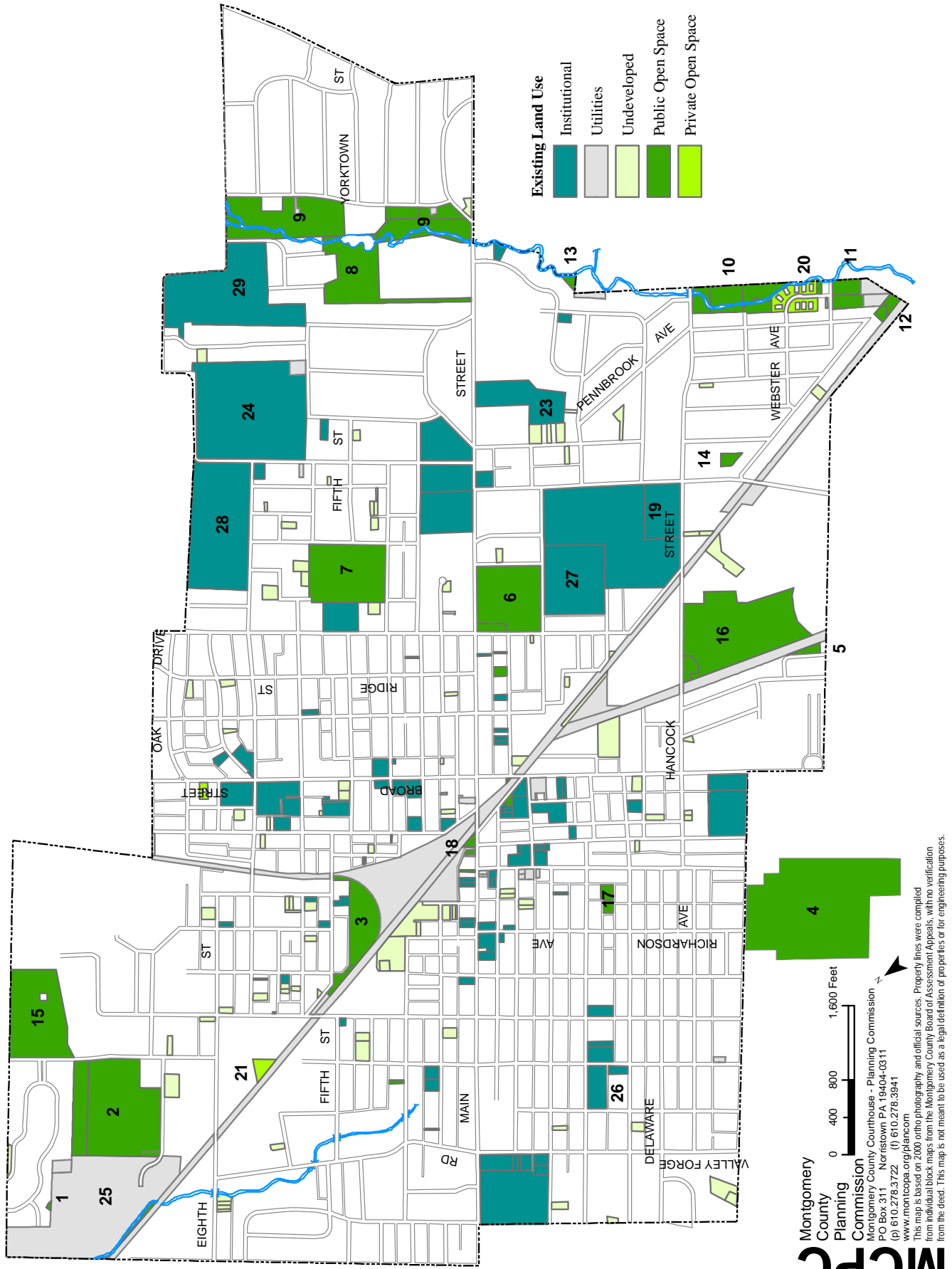
In total, Lansdale has a significant amount of protected land, with more than 300 acres being either permanently or temporarily protected. This equals 15% of the borough’s land area. However, half of this open space could be lost to development if the land owner or land use changes. In order for Lansdale to maintain or enhance its high open space standard, it should find ways to preserve institutionally-owned open space while maintaining existing open space facilities.

Figure 14
Existing Public, Private, & Institutional Open Space

Open Space Type	Site Number	Name	Protection Type	Acreage	Location	Park Type	Active/Passive Use
Public Open Space	1	Wedgewood Park	Permanent	0.1	Tremont Dr.	Community	Active
	2	Moyers Road Park	Permanent	20.9	Moyers Rd.	Community	Active
	3	West Fifth Street Park	Permanent	5.9	W 5th St.	Neighborhood	Active
	4	Whites Road Park *	Permanent	33.3	Whites Rd.	Community	Active
	5	Jackson Street Park	Permanent	0.5	Jackson St.	Neighborhood	Passive
	6	Memorial Park	Permanent	11.1	Main St.	Community	Active
	7	Fourth Street Park	Permanent	11.6	4th St.	Community	Active
	8	Hidden Valley Park	Permanent	8.7	Main St.	Neighborhood	Passive
	9	Wissahickon Park	Permanent	18.0	Norway Dr.	Neighborhood	Passive
	10	Laurel Lane Park	Permanent	0.3	Laurel Ln.	Neighborhood	Passive
	11	Hancock Street Park	Permanent	5.5	Hancock St.	Neighborhood	Passive
	12	Willow Street Park	Permanent	2.2	Willow St.	Neighborhood	Passive
	13	Cherry/Pennbrook Avenue Park	Permanent	0.9	Cherry St.	Neighborhood	Passive
	14	Church Road Park	Permanent	0.5	Church Rd. & Cherry St.	Neighborhood	Passive
	15	Schweiker Park	Permanent	12.5	Moyers Rd	Community	Active
	16	Stony Creek Park	Permanent	19.9	Hancock St.	Community	Passive
	17	York & Susquehanna Park	Permanent	0.9	York Ave.	Neighborhood	Active
	18	Railroad Plaza	Permanent	0.4	Main St.	Neighborhood	Active
		Active Open Space		96.7	Community Parks	109.4	
		Passive Open Space		56.5	Neighborhood Parks	43.8	
		Total Public Open Space		153.1			
Private Open Space	19	North Penn Educational Service Center	Temporary	5.2	Hancock St.		Active
	20	Park Side	Temporary	2.1	Willow Ave. & Clay Ave.		Passive
	21	Landacq Associates	Temporary	0.8	Mitchell Ave. & 7th St.		Passive
	22	Blumberg Property	Temporary	0.3	Broad St & 9th St.		Passive
	23	North Penn YMCA	Temporary	6.7	Main St.		Active
	24	St. Mary's Manor	Temporary	27.9	Lansdale Ave.		Passive
	25	Sewer Treatment Plant	Temporary	29.1	9th St.		Passive
		Total Private Open Space		72.1			
Schools	26	York Avenue Elementary School	Temporary	2.2	York Ave.		Active
	27	Pennsdale Middle School	Temporary	35.5	Penn St.		Active
	28	Lansdale Catholic High School	Temporary	19.6	7th St.		Active
	29	Knapp Elementary School	Temporary	20.0	Knapp Rd.		Active
		Total Schools		77.3			

* Exists outside borough
Sources: County Board of Assessments; MCP field checks, 1994, 2004.

Figure 15
Existing Open Space



CHAPTER 4

INVENTORY OF POTENTIALLY VULNERABLE RESOURCES

A place is not just a particular location; a place is recognizable and enjoyed because of its own unique set of natural, historic, and cultural features. This section gives a brief description of some of Lansdale's most important resources as they relate to open space. While Lansdale's physical setting and natural features were some of the factors determining the borough's early development patterns, these factors are less important as the borough redevelops and land uses change. Although various resources and features were considered for this discussion, only those important to current and future planning efforts within the borough are included here.

CULTURAL RESOURCES SCENIC AREAS & STREETSAPES

Scenic resources are elements of both natural and built environments that stand out among the attributes of a community. They tend to be the most pleasant and interesting places, such as historic sites, natural features, recreation areas, and town centers.

Although the process of identifying a scenic resource is largely dependent on the observer's own opinions and preferences, information collected from the community provides a relatively broad inventory. Wherever possible,

these areas should be preserved and linked to the community's open space and recreation system. Lansdale's scenic areas are displayed in Figure 16 and can be categorized in the following three ways.

NEIGHBORHOODS

Lansdale is largely a residential community defined by its neighborhoods. They are unique places whose architecture provides a point of interest surpassing the cookie-cutter new development

Figure 16
Scenic Areas



that has appeared throughout the North Penn region in recent years. For example, the neighborhood between Oak and Elm Drives offers tall trees lining gently curving residential streets of historic stone and brick homes.

MAIN STREET & DOWNTOWN

A second important scenic resource for Lansdale is provided by its central business district (CBD). Lansdale's Main Street (mostly west of Broad Street) offers a unique shopping and office district that shapes the character of the borough in a unique way that no large shopping mall can. Main Street epitomizes the classic American town. Here, small scale, commercial establishments run the length of the pedestrian scale main street lined with decorative streetlights and street trees. Here, life has a human scale that is often lost somewhere among highways and shopping malls. If this part of Lansdale were changed or lost, the character of Lansdale as a whole would change significantly.

Through redevelopment efforts on Broad Street and areas of Main Street several blocks away from the CBD, the borough is in a position to extend this image of a strong, walkable downtown.

NATURAL FEATURES

Although many of the scenic resources of Lansdale are provided by developed areas, Lansdale's open spaces also define the community and provide scenic views that should not be ignored. Sites include White's Road, Stony Creek, and Memorial Parks, and the area around Lansdale Catholic High School. Particularly noteworthy is the wooded open space that runs the length of the borough along the banks of the Wissahickon Creek. These areas provide residents with an unexpected natural setting in the midst of one of the largest boroughs in the county, again reinforcing the sense of place and community that 16,000 people call home.

INSTITUTIONALLY-OWNED OPEN SPACE

As described in Chapter Three, many institutions lie within Lansdale that have historically added greatly to Lansdale resident's quality of life. These institutions offer open space, recreation space, and attractive architecture to local neighborhoods and the greater community. The stand of woodlands near St. Stanislaus is one example of these spaces. The wide distribution of these vulnerable resources is shown in Figure 17.

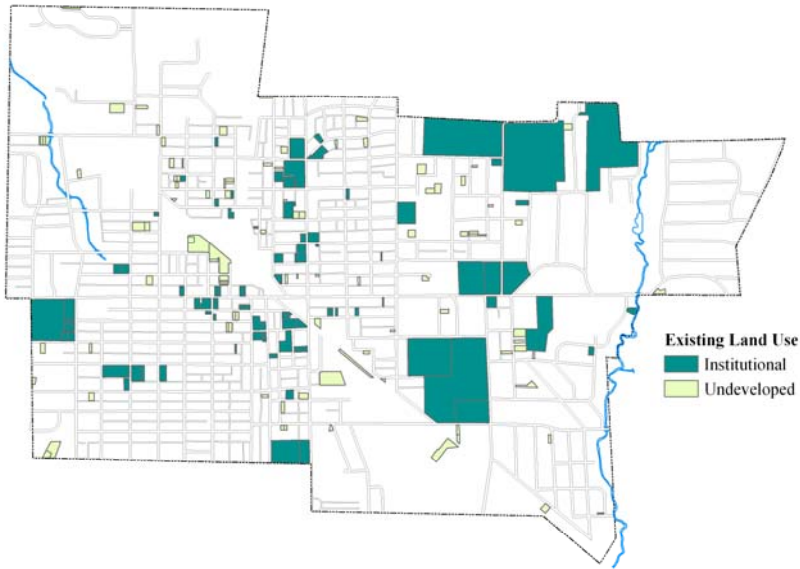
BROWNFIELDS & VACANT LAND

The nation's changing economy has left many useful lands within the borough underutilized. Due to a variety of factors, including cooperation between public and private partnerships, redevelopment is occurring here. Projects at Station Square, South Broad Street, and the Turbo property are some of the latest examples of the changing face of the borough. These redevelopment proposals are a key to the revitalization of Lansdale and the growth of its green infrastructure system. Figure 17 also shows the vacant land that exists in the borough and all the institutional land, some of which is threatened.

HISTORIC RESOURCES

The historic resources include one site on the National Register of Historic Places as well as other noteworthy homes, commercial buildings, and churches. Figure 18 describes the location and styles of important structures.

Figure 17
Vacant & Institutional Lands



NATIONAL REGISTER HISTORIC SITES

The Jenkins Homestead is the only site in Lansdale listed on the National Register of Historic Places. Sites on the Register are those that are considered nationally to be worthy of preservation on the basis of their historical, architectural, archeological, or cultural significance. The Jenkins Homestead, the oldest structure standing in Lansdale, was built in the early 19th century as a farmstead for John Jenkins III. Jenkins, a large landowner in the area, was one of the borough's earliest residents and served as its first postmaster in 1860. This building is now the home of Lansdale's Historical Society.

Four other sites in the borough are eligible for listing on the Register. These include the Rail Station, Lansdale Silk Hosiery Company, the A.C. Mott House, and the Mott Farmstead.

OTHER HISTORIC RESOURCES

The Lansdale Rail Station is another important historic resource for the borough. The station was one of the primary reasons that the borough was settled in the 1850s. At that time, the North Pennsylvania Railroad's main line to the Lehigh Valley met the Doylestown Branch in Lansdale, creating the impetus for the development of a general store, a hotel, and a

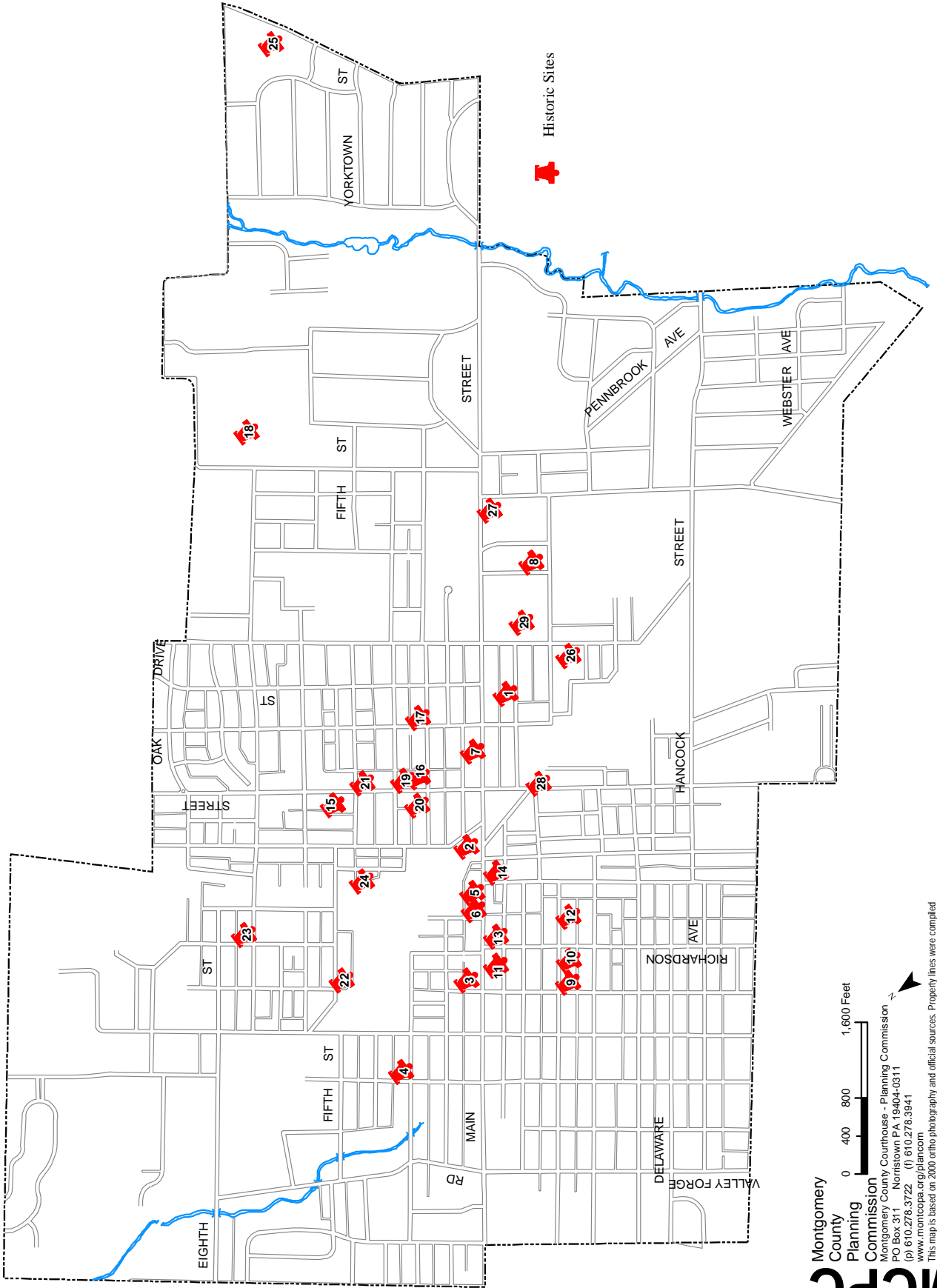
feed store. The Lansdale Station is still used in the borough's center.

Some of the older neighborhoods, individual homes, commercial buildings, and churches throughout the borough provide a glimpse of the history of the development of the area in the layout and design of the structures.

Many residences throughout Lansdale are historically and culturally significant. The two and one-half story Vernacular Victorian double residence at 221-223 West Seventh Street was built around 1900. The home typifies early twentieth century housing stock in Lansdale. The two and one-half story Vernacular Victorian double brick house at 41-43 East Main Street is a well preserved representative of the Victorian doubles built in Lansdale in the late 1800s. The Colonial Revival residence at 17 Park Drive is typical of the housing style of Lansdale around 1930 and throughout the rest of the United States during the first half of the twentieth century. The two story row housing on 316-344 West Fifth Street is typical of the Vernacular Victorian housing built for workers in Lansdale around the turn of the century. The double house at 328-330 Columbia Avenue, built around 1905, depicts the change in style from late Queen Anne to Eclectic that occurred in the early 1900s. The three-register brick Colonial Revival at 500 Columbia Avenue offers a good example of the style with an elaborate entrance, cornice, and windows. The Eclectic double house at 534-536 Columbia Avenue has a varied roof line, a wrap around porch, and a pitched gable roof. It is typical of the houses built in Lansdale to house the growing middle class population. The row of brick homes at 733-739 West Third Street are built in the Vernacular Victorian style with gambrel roofs. They are typical of the additional houses constructed for workers that came to Lansdale to find employment during the years of rapid growth from the late 1800s until World War I. The two and one-half story brick row homes at 101-125 East Third Street are noteworthy for their cross gambrel slate roofs and grocer's alleys between residences.

The churches of Lansdale are also significant from a historical and cultural standpoint. The Queen Anne parsonage to St. John's Reformed Church at 428 West Main Street was built in 1876 and demolished in 1960. Construction on the newer St.

Figure 18
Historic Resources



MCPC
Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19304-0311
(p) 610.278.3722 (f) 610.278.3941
www.montcopa.org/plancom

This map is based on 2010 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

Figure 18A
Historic Resources

Map	Name	Built	Style
1	Jenkins Homestead	1729	Federal
2	Railroad Station	1902	Classical Revival
3	Schwenkfelder Church	1917	Gothic Revival
4	Rowhomes	1900	Vernacular Victorian
5	Masonic Temple	1912	Greek Revival
6	Hager and Schultz Building	1927	Art Deco
7	Victorian Double House	1895	Vernacular Victorian
8	Residence	1930	Colonial Revival
9	Double Residence	1900	Eclectic
10	Residence	1905	Colonial Revival
11	St. John's Reformed Church	1926	Gothic Revival
12	Double Residence	1905	Late Queen Anne
13	St. John's Reformed Church Parsonage	1897	Queen Anne
14	National Bank of Lansdale	1925	Modern Classicism
15	Residence	1890	Queen Anne
16	First Baptist Church	1884	Victorian Gothic Revival
17	Row Homes with gambrels & grocers alleys	1895	Vernacular Victorian
18	St. Marys Institute for the Blind	1922	Spanish Eclectic/Colonial Revival
19	Residence	1890	Queen Anne
20	Lansdale Methodist Episcopal Church	1920	Romanesque Revival
21	Residence	1910	American Four Square Colonial
22	Workers' Row Houses	1900	Vernacular Victorian
23	Double Residence	1900	Vernacular Victorian
24	Factory Building	1915	Utilitarian

John's Reformed Church began in 1926. It is a fine example of a Gothic Revival church, with a central bell tower decorated with a compound pointed arched portal, molded archivolt, and a traceried stained glass gothic window. The church building at 301 North Broad Street was built in 1884 as a Victorian Gothic Revival structure. Newer additions were made to the church through the early 1900s. The chapel of Saint Mary's Institute for the Blind, built in 1922, is a replica of Cardinal Dougherty's Titular Church in Rome, the Church of SS. Nereus, and the Achilleus Church. The style of the structure is Spanish Eclectic/Colonial Revival. The Romanesque Revival church on North Broad Street, built in 1920, has two intersecting gabled masses and a bell tower with a hipped roof. The Lansdale Schwenkfelder Church at 601 West Main Street is typical of the Gothic Revival churches built in the region in the early twentieth century.

Several commercial buildings provide insight into retail and industry of Lansdale around the turn of the century. The Masonic Temple at 309-311

West Main Street is a well preserved Greek Revival commercial structure, built in 1912. The Hager and Schultz Building at 325-331 West Main Street is an Art Deco building that is representative of the early twentieth century commercial buildings found along Main Street. The First National Bank of Lansdale, built in 1925, is important both as a fine example of a Modern Classical building and as a community financial landmark. The functioning bank sits at 210 West Main Street. The Bell Telephone Exchange building on South Broad Street is a Georgian Revival building. The architect, who designed similar buildings throughout the Philadelphia area, treated these functional service facilities as modern office buildings.

Finally, tying together historic resources and parks and open space, the Memorial Park Grandstand was the site of several Negro League games in the 1920s and 1930's. While all of these sites are not nationally recognized, they provide both insight into Lansdale's past and an architecturally interesting landscape for residents and visitors to enjoy today.

VEGETATION & WILDLIFE

WOODLANDS

The original vegetation of Montgomery County was a dense forest of hardwoods which covered over 99 percent of the county. Oaks were the dominant species, but chestnut, tulip poplar, hickory, ash, red maple, and dogwoods were also present. Several hundred years of clearing and cultivation, and in more recent times the rapid development of houses and commercial facilities, have reduced woodlands to a shadow of their former extent.

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

While Lansdale is a developed borough, it has several wooded areas that serve functional and aesthetic purposes. Specifically, Lansdale has wooded areas along the Wissahickon Creek that run the length of the borough, as well as residential

wooded areas concentrated in the northeast portion. The woods along the Wissahickon, being somewhat more dense and more extensive than the residential woodlands, provide a natural buffer and slow erosion of the banks of the creek. Both the residential and larger wooded areas in Lansdale contribute to the scenic quality of the borough as they provide natural enclaves in the midst of an otherwise developed area. White's Road and Stony Creek Parks are valuable areas preserved by the borough where important mature forest ecosystems will be allowed to thrive. Figure 19 delineates the largest blocks of woodlands in the borough.

HABITAT

Habitat areas have increased functionality when large blocks of protected land are grouped together. Many plant species need mature forest canopies that keep the forest floor damp, wetlands need sizeable hydrologic systems, and some native bird species need seclusion within a woodland. A mosaic of different habitat types, accessible to many species makes for valuable habitat areas.

Stony Creek Park is a good example within the borough of a maturing forest. In the future, as the canopy matures and shades out invasive species, the combination of wetlands, woodlands, and the diverse plant population could become a significant habitat for birds and amphibians.

Care taken to protect the vulnerable Wissahickon Creek will help protect habitat downstream through the riparian corridor. This stream, and the Green Ribbon Preserve that protects it, is valuable resource to the residents of both Montgomery County and Philadelphia. In Lansdale, a strong connection made to efforts already taken in Upper Gwynedd and Montgomery Townships would greatly add to this stream's value.

GEOLOGY

Except for surface outcrops, bedrock geology is unseen, and as a result its influence on natural features is not always acknowledged. However, the influence is both strong and pervasive, for bedrock geology is the foundation of an area. Bedrock, along with the hydrologic cycle, is

Figure 19
Woodlands

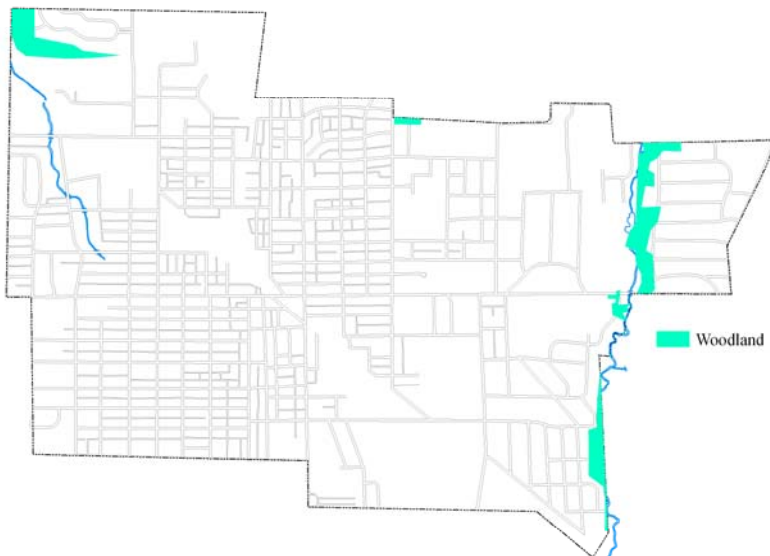
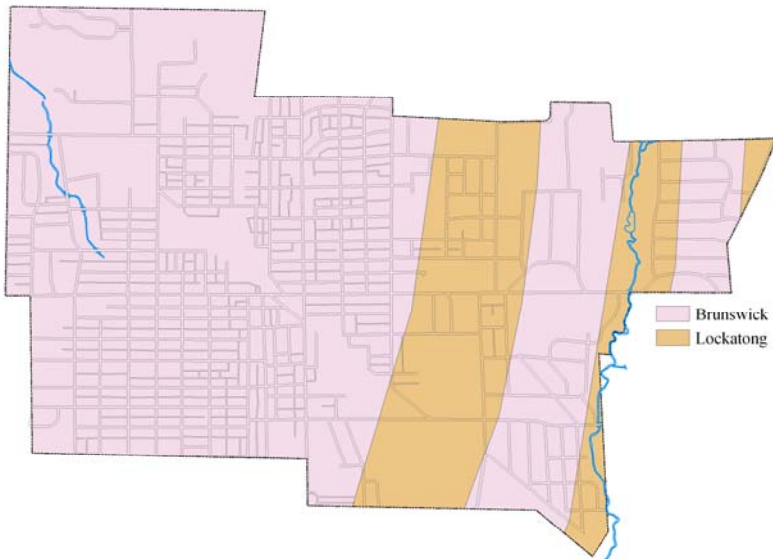


Figure 20
Geology



responsible for the changes in elevation, steep slopes, location of watercourses, and orientation (orientation, in turn, will influence vegetative communities, soils, and availability of sunlight).

The formations underlying Lansdale are shown in Figure 20. Most of Lansdale Borough is built on the Brunswick geologic formation, which also underlies most of the northwestern half of the county. This very fine-grained rock formation is a combination of reddish-brown shale, mudstone, and siltstone that results in a landscape of rolling hills with moderate and stable slopes.

The Brunswick formation in southeastern Lansdale is cut in a fingerlike pattern by the Lockatong formation, a geologic formation that consists of dark grey to black argillite with interspersed black shale. This is part of a larger band, several miles wide, that runs from the Mont Clare area to the Montgomery/Horsham Township border. Resistant to weathering, these rocks form the prominent ridge which runs through central Montgomery County.

SOILS

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

Though soils are diverse, soil scientists have classified the soils found in Montgomery County into several groups called soil series. Soils listed within the same series will display similar subsurface characteristics. The surface characteristics of soils within a particular series can vary in slope, degree of erosion, size of stones, and other easily recognizable features. Although a variety of soil types exist in all parts of the borough, most of the Lansdale is constructed on made land (the original soils were disturbed during development), shale, and sandstone materials. The made land provides a moderately good foundation for construction with few limitations. However, a high water table may be present in rainy seasons.

Historically, Lansdale has experienced problems with flooding throughout the borough. However, the situation has somewhat improved in recent years due to improvements in stormwater management.

In addition to the soil mapping units, soils can also be divided more broadly into hydric and alluvial soils. These groups of soil pertinent to the borough are described below and symbolized in Figure 21.

HYDRIC SOILS

These are periodically wet soils in an undrained condition that often support the growth of wetland vegetation. In an undisturbed, undrained condition, hydric soils are almost always wetlands, with a seasonal high water table at or near the surface, and therefore are subject to regulation by the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection (DEP). However, since not all hydric soils are found in undrained conditions, especially in more

urban locales, not all hydric soils develop wetland vegetation. Other soils that have hydric components are found in depressions, bottomlands, swales, drainageways and alluvial soils. These soils should not be developed for obvious reasons such as erosion potential, seepage from septic systems into the groundwater, and the inability to build solid foundations

Lansdale largest section of hydric soils in the northeastern section of the borough. These soils extend from there along the banks of the Wissahickon Creek along Knapp Road towards North Wales Road. While the wet soils are extensive in this part of the borough, problems posed by the soils are not likely to affect new development because most of the area is already developed and the central sewer system services the entire borough.

ALLUVIAL SOILS

Alluvial soils are frequently, but not always, located within a floodplain. They have been deposited by flowing water and are not stable as a result of their texture and composition. The presence of alluvial soils is only one indicator of a floodplain. Changes in the tributary drainage area or slope of the adjacent stream may create a floodplain that is

either larger or smaller than the area of alluvial soils. An important aspect of alluvial soils is that they often form aquifer recharge areas.

Lansdale’s pockets of alluvial soils exist along the Wissahickon Creek corridor and along the stream in Schweiker and Moyers Road Parks. The majority of the land that includes alluvial soils is already protected. These parcels should be managed in a way that protects both water and soil resources using riparian buffers.

SURFACE WATERS AND HYDROLOGY

Water is a valuable resource, consumed by people and industry, enjoyed at recreation facilities, employed in the assimilation of treated sewage, and integral to the landscape. The average rainfall in the county varies from 43 inches near City Line Avenue to 47 inches in the vicinity of the Green Lane Reservoir. It should be noted that in any given year, annual precipitation can vary from the average by as much as ten inches. Generally speaking in a natural setting, 25% of precipitation becomes direct runoff, 50% evaporates or is transpired by plants, and 25% replenishes groundwater.

WATERSHEDS & STREAM CORRIDORS

In terms of drainage, all of Lansdale’s land area is part of the Delaware River watershed, as is the entirety of Montgomery County. However, sitting at the top of three watersheds, runoff from the borough gets to the Delaware in three very different ways, as shown in Figure 22.

No surface water flows into the borough except the upper most headwaters of the Wissahickon Creek originating at the parking lot of the Montgomery Mall. The Wissahickon is the borough’s largest stream and flows perennially in the shallow creek valley along the southeastern border of the borough. A portion of the Wissahickon Creek in Lansdale is preserved as it runs through existing open space. The Wissahickon extends into Philadelphia and finally flows into the Schuylkill River opposite City Line Avenue.

Figure 21
Soils



A tributary of the West Branch of the Neshaminy Creek is the second largest stream flowing through the borough. Two branches drain the northern neighborhoods; one is conducted underground under the former steel plant and the other is the discharge location for the sewage treatment plant. The Neshaminy Creek flows to enter the Delaware River as it creates the border between Bristol and Bensalem Townships in lower Bucks County.

Two branches of a third stream, the Towamencin, begin just inside the southwestern border of the borough. One flows through White's Road Park and the other begins in a vacant lot on Allentown Road near Valley Forge Road. The Towamencin enters the Skippack Creek within Evansburg State Park.

Because basins are usually larger than one community, an interrelationship exists whereby municipalities that are upstream contribute surface water flow to Lansdale, while those downstream receive the borough's flow. With this in mind, the borough should continue to maintain and enhance the natural conditions of its stream system, through preservation and naturalization of open space along watercourses.

FLOODPLAINS

The 100-year floodplain is a feature that will affect the health, safety, and welfare of Lansdale residents. Much of the time, it is dry. During storms however, the floodplain stores and conveys floodwater. Development within the floodplain reduces the carrying capacity and increases the height and destructive ability of floodwater.

In addition to carrying flood waters, the floodplain and stream corridor serve other important functions. The condition of the stream corridor itself is important in minimizing erosion and water pollution, protecting water quality, and providing animal habitat and recreation opportunities. Well vegetated corridors will reduce pollutant loads to streams, shade the stream, and provide habitat for wildlife. If vegetation is preserved along the banks of smaller tributaries as well as the main stem, pollutant loads are greatly reduced. Unconsolidated gravel and stone deposits are also found along stream corridors and these areas allow for groundwater recharge.

The 100-year floodplain of the Neshaminy Creek and the Wissahickon Creek fall within Lansdale's borders at the northern corner and southeast end of the borough respectively. The floodplain as shown in Figure 23 is important to identify as development within and close to its boundaries is not permitted nor is it wise in terms of the safety and welfare of the residents. A mature forest environment is encouraged within the floodplain to maintain water quality and soil stability.

WETLANDS

Lansdale has very few wetlands, based on the National Wetlands Inventory (NWI), prepared by the U. S. Department of the Interior, Fish and Wildlife Service. These small identified pockets exist within Schweiker and Moyers Road Park and in and around Stony Creek Park as shown in Figure 23. The NWI offers a broad based, generalized overview of wetlands; other wetlands may exist in the municipality. Hydric soils, primarily Bowmansville, Croton, Doylestown, Hatboro and Watchung soils, may also indicate the presence of wetlands. The Army Corps of Engineers or a qualified consultant should be enlisted for a final determination where wetlands are suspected to be present.

Figure 22
Watersheds

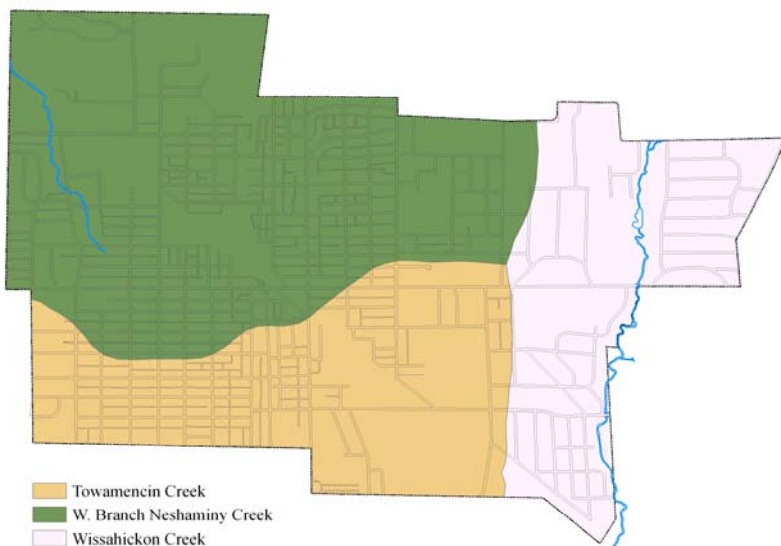
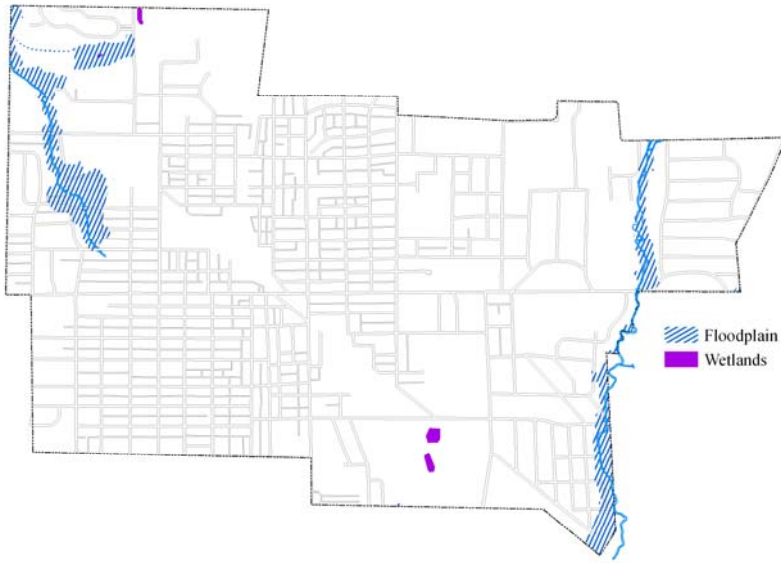


Figure 23
Floodplains & Wetlands



GROUNDWATER

Groundwater behaves much like surface water, flowing like a stream underground, only much slower. Groundwater is tapped as a source of drinking water and for industrial purposes where surface water is unavailable. Lansdale obtains its water from the North Penn Water Authority whose supply is generally 20% groundwater, 80% surface water.

Geology contributes to some groundwater characteristics. Soils, based upon underlying parent material, determine infiltration and rainwater runoff characteristics. Wells exist in other municipalities that use groundwater that has come to them underground from Lansdale. Consequently, Lansdale should be careful to not pollute the underground aquifers so other municipalities will not have their aquifers polluted.

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

Infiltration to replenish groundwater resources can be encouraged throughout the borough. There are numerous ways to increase infiltration at many scales across the borough. Downspouts should be routed onto lawns where appropriate, islands within parking lots can be depressed to collect water and vegetated, porous paving of parking lots is useful to reduce runoff, and unused lawn areas can be naturalized. Not only will these practices increase groundwater infiltration, they will enhance the borough’s green image.

NORTH PENN AREA 6 SUPERFUND SITE

The North Penn - Area 6 site is largely a groundwater contamination problem encompassing the area in and around the borough. Trichloroethene (TCE) and perchloroethene (PCE) are the primary contaminants in the groundwater, the chemical components of solvents and degreasers, although several other contaminants are present. Twenty-six facilities in the Lansdale area were originally identified as possible sources of contamination due to their use of site-related solvents. This site, after thorough investigation by EPA, is being treated and does not pose a hazard to public health or drinking water supplies.

CONCLUSION

Cultural and scenic resources will only become more vulnerable as redevelopment continues. New development should enhance resources and preserve local character. Garden gateways along tree-lined arterial roads and general tree planting throughout the borough should be encouraged. Efforts to protect historic structures and benefits from the Broad & Main Street Corridor Overlay District will help protect the character of Lansdale.

The developed nature of Lansdale leaves few natural resources remaining for preservation or protection. Past efforts of the borough have protected valuable stream corridors and woodlands. To enhance these features, further protection of these remaining resources should be developed. The enhancements could help to increase groundwater infiltration, protect surface water quality, and provide habitat for native bird and plant species.

CHAPTER 5

POTENTIAL OPEN SPACE LINKAGES

An important aspect of open space is the accessibility of that space to community residents and to the region as a whole. This section of the plan identifies potential open space linkages that can tie together open space within the borough and connect to the open space systems of adjacent communities. Such connections help form a more comprehensive open space system for residents and contribute to the creation of a more effective and enjoyable regional network. They can increase the accessibility of parks by allowing off-street pedestrian and bicycle access and can offer recreational opportunities in and of themselves. Further, successful linkages will create economic opportunities by increasing access to Main Street from borough neighborhoods and surrounding communities. Examples of potential linkages include utility corridors, stream valleys, abandoned rail lines, sidewalks, and similar linear features. Possible connections to enhance connections to Lansdale are described below and shown in Figures 24 & 24A.

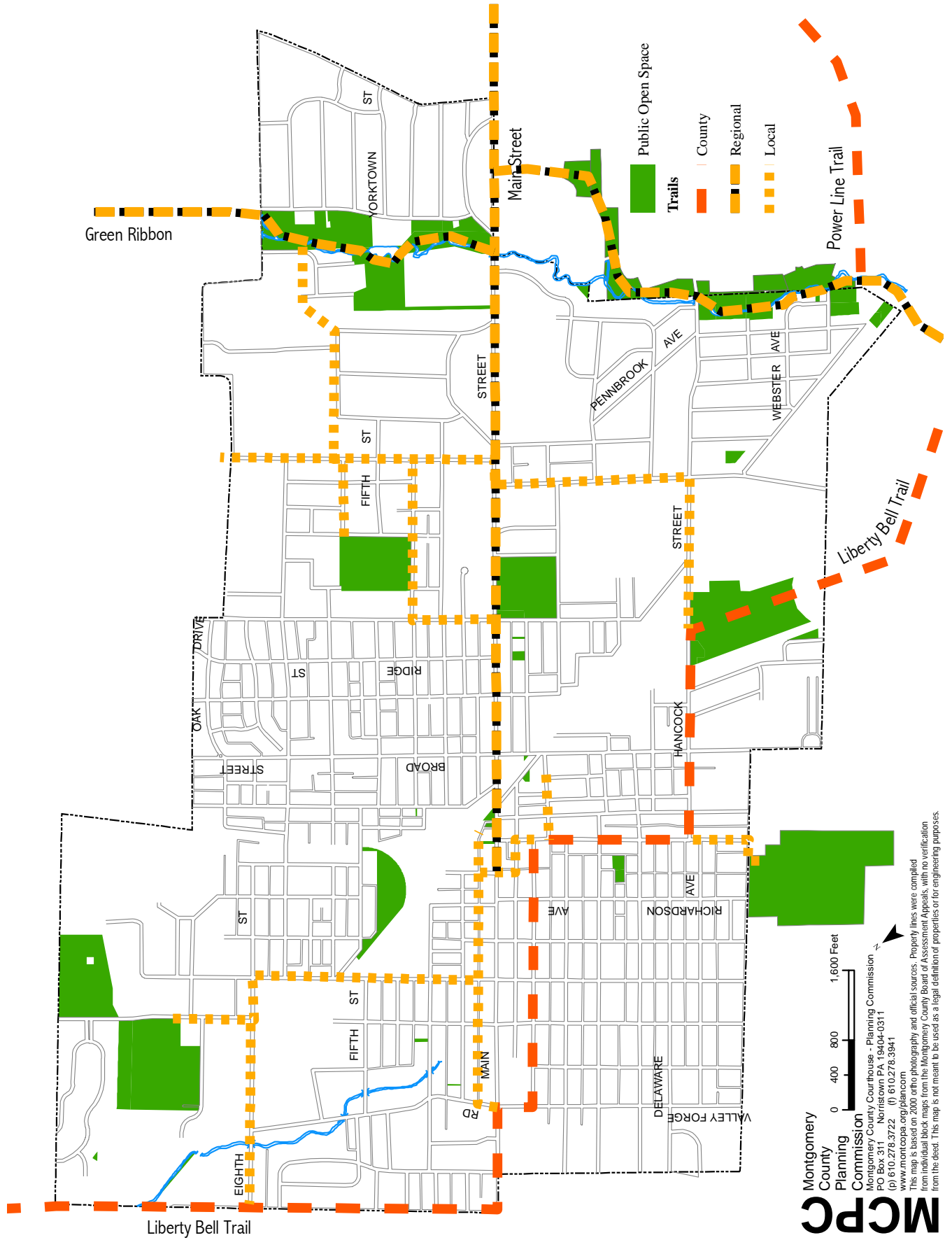
NORTH PENN REGION

Surrounding Lansdale are several efforts that will become significant recreation and transportation alternatives for North Penn residents. Lansdale has the opportunity to tap into these efforts at strategic points and develop strong connections. They could give Lansdale residents a means of accessing other trails and parks that exist outside the borough. And they

could create a transportation network that reduces the need for cars, thereby enhancing the human scale of the borough.

Further, by placing Lansdale in the center of a regional trail and linkage network, more people using these recreation and alternative transportation facilities will be exposed to Lansdale's destina-

Figure 24
Proposed Trail Network



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

tions, creating new economic opportunities. Below are some projects in progress outside of the borough yielding significant opportunity.

GREEN RIBBON PRESERVE

The Green Ribbon Preserve is a combination of public open space, private institutional lands, and trail access easements that follow the meandering path of the Wissahickon Creek. It follows this stream from its source in Montgomery Township to its mouth in Philadelphia. Created through efforts of the Fairmount Park Commission, the Wissahickon Valley Watershed Association, Pennsylvania DCNR, and local municipalities, this preserve helps protect large portions of this valuable stream resource. As the county trail plan is implemented, portions of this greenway will be upgraded to enable more use of its trail. As a large part of the Wissahickon Creek is already preserved through Lansdale and into Upper Gwynedd and Montgomery, a strengthened linkage between existing open spaces will contribute to the Preserve and benefit Lansdale’s residents.

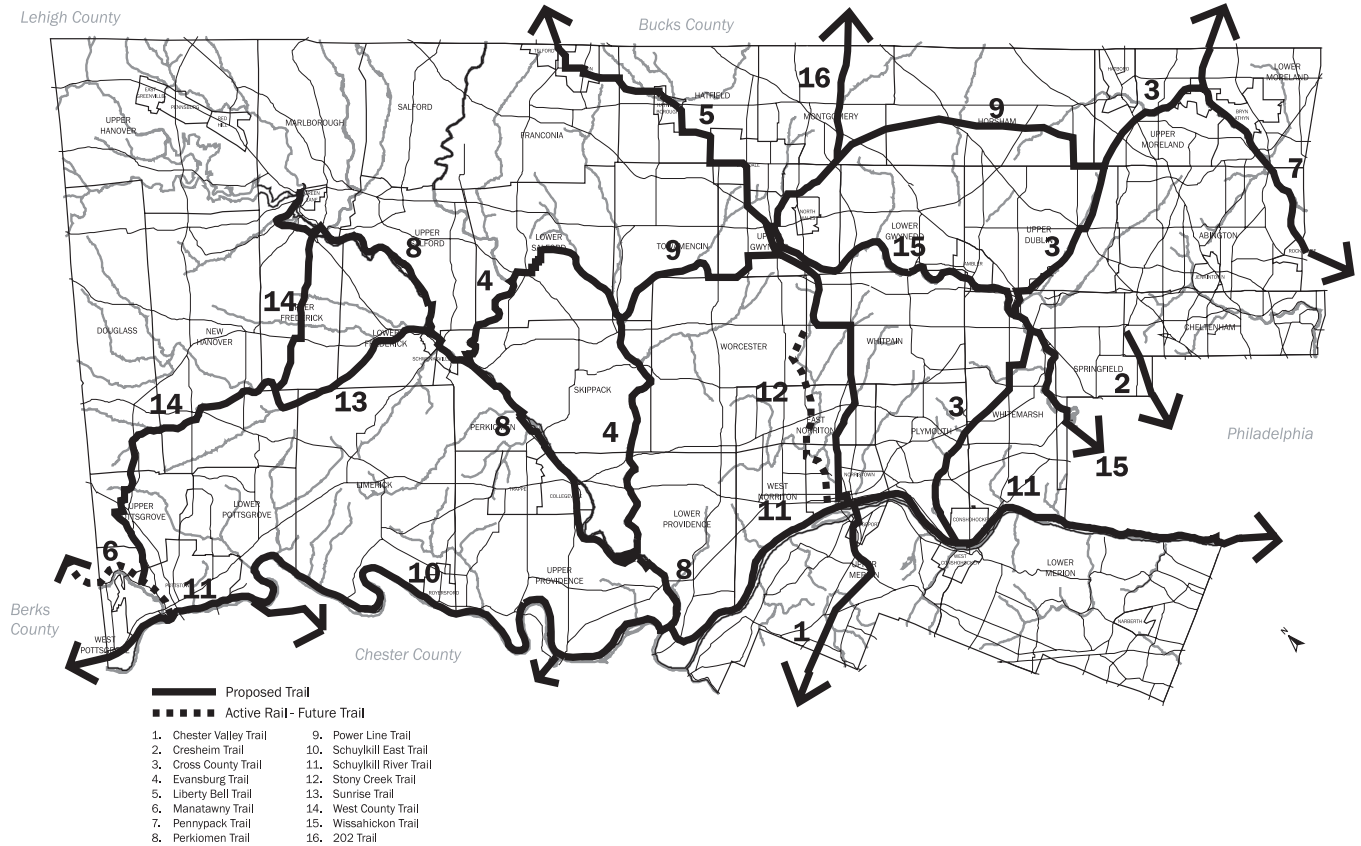
LIBERTY BELL TRAIL

This proposed county trail has been the topic of study for several years, based on the path of the old Liberty Bell Trolley line from Norristown to Quakertown. Cutting through Lansdale, the trail is proposed to enter near Stony Creek Park and exit into Hatfield around 8th Street. Although this trail does not yet exist, its future route could be used as the main stem through the borough on which to access local trails. Current plans show this trail and its spurs will connect Stony Creek and Whites Road Parks, the library, Borough Hall, Main Street, and Moyers Road Park.

POWER LINE TRAIL

This proposed county trail passes just outside the borough as it makes its way from Evansburg State Park to Willow Grove. Current routes show this trail following PECO’s power line and cutting between the borough and North Wales across Pennbrook Middle School. This trail system will most likely be the backbone of other municipal

Figure 24A
Proposed County Trail Network



trail systems along the way. This is another trail system into which the borough may tap to help direct pedestrian and bicycle traffic into the destinations within Lansdale.

ROUTE 202 TRAIL

Proposed as part of the Route 202 expansion from Upper Gwynedd to Doylestown, this separated bike route will be a both a transportation and recreation alternative for the region. Near the current Welsh Road and Dekalb Pike intersection, this bike route will carry traffic north. Only a mile outside the borough, a connection from this intersection along Welsh Road onto Main Street may be an asset to the borough.

LANSDALE NETWORK SIDEWALKS

The sidewalks of Lansdale are a built-in open space linkage throughout the community that many rural communities lack. The existence of sidewalks on almost all streets in Lansdale means that people can walk from one place to another without requiring additional vehicular trips. For drivers, sidewalks allow for more parking opportunities, making destinations more accessible from various parking areas. Similarly, the sidewalks of the borough allow open space and parks to be linked to one another. In addition, sidewalks provide a passive recreation area in that they are, in effect, walking



Woodland Trail at Stony Creek Park

trails. Below are some potential ways to further develop the linkages between neighborhoods within Lansdale.

MAIN STREET

Main Street is an obvious setting where strong pedestrian linkages are desirable. The further enhancement of these linkages would greatly increase the walkability of downtown Lansdale. Below is a list of some of the enhancements that could benefit Main Street.

- Develop connections between the train station and Main Street
- Maintain and upgrade sidewalks
- Create a Main & Broad Pedestrian District with a unique streetscape and wayfinding signage.
- Connect Main & Madison Parking Lot including Susquehanna Alley, Performing Arts Center, Dresher Arcade, and Wood Street.

NEIGHBORHOOD SPURS

Main Street is not the only destination within Lansdale that should be included in the linkage portion of the open space network. Parks throughout the borough, school facilities, the YMCA, and residential neighborhoods would benefit from a comprehensive linkage plan. This would require a study of the level of service existing sidewalks and crossings provide and possible signage to encourage and direct pedestrian traffic. By stitching neighborhoods and destinations together, the borough becomes a more cohesive community, creating greater revitalization potential.

WISSAHICKON PARK

In addition to sidewalks, Lansdale has other features that can act as linkages among the open and recreational space in the borough. For example, the wooded corridor that runs along the branch of the Wissahickon Creek forms a natural trail linking parks and neighborhoods on both sides of Main Street. In fact, the borough and neighboring Montgomery and Upper Gwynedd Townships already own much of this wooded land on either side of the creek making up a portion of the Green Ribbon Preserve as discussed above.

CHAPTER 6

ANALYSIS OF UNPROTECTED RESOURCES

Lansdale is realistic, understanding that not all resources deserving protection can be preserved in perpetuity. It is for this reason that preservation priorities have been set. Because Lansdale is largely developed, its goals for open and recreational space differ significantly from a less developed municipality. As little land is available for purchase, the borough can be creative in its approach to maintain its green infrastructure. Some of Lansdale's opportunities include enhancing existing public places and creating pocket parks on underutilized lands. By prioritizing vulnerable resources, Lansdale will create a green infrastructure network that provides a high level of service to the community.

As outlined in Chapter Four, important resources such as woodlands, scenic streetscapes, and sites of historic significance are found throughout the borough. Any change in their present state may have adverse impacts on the community land matrix. This chapter identifies areas where they are not permanently protected and their existing state is at risk. It then proposes priorities for their future preservation and enhancement. Generally, these priority categories are based on the extent of resources found in a given area, their location, contribution to community identity, and the open space goals established in Chapter Two.

VULNERABLE RESOURCES ANALYSIS

Lansdale's vulnerable resources include not only woodlands and stream valleys, but also the streetscapes and neighborhoods that give the borough its sense of place. Street trees on Main and Broad

Streets and tree-lined residential neighborhoods are part of the green infrastructure important to borough residents.

Parks and open spaces also add a variety of interesting features to Lansdale neighborhoods, such as wetlands in Stony Creek Park and Memorial Park's grandstand and monuments. These parks preserve features found no where else in the borough. However, these existing resources, both natural and manmade, are vulnerable in that they require monitoring and maintenance to sustain their usefulness to the community.

The borough has limited resources with which to protect places in which valuable resources and vulnerable features exist. Therefore, priority areas are described below to guide decisions. These priorities are based partly on the existing borough Revitalization Plan and input from residents at public workshops held in Spring 2004.

PRIORITIZATION OF AREAS FOR PRESERVATION

Below is a discussion of each priority region including the rationale for its priority status. Figure 25 shows the location of three categories of vulnerable resources.

1. Main Street Walkability & Aesthetics
2. Natural Features
3. Community Landmarks

HIGHEST PRIORITY AREAS

Main Street Walkability & Aesthetics

Historically, Lansdale created the core of the North Penn region. At its peak in the 1970's, Lansdale's Main Street, train station, and cultural and commercial amenities, made the borough an attractive place to live, work, and shop. Although the borough has lost population and businesses due to the development of surrounding communities and a changing economy, Lansdale retains part of this core character. This central position is important for the role it plays in defining the local character.

For open space and revitalization, the highest priority for Lansdale is its Central Business District. This area has a core of several blocks on Main Street and extends outward in four directions to include the Broad Street corridor. Recent efforts that expand the opportunities available on Main Street include street tree plantings, urban plaza creation, the revitalization plan, and the purchase of a performing arts center.

Open space efforts that focus on enhancing walkability in this corridor are the borough's first priority. Increasing access to the train station, making road crossings safer, and enhancing the local aesthetic with plazas and street trees, are some of the possibilities within this priority area.

HIGH PRIORITY AREAS

Natural Resources

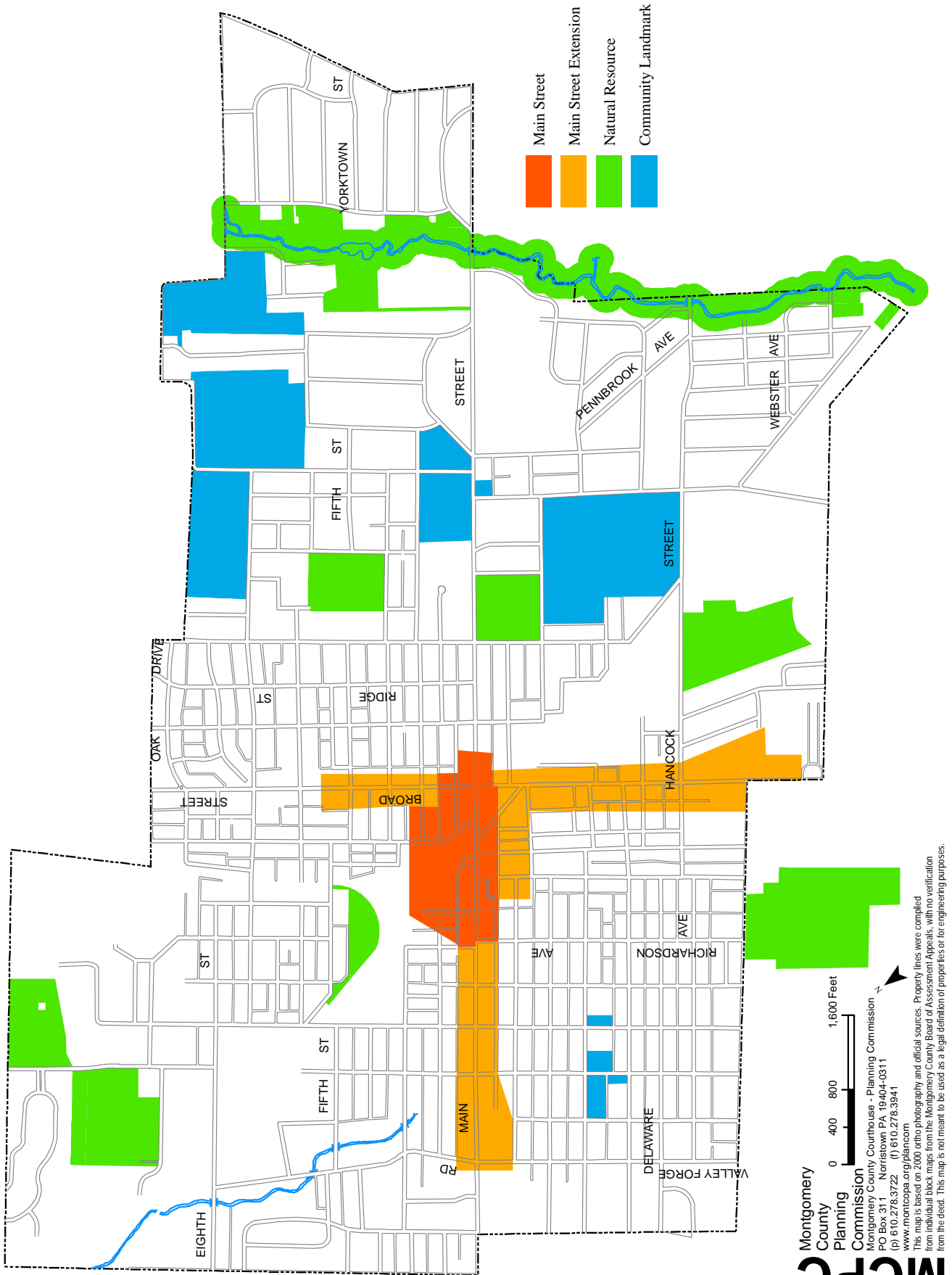
Lansdale is a largely developed borough with relatively few areas of concentrated natural features. However, there are several natural features that play an important role in Lansdale's aesthetic as well as limiting development in specific locations. To begin, woodlands and hydric soils are present throughout the borough, largely along the Wissahickon Creek, which runs along the border with Upper Gwynedd. In addition, several wooded areas along the creek and other waterways in the borough bring relief to the urban landscape.

Woodlands, wetlands, and habitat features help make up the borough's green infrastructure network. These features can function as scenic amenities, habitat for migratory birds, and working floodplains. However, past and present man-



Mature Trees at Memorial Park

Figure 25
Vulnerable Resources



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Montgomery
County
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Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 - Norristown PA 19384-0311
(610) 278-3722 (f) 610-278-3941
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This map is based on 2000 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

agement of these areas do not let them reach their full potential. For instance, the stand of trees in Wissahickon Park creates an excellent green space along this regionally significant stream. However, the woodlands are vulnerable because no new trees are growing under this mature canopy. Management schemes must change in order to maintain this resource.

In other areas, where these features lie in private hands, other methods of protection must be implemented. Of specific concern are the street and neighborhood trees that exist throughout the borough on both residential and non-residential properties. Studies have found that trees found in urban environments benefit not just the aesthetic landscape, but also enhance energy savings and property values. Well-placed mature trees can reduce air-conditioning costs up to 30% and evergreen trees acting as windbreaks can significantly reduce heating costs. Tree canopies reduce urban heat islands by providing shade to paved surfaces, filter air, and buffer sources of noise, increasing downtown walkability. Most important to the borough's revitalization efforts, the Wharton School's Real Estate Department found that minimal investments in street trees can increase property values by as much as 10%.

PRIORITY AREAS
Community Landmarks

There are resources in Lansdale that are important for the role they play in serving the needs of

borough residents. To begin, churches, schools, and private businesses, provide some significant open spaces that residents enjoy for cultural, recreational, and aesthetic reasons. However, since these sites are privately-owned and could be lost to development, they are considered vulnerable resources that may need protection. Also, several lots abutting existing parks can also be considered vulnerable resources because they represent opportunities to expand or create parks within the borough. Once these sites are developed, the chance to create open or park land therein will be lost.

Other community landmarks include Lansdale's historic resources and scenic areas. These resources are important as they help define the character of the borough. Individually and taken together, they provide a link to a community's past and thereby can make a valuable contribution to its current educational, cultural, and social environment. If they were removed or the architecture modified significantly, the character of the borough would change. Presently, there are no guarantees that these resources will not be changed, so they too should be considered vulnerable.

Below is a list of landmarks and institutions that serve the borough in numerous ways. These sites hold a variety of features including playing fields, mature tree canopies, unique architecture, and streetscape amenities.

- Lansdale Catholic High School
- St. Marys Manor
- North Penn School District Administration Building
- Penndale Junior High School
- Knapp Elementary School
- York Avenue Elementary School
- St. Stanislaus Rectory
- St. Stanislaus Parish
- Churches
- Historic structures and facades
- Stands of neighborhood trees
- Park-adjacent parcels



Volunteers at Whites Road Park

CHAPTER 7

EVALUATION OF GROWTH AREAS

As described in the Montgomery County Comprehensive Plan, the borough is located in the Existing Suburban District. This is apparent as only 30 acres within the borough are undeveloped and these mainly remain because of the presence of environmental constraints. However, with the exception of existing stable neighborhoods, the entire borough is a growth area as redevelopment opportunities increase. The County Comprehensive Plan also designates the borough as a Development Center, defined as an area that will become more walkable with a greater mix of uses.

This chapter analyzes the current demographic trends and how the needs of those areas within the borough likely to see growth will change. This analysis is then used to support the borough's open space needs and goals in developing recommendations found in Chapter Ten.

POPULATION, HOUSING, AND EMPLOYMENT PROJECTIONS

Chapter One describes the population change in the borough since its peak in the 1970s. This population loss can be contributed to the fact that the borough is fully developed and average household size has decreased throughout the region through the 1990s. However, the combination of the region's location near Philadelphia,

the proximity of two major highways, the availability of jobs, and the suburban lifestyle is drawing more people to the North Penn region every year. The surrounding townships all experienced population growth in the 1990s, with rates ranging from 9% in Hatfield to over 80% in Montgomery Township. These growth trends continue into this

decade. DVRPC projections show an increase in borough population by 2% from 2000 to 2030, reversing a quarter-century trend.

Also found in Chapter One are DVRPC's predictions that there will be a 6% increase in employment opportunities in Lansdale by 2030. This follows the trend of a more service oriented economy to which Lansdale is beginning to transition. In correlation to this upward trend is the fact that many of the manufacturing jobs in the borough have already been lost and the pace of redevelopment is quickening.

In the past several years, Lansdale has received several significant redevelopment proposals, both residential and non-residential. The expansion of Elm Terrace and the redevelopment of Sanitarians, the Turbo site, Gary's Plaza, and the new Station Square near Pennbrooke are further evidence of the beginning of a stabilizing, if not increasing employment and population base.

It is important to note that these projections are based on past trends and existing zoning. As the borough updates its zoning and comprehensive plan, the concept of a greener borough with greater densities and a mix of uses will be moved forward. It is possible that these population and

employment projections may underestimate the results these changes will create. Therefore, the borough is optimistic that actual growth may outpace these projections.

FUTURE GROWTH AREAS RESIDENTIAL

Many districts within Lansdale are quite stable, with little change expected. However, some areas are underutilized at which redevelopment or revitalization opportunities are ripe. A trend is beginning that will result in the continuing conversion of former industrial buildings into residential and mixed use projects on formerly underutilized lots.

LANSDALE IS OVERCOMING PAST TRENDS OF DECLINE TO WITH A SIGNIFICANT NUMBER OF REDEVELOPMENT PROJECTS THAT THE BOROUGH AND PRIVATE INVESTORS ARE CURRENTLY FOCUSING ON.



Summer Concert Series at Whites Road Park

Figure 26
Housing Types

Housing Types	1990		2000		1990 - 2000
	Number	% Total	Number	% Total	% Change
Single-Family Detached	2,019	28.8%	1,930	28.0%	-4.4%
Single-Family Attached	2,198	31.4%	2,283	33.1%	3.9%
Multi-Family (2-4 Units)	1,019	14.5%	1,208	17.5%	18.5%
Multi-Family (5 or More Units)	1,678	23.9%	1,472	21.4%	-12.3%
Mobile Home/Trailer/Other	95	1.4%	0	0.0%	-100.0%
Total Housing Units	7,009	100%	6,893	100%	-1.7%

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

Housing Types Comparison

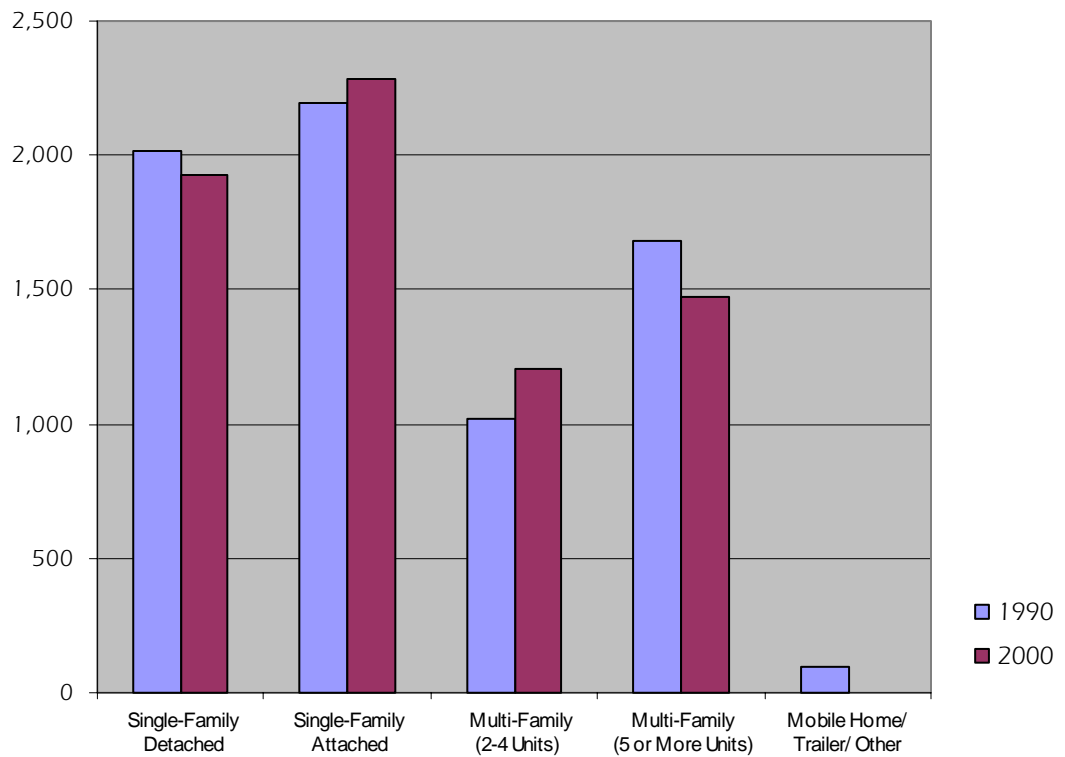
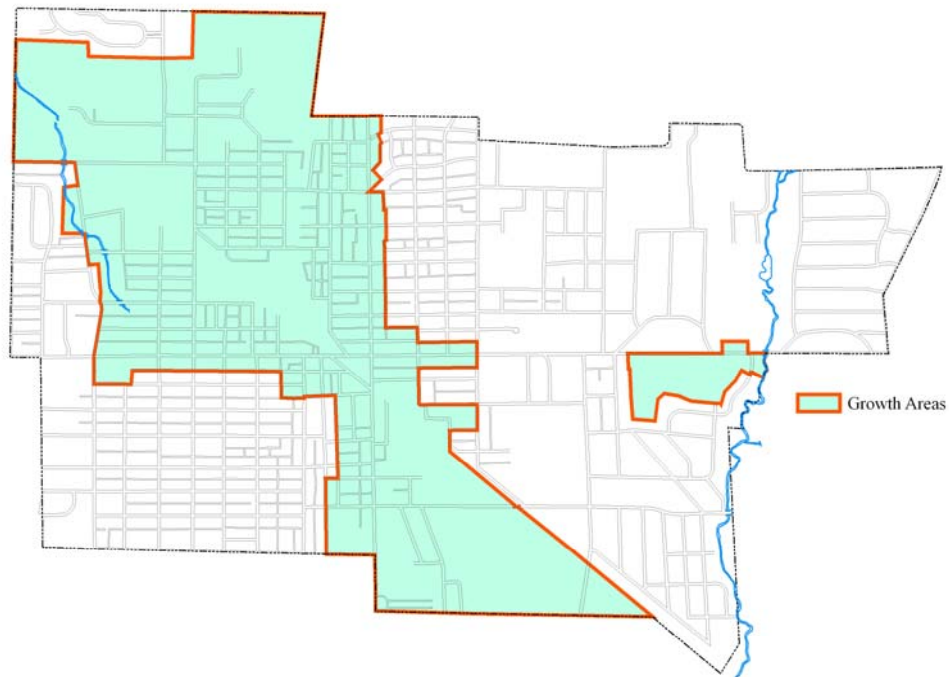


Figure 27
Lansdale Growth Areas



Areas once serving an industrial purpose will become thriving communities that make use of local transit amenities and Lansdale’s strong regional position.

Figure 26 shows less single-family detached housing exists as a percentage of total housing units in favor of twins and multi-family units. New infill development will diversify the housing types within the borough, while maintaining the high density, pedestrian friendly character of Lansdale. The increasing pace of the redevelopment of Lansdale will lead to stability in the borough, attracting an increased mix of uses.

NONRESIDENTIAL

The Vision Plan of the Montgomery County Comprehensive Plan designates Lansdale as a Development Center within an existing developed area. This is defined as an existing area that will continue to have a mix of uses while becoming more transit-friendly and walkable. The pace of this redevelopment is beginning to gain speed, including the Garys Plaza developments on Broad Street. Redevelopment of the North Penn Industrial Park in the northern corner of the borough will allow

for new job opportunities. Figure 27 geographically displays the area of Lansdale centered on the rail corridor in which redevelopment is occurring and encouraged. This area will become more dense, particularly near the rail station at the center of town and Main Street. As these regions of Lansdale grow and a commercial core with dense residential areas develops, the needs of this area will change.

Another growth area is the Hillcrest Plaza on east Main Street, serving as an anchor opposite the traditional Main Street area. Growth here combined with improvements at Wissahickon Park could form a welcoming gateway into Lansdale from the east.

CONCLUSION

Lansdale will not expand outward, but activity in the North Penn region can refocus into Lansdale. Although the borough’s population may never regain its peak from the 1970’s, the vitality of the borough is expected to increase with greater transportation, recreational, commercial, and cultural amenities.

CHAPTER 8

EVALUATION OF OPEN SPACE NEEDS

Lansdale is a relatively small geographic place of three square miles with a large population of approximately 16,000. The borough must provide a large amount of active recreational land, but has limited space in which to do so. However, Lansdale has the advantage of having had the foresight to preserve a large amount of park land. In addition, Lansdale has several institutions that borough residents have come to rely on for recreation. This chapter evaluates existing open space, its ability to serve the community, and plans for Lansdale's future need.

EXISTING PARKS & FACILITIES

Lansdale has 18 areas totaling 152 acres of existing publicly-owned, permanently-preserved open space. These facilities each contribute to the open space network in different ways. Parks and open space can be divided into numerous categories for analysis. Below are two categorizations that are important when evaluating Lansdale's open space needs.

ACREAGE CATEGORIZATIONS

One way the National Recreation and Park Association (NRPA) defines open space is by acreage.

Community parks are generally 20 to 100 acres in size, and are intended to serve people living within one or two miles of the park. Because community parks serve a wide area of an approximate one-mile radius, people may need to drive to them. Typically, these parks include natural open areas, athletic complexes, swimming pools, and other large scale recreational spaces. Community park facilities in the borough include Memorial, Fourth Street, Moyers Road, Stony Creek, and Whites Road Parks. These are the borough's five largest parks and can draw residents from across

Lansdale and the region for concerts, community events, swimming, and sports leagues.

Traditional neighborhood parks are usually less than 15 acres and can accommodate a wide range of recreational activities. Neighborhood parks are used by people living from a quarter to a half mile away who can walk or bike to the park. These parks support those desiring informal recreation. Good examples are playgrounds, tot lots, and pocket parks. These are most valuable in areas that are not conveniently served by community parks because of distance or inaccessibility. Neighborhood parks are scattered across the borough and are in reasonably close proximity to all residents.

Neighborhood parks can also include very small mini-parks. Mini-parks are usually less than one acre and have facilities designed to serve a very limited segment of the community. Mini-parks are used by people that live within a quarter mile radius of the park. Example of mini-parks include everything from tot-lots in residential communities to urban plazas in a commercial district.

OPEN SPACE SETTING & USE

Where population densities are high and land is highly valued, activity on open spaces may need to be intensified on less space. Parks may need to provide for playing fields for an active community, leaving little room remaining for resource protection areas. In other settings, the development of an urban plaza inserts green spaces into highly developed districts. Conversely, in less developed areas, the protection of large blocks of natural resources may be a high priority, allowing for a use of the land that requires less maintenance.

Three corners of a triangle emerge as the far extremes of potential open space settings as shown in Figure 28. Every parcel within an open space system will have varying proportions of each of these setting types as described below. Some will line up near a vertex, while other open spaces will have mixed uses. Below is a discussion of these open space settings.

RESOURCE PROTECTION

Open space in this setting would include streams,

wetlands, and steep slopes. Special flora or fauna species may exist in these protected areas. If amenities exist at all, they may include only a small parking lot and walking path. These settings may be used by schools or summer camps for habitat studies, fishermen, or nature enthusiasts. Stony Creek Park is one example of this type of passive recreation that lies in the resource protection corner of the triangle.

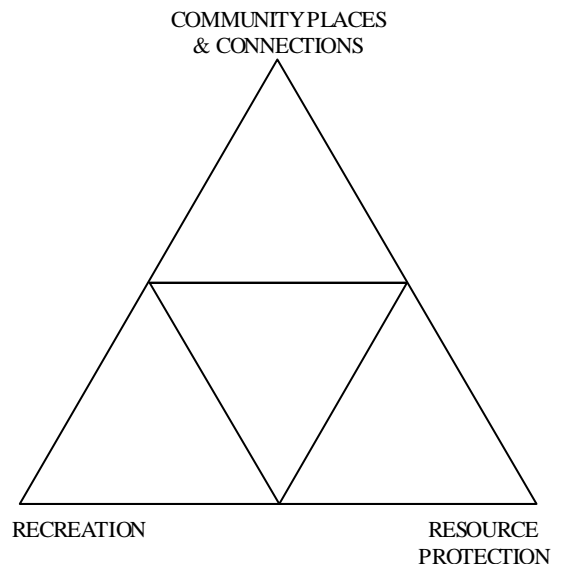
RECREATIONAL FACILITY

Various forms of fields and courts exist here to serve an active population throughout the year. This type of site requires a good deal of maintenance and should expect intense use during sports seasons. The playing fields at Schweiker Park place it in the recreation corner of the triangle.

COMMUNITY GATHERING PLACES & CONNECTIONS

These areas can serve as gathering areas or play areas for a community. Main Streets can benefit from the green space provided by these places. Also include here are the trail systems that link different uses and pavilions at parks. Railroad Plaza falls into this category.

Figure 28
Open Space Setting & Use



OPEN SPACE NEEDS

As demographics, land use changes, and development pressure changes within a community, so do the needs of the population. For instance, a younger population may utilize active open space in the form of playing fields. Active recreation facilities should be located where significant residential density exists or is proposed. A population with less children may be better served with less intense open space uses such as walking trails. This setting also allows for natural resource protection opportunities.

GREEN INFRASTRUCTURE & NATURAL RESOURCE PROTECTION

Natural resources in the borough are often overlooked. However, when grouped with green infrastructure amenities such as street trees, they make up a significant part of Lansdale's character. Chapter Six describes the benefits woodlands, canopy trees, streams, and wetlands offer to borough residents. If these features are lost or degraded, Lansdale's character will be likewise affected.

A need exists to maintain existing street and neighborhood trees. On public lands such as Wissahickon and 4th Street Parks, existing mature trees should be supplemented with the next generation of trees to take their place. On private lands, policies should be created to ensure these neighborhoods maintain their character as part of the larger green infrastructure network.

To further enhance the image of the borough, a series of gateway entrances along the main arterial roads are needed. These gateways could consist of enhanced streetscaping and pocket green spaces that work to delineate the entrance into Lansdale.

Streams are another valuable feature, sometimes overlooked. Plans are in place to improve the riparian buffer in Wissahickon Park. As redevelopment occurs, stormwater management should be a priority to increase the health of local stream networks for Lansdale residents and those downstream. Stormwater management and aesthetic green infrastructure applications can complement each other.



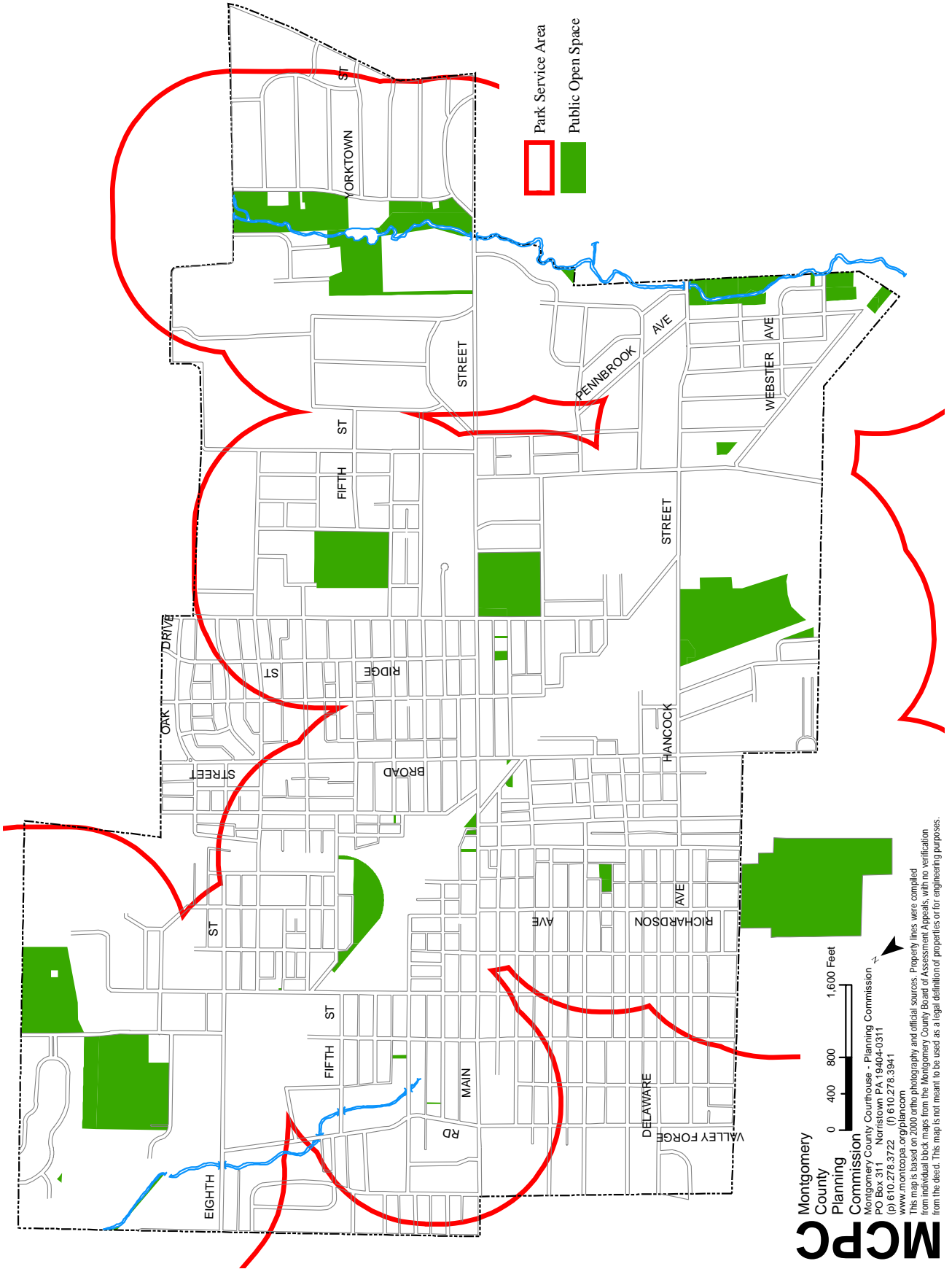
The forested Wissahickon Creek contrasts the still barren Hillcrest Plaza parking lot -1987

OPEN SPACE NETWORK & ACCESSIBILITY

Lansdale has an admirable system of parks and open space. A map of the borough reveals significant park areas throughout Lansdale. But it is not enough to have good parklands. Recreation opportunities could be expanded using trails as part of a diverse green infrastructure system. As described in Chapter Five, upgrading the existing sidewalk system and accompanying streetscaping will increase local accessibility to the park system and the overall appeal of the borough.

Although most neighborhoods have a reasonable degree of accessibility, upgrading linkages, including sidewalks, will enhance accessibility. Figure 29 displays those areas that are currently underserved by open

Figure 29
Open Space Accessibility—1/4 Mile Radius



space amenities based on a quarter-mile radius. A half-mile radius would effectively cover the entire borough.

These linkages would not only connect communities within the borough, but act regionally to connect Lansdale to the larger county-wide trail network. The borough could begin by acquiring easements along the remaining sites that are not municipally owned along the Wissahickon corridor. In addition, the proposed route of the Liberty Bell Trail will be developed as a walking and biking trail, providing a linkage that would run the length of the borough. Both trails could be used as anchors on which to attach neighborhood level linkages. Opportunities to work jointly with neighboring municipalities, the school district, and other partners will increase the level of service provided by these important assets.

PASSIVE RECREATION

Because Lansdale is largely built out, the opportunities for large passive recreation areas within the borough are limited. There are numerous small and moderate size parks that have passive recreation. Stony Creek and Wissahickon Parks have wooded areas, water features, and walking trails that make them suitable for passive recreation. In addition, Whites Road Park has a dedicated passive recreation area.

An older, population and smaller household populations will require a greater proportion of open space for passive recreation. Until this demographic trend shifts, open space efforts should give more attention to passive recreational space needs. This includes jogging routes, walking trails, sidewalk linkages, and naturalized areas. Also opportunities exist for vendors and other amenities in parks to increase the variety of uses at open space sites.

**“NO SINGLE PARK,
WOULD PROVIDE PEOPLE
WITH ALL THE
BENEFICIAL INFLUENCES
OF NATURE.”**

Frederick Law Olmstead, Sr.

ACTIVE RECREATION

Lansdale and its partners are working to enhance the existing park system to fill the needs of the community. Through donations of over \$250,000 from local residents and businesses to the North Penn Rotary, a bandshell will be constructed in Whites Road Park to further develop the cultural amenities of that venue. As efforts to enhance existing parks continue, there is a need to build partnerships with local civic organizations and businesses to ensure projects meet their potential.

In the previous round of county open space funding, the purchase of Schweiker Park increased the active recreational opportunities in the borough. While existing ballfields and playing courts seem to adequately fill the need of residents, the loss of privately-owned facilities in the borough will reduce the supply of this asset.

NRPA ACREAGE STANDARD

The NRPA has developed national standards for recreation, parks, and open space (Recreation, Park and Open Space Standards and Guidelines; 1983). Its standards are widely used, although they should be viewed only as a guide for planning, not as absolute standards. The commonly used standard is the population ratio method, or the number of acres of parkland per 1,000 peo-



York & Susquehanna Park

ple. The NRPA estimates that a total of 6.25 to 10.5 acres of municipally owned and developed open space per 1,000 people is a useful guide. Generally speaking, the more densely populated an area is the higher the ratio should be, so a more developed borough like Lansdale would apply a higher ratio than a rural community. For the purposes of this plan, however, both the low and high ratios are used to create a range for evaluating existing conditions and to perhaps establish an acreage goal for the community.

As the role of parks and open space expands in local communities, these standards have become a smaller part of the open space needs equation. Instead, municipal open space systems should not only have adequate acreages, but also offer high levels of service. Lansdale excels in this aspect with its current open space management. Figure 30 shows Lansdale's current total open space acreage falls within existing and future recommended ranges. It is important to keep in mind, however, that this standard is intended to be used as a guideline and not as an absolute measure of park land needs. Nor does this measurement give any indication of the level of service each of these parks provides to the community.

NEEDS SUMMARY

Lansdale Borough is revitalizing. The public participation segment of the Comprehensive Plan update in Spring 2004 renewed interest in planning in Lansdale. Complimented by the current Revitalization Plan, new zoning, and an infusion of open space funding, Lansdale is poised to strengthen its status as the core of the North Penn region. By knowing where growth will be focused, it is easier to understand the future needs of the community. Based on the discussion above, the following needs exist in Lansdale to maintain the quality of life residents enjoy. These are generally listed starting with the highest priority.

- Build gateways, plant street trees, and add green infrastructure amenities to grow Lansdale's image as a green town.
- Develop a plan to maintain and enhance existing natural resources on public and private lands.
- Link commercial districts, neighborhoods, and open space.
- Create pedestrian and bicycle connections with surrounding municipalities.
- Enhance the passive recreation experience with amenities such as naturally landscaped trails and opportunities for vendors.
- Preserve heritage resources to compliment green infrastructure and build sense of place.
- Ensure sufficient active recreation facilities by working with those owners of lands not permanently protected.
- Maintain existing park and open space facilities to continue to serve the community.

Figure 30
Minimum Open Space Acreage Needs

Projected Population*	2000		2010		2030	
	16,071		16,310		16,400	
Range	From	To	From	To	From	To
Recommended Acreage**						
Community	80	129	82	130	82	131
Neighborhood	20	40	20	41	21	41
Total	100	169	102	171	103	172
Existing Acreage						
Community	108.4		108.4		108.4	
Neighborhood	43.8		43.8		43.8	
Total	152.2		152.2		152.2	

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

* Projected Population

** Recommended Acreage - Range per 1000 persons as follows: Community Level = 5.0 - 8.0 acres;
Neighborhood Level = 1.25 - 2.5 acres;
Total = 6.25 - 10.5 acres

CHAPTER 9

EVALUATION OF COUNTY AND ABUTTING MUNICIPAL PLANS

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

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

COMPARISON TO MONTGOMERY COUNTY COMPEHENSIVE PLAN

In 2001, Montgomery County began updating its Comprehensive Plan. With adoption expected in 2005, this plan will help guide the growth of housing, transportation, economic

development, community facilities, and natural & cultural resource management, through 2025 and beyond. Each of these factors could potentially bear great significance on open space

needs and opportunities in Lansdale and the North Penn region.

Part of this plan is the Vision Plan of the County in 2025. This Vision sets up four issues as the highest priority for action based on a survey of County residents:

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

Lansdale’s Open Space Plan addresses all of these issues by setting a future course for wise land use, increasing linkages and accessibility, clustering and diversifying growth, and maintaining existing open space.

APPLICABLE COUNTY GOALS

The draft version of the Comprehensive Plan lists 48 goals that describe and expand upon the Vision of the County in 2025. Several of these goals parallel those in this Open Space Plan, adding strength to the recommendations set forth in the following chapter. These goals are listed in the box below.

More specifically, the County Comprehensive Plan identifies several trails that run through the North Penn region as important recreational resources, two of which run through the borough. These trails, described in Chapter Five, will help link neighborhoods in Lansdale to communities across the county.

The Economic Development Chapter of the County Comprehensive Plan designates Lansdale as an existing development center with a significant downtown commercial area. Several tracts adjacent to the rail corridor are underutilized industrial lands on which green spaces should be created during redevelopment. Also, consistent with the County plan, Lansdale proposes no new community-level open space in the borough.

RELATION TO PLANS OF ABUTTING MUNICIPALITIES

Four townships abut Lansdale. The current zoning map, open space policies and other pertinent information of each township are summarized below. Adjacent, yet incompatible, land uses may result in conflicts while potential linkages could lead to cooperative partnerships between municipal neighbors.



Wissahickon Creek in Wissahickon Park

Selected County Comprehensive Plan Goals

LAND USE

- Direct development to designated growth areas
- Enhance older developed areas
- Preserve and create community identity and a sense of place

OPEN SPACE, NATURAL FEATURES, & CULTURAL RESOURCES

- Create a greenway system along rivers, creeks, and other sensitive natural and historic features
- Protect historic resources and cultural landscapes

TRANSPORTATION

- Increase opportunities to take public transit, walk, ride a bike, or other nonautomotive transportation means

WATER RESOURCES

- Create attractive stormwater facilities that control flooding, recharge groundwater, and improve water quality

ECONOMIC DEVELOPMENT

- Revitalize the County’s downtowns and Main Streets
- Adaptively reuse vacant and underutilized industrial sites

As required by the Montgomery County Open Space Program in 1993, these municipalities developed an Open Space Plan. In the past decade since the creation of these open space plans, parcels have been preserved, trails proposed and developed, and the demographics of the community have changed. It is therefore vital that Lansdale keeps abreast of the continually evolving planning efforts of its neighbors.

HATFIELD TOWNSHIP

Hatfield adopted its Open Space Plan in 1995. It shares a border of 2.6 miles with Lansdale. Pertinent to Lansdale, Hatfield has followed through on its recommendations to purchase seven acres from American Olean Tile to complement Lansdale’s Schweiker Park. Opportunity still exists to partner with Hatfield through enhanced management of this park and the creation of the Liberty Bell Trail.

MONTGOMERY TOWNSHIP

Along the two-mile border with Montgomery Township, the greatest opportunity present is along the Wissahickon Creek corridor. The existing open space in both municipalities creates a portion of the Green Ribbon Preserve as it follows the Wissahickon Creek upstream to its source in Montgomery Township. This open space should

remain in a natural state, but minimal development could increase public access to a sustainable level.

As the Route 202 bypass is built and its associated trail, this may be another opportunity for the two municipalities to work together.

TOWAMENCIN TOWNSHIP

The land use near the Lansdale border in Towamencin is mostly residential with no existing open space nor open space opportunities.

UPPER GWYNEDD TOWNSHIP

Sharing the longest border with the borough, Upper Gwynedd and Lansdale share many opportunities for enhancing open space. These include all the county and regional trails as described in Chapter Five. Specifically, the use of Rexdale Park and nearby sidewalks should be considered to allow the extension of the Green Ribbon Trail.

Upper Gwynedd has also shown interest in complementing Lansdale’s Whites Road Park further into their township. Joint acquisition and management methods should be considered.

OTHER PLANS

WATERSHED CONSERVATION PLANS

Funded in part through Pennsylvania Department of Conservation and Natural Resources, these plans inventory resources of all sorts within a watershed and make recommendations on how to fill needs. These include open space, natural resource protection, cultural and recreational resources, and other issues specific to that watershed. Lansdale’s topography places it at the top of three different watersheds.

- Neshaminy Creek Watershed—initiated Fall 2004
- Lower Perkiomen Creek Watershed—completion expected Spring 2005
- Wissahickon Creek Watershed—completed in 1999 through a partnership including the Fairmount Park Commission and Montgomery County.



Lansdale Park & Recreation Building , Lansdale Avenue

WISSAHICKON PARK PROJECT

This plan was funded in part by the Philadelphia Water Department for improvements in water quality in the Wissahickon Creek. It describes applicable Best Management Practices (BMPs) for Wissahickon Park to reduce stormwater impacts to the stream. Naturalized landscaping and enhanced walking trails are also part of the plan.

STONY CREEK PARK PLAN

The predominant feature at Stony Creek Park is a well-maintained walking path that winds through a forested wetland. In 2002, the borough invested in a plan to extend the trail system and transform the existing softball field into a playground, several gardens, both formal and naturalized, a teaching garden amphitheater, and increased parking.

REVITALIZATION PLAN

Completed in 2001, this plan focuses on the goals of Economic Development, Housing, Infrastructure, Transportation, and Public Safety. Consideration was given to the "New Economy" and positioning the borough to take better advantage of the changing marketplace. Again it should be stressed that green infrastructure within Lansdale's districts and neighborhoods is key to local revitalization efforts. Green infrastructure elements should be a consideration of all revitalization projects.

CHAPTER 10

RECOMMENDATIONS

The purpose of the preceding analysis is to guide the borough toward sound, rational recommendations for improving its system of parks and open space. This chapter identifies and explains those recommendations based on the goals described in Chapter Two and the needs identified in Chapter Eight. As Lansdale is relatively built out and expected growth will occur through redevelopment, these recommendations focus more on enhancing the existing open space network rather than increasing open space acreage within the borough. The recommendations are listed generally in priority order.

GREEN INFRASTRUCTURE

Green infrastructure, as applicable to Lansdale, is comprised of amenities that give relief to the urban environment. Many of the recommendations given here will also help reach the revitalization goals of the borough.

DEVELOP AN URBAN TREE INVENTORY

An urban forestry plan should be developed for the borough. Trees have been found to save energy costs, improve property values, and add to local visual appeal. This plan should include an inventory of all trees and vegetative communities as they exist on borough land, including street

trees. Significant neighborhood trees and woodland stands should be included to develop a baseline of existing tree cover.

This plan would make recommendations on how to maintain the borough's current tree canopy and enhance it where appropriate. Sustainability strategies for both public and private parcels should be included. Specifically, before canopy trees die at Memorial, 4th Street, Whites Road, and Wissahickon Parks, shrubs, understory trees, and future canopy trees should be planted and maintained based on this forestry plan.

Figure 31
Philadelphia's Neighborhood Transformation Initiative Green City Strategy



UPGRADE STREETSCAPES & MAINTAIN STREET TREES

Street trees give relief to the urban landscape and help create a more livable, walkable environment. When strategically placed and maintained in redevelopment areas, commercial districts, parking lots, and neighborhoods, they add aesthetic appeal, filter air, provide shade, and generally improve property values.

The Pennsylvania Horticultural Society's Green City Strategy is a model program currently used by Philadelphia's Neighborhood Transformation Initiative (NTI). The program focuses on abandoned or underutilized tracts, bringing green space and gardens into urban districts. The NTI Green City

Strategy is shown in Figure 31. Many of the concepts applied and lessons learned in Philadelphia are applicable to the efforts of Lansdale to create an image of a green community.

Also, when coupled with regulation concerning façade treatments, public amenities, and building design standards, a complete streetscape aesthetic can be created. This adds continuity to a district, especially when standards are periodically re-viewed. To ensure long term viability of street trees, species diversity should be part of planting considerations. The business community should also be included in the tree selection process to increase available funds and to ensure species suitability. Below are the specific areas on which these efforts should be focused.

- **South Broad Street**—Redevelopment is occurring along South Broad Street at which considerable greening will occur. Gaps should be filled along this artery through the redevelopment process, in front of Borough Hall, and through to Main Street. In this same area, a coordinated streetscape scheme should be designed to protect unique facades and ensure that Lansdale maintains a recognizable style.
- **North Broad Street**—The streetscape of Broad Street traveling north from Main Street changes from the central business district to a streetscape of residential, institutional, and mixed uses. Street trees and streetscaping will unify the appearance of this area and set it apart from the larger industrial tracts farther north on Broad Street in Hatfield.
- **Main Street**—The core of the borough's central business district on Main Street has lined with street trees. This canopy should be extended where feasible along the entire stretch of Main Street throughout the borough. Specifically, as Main Street is widened near Woodland Avenue, care should be taken to ensure street trees are consistent with the goals of the borough.

Investments in greening and in vacant land management can increase property values by as much as 30%.

The Determinants of Neighborhood Transformation in Philadelphia, Wharton School of the University of Pennsylvania's Real Estate Department, November 2004.

- **Neighborhoods**—In areas consistent with the revitalization plans of the borough, street trees and grassed sidewalk strips can be useful to improve local image and quality of life. Incentives to encourage community greening, including education and outreach programs, should be investigated.
- **Private Parking Lots**—Incentives to add landscaping should be given to owners of large parking lots created before landscaping standards were created. An example with high visibility is Hillcrest Plaza that includes a large parking lot with minimal trees and shrubs. Changes to parking lots such as this and accompanying sidewalk systems will improve the walkability of Main Street and areas throughout the borough. The redevelopment of the former Gary’s Plaza parking lot is an opportunity for site specific greening.
- **Shade Tree Commission**—To assist the borough with issues regarding green infrastructure, neighborhood trees, and street trees within the borough, the borough’s Shade Tree Commission should be revitalized. This group would educate and reach out to property owners about the benefits of community greening, monitor green

infrastructure, and make recommendations on how to continue improvements.

DEVELOP GATEWAY GARDENS

Identified on Figure 32 are eight main roads where traffic enters the borough. These gateways should showcase existing features of the borough while incorporating more green elements. Symbolically, they should begin to define a sense of place by utilizing uniform common elements that provoke feelings of the borough’s cultural resources, history, and future direction. Figures 32A and 32B show two depictions of gateway garden concepts. Amenity features include, and are not limited to:

- Decorative Walls (Stone, Stucco)
- Decorative Fences (Stone, Iron)
- Benches
- Landscaping (Permanent & Seasonal)
- Decorative Period Lighting

Figure 32
Borough Gateways

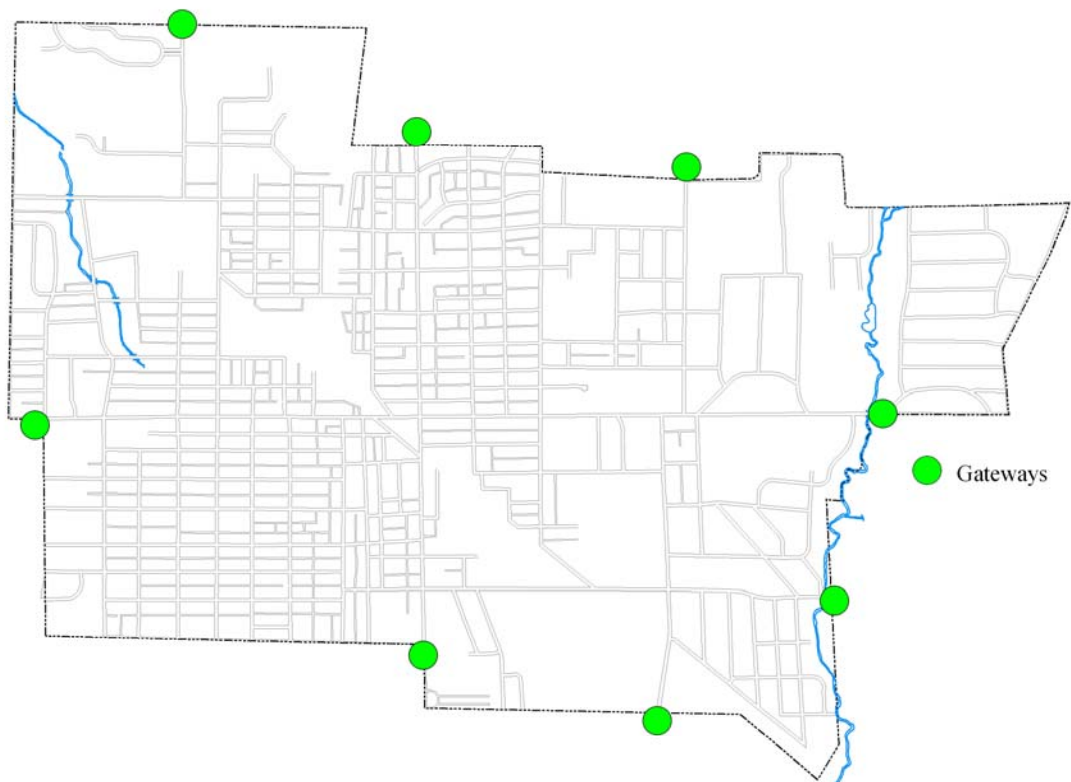
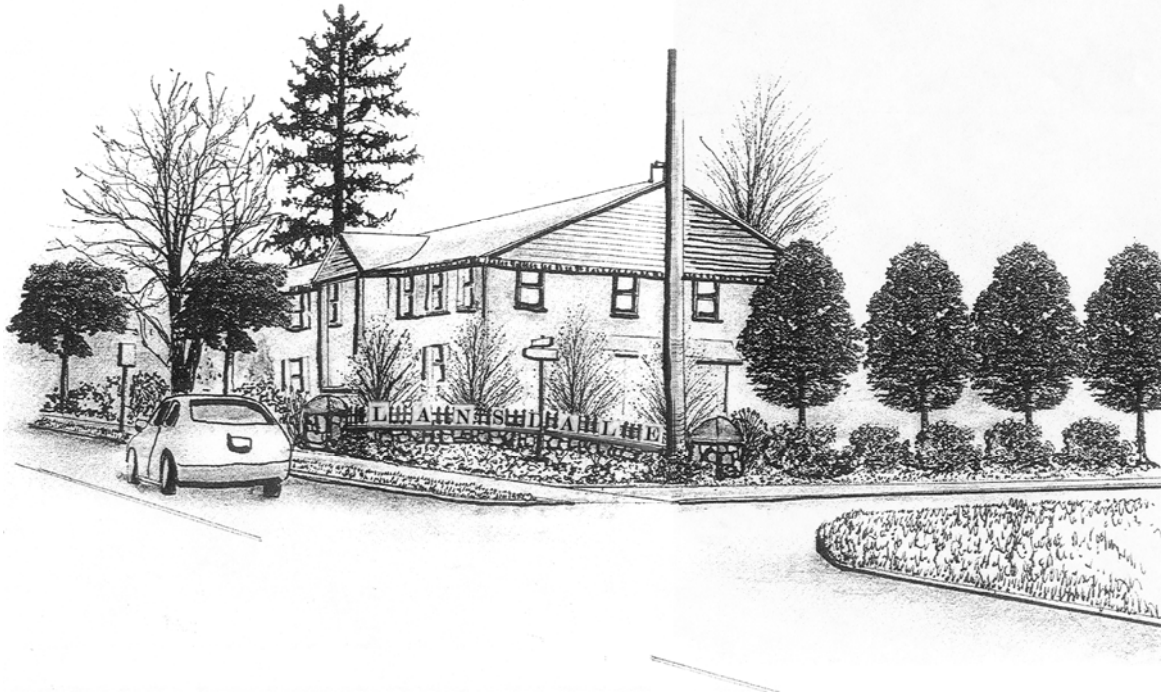


Figure 32A
Borough Gateways - North Broad Street



- Bollards
- Fountains, Clocks & Sculptures

As redevelopment occurs along these arterial roads, it should include street trees, plazas, and signage as appropriate to promote this image. These gateways can be on either public or private lands. On private land, agreements should be developed with land owners to ensure appropriate maintenance.

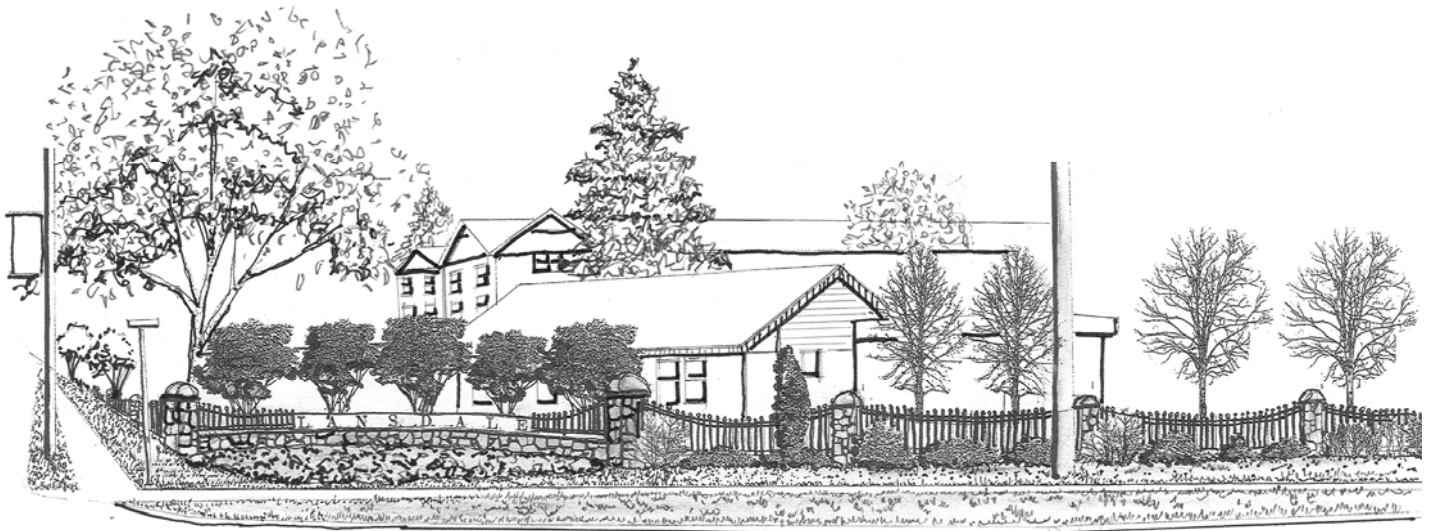
ENHANCE EXISTING PLAZAS

Enhance existing plazas and borough-owned lots to further develop a pedestrian atmosphere.

- **Parking Lots**—The borough owns several lots in and around the central business district that play a significant role in the streetscape. Using the Susquehanna & Main lot as a model, parking lots should be increasingly green with more trees, landscaped traffic islands, and benches. The lots at Richardson & Main and Mitchell & Main are

Figure 32B

Borough Gateways - Main Street at Wissahickon Park



Cannon at Memorial Park

priority sites with high visibility on which greening would have significant effect.

- **Railroad Plaza**—Building on the success of this project from the previous round of county open space funding, an extension of this plaza will build on the connection from the train station to the central business district.

CREATE URBAN PLAZAS

The borough should acquire parcels and create small parks in and around the central business district. These parcels should fit the following criteria:

- Within the central business district with sufficient street frontage
- At least 7,500 sq ft to accommodate a variety of public uses
- Able to accommodate landscaping and street trees
- Promote pedestrian activity

This will increase the usability and attractiveness of the district to commercial tenants, shoppers, commuters, and residents. These should be designed within the context of the immediate surroundings to add continuity to the local streetscape. In the same style that the gateways introduce people to the borough, these plazas continue to build a sense of place for Lansdale. They should include similar amenities of a consistent design.

- **Railroad Station**—As redevelopment occurs near the Main Street station and the borough gains greater opportunity with commercial ventures at this site, it should include installation of plazas and amenities focused on commuter needs to help build on Lansdale’s sense of place.
- **Main Street**—Select a location that extends the walkability of Main Street as it heads west away from Railroad Plaza.
- **Madison Lot**—The borough’s Revitalization Plan has identified this parking lot and several surrounding blocks as a redevelopment area to support Main Street. Currently acting as the primary lot for SEPTA commuters, it should be integrated into the Main Street environment using street trees and urban green spaces with well-placed pedestrian amenities.
- **Susquehanna Walkthrough**—To compliment the Madison lot project, enhance downtown access and add green infrastructure to Main Street, this pedestrian corridor should have enhanced amenities such as landscaping, lighting, and benches.
- **Freight Station**—The borough should encourage public plaza creation through any redevelopment occurring at this site. This would enliven the community atmosphere on South Broad Street near Borough Hall and the library. Using the existing historic freight station facade could help frame this downtown civic space.
- **Redevelopment Sites**—As redevelopment occurs at other sites borough-wide, green spaces and urban plazas should be strategically placed and designed to accommodate

the needs of local neighborhoods, commercial districts, commuters, and employment centers.

PRESERVE HERITAGE RESOURCES

Although not directly related to open space preservation, saving historic and cultural resources is important to defining the borough’s sense of place. Historic resources were listed in Chapter Four. Preservation of these resources can be achieved using a variety of methods. These include designated historic districts, historic review boards, tax incentives for rehabilitation, and historic preservation ordinances.

A façade improvement program can encourage property owners to adopt architectural styles that will become consistent throughout the borough. This will not homogenize architectural styles, rather it will raise the standard for new buildings, additions, and façade upgrades.

OPEN SPACE NETWORK & ACCESSIBILITY

Potential open space linkages are described in Chapter Five and displayed in Figure 33. Linkages create a more useful open space system that provides greater accessibility to, and greater diversity of, open space opportunities. Both within the borough and into surrounding communities, these add to the recreation and transportation opportunities of local and regional residents.

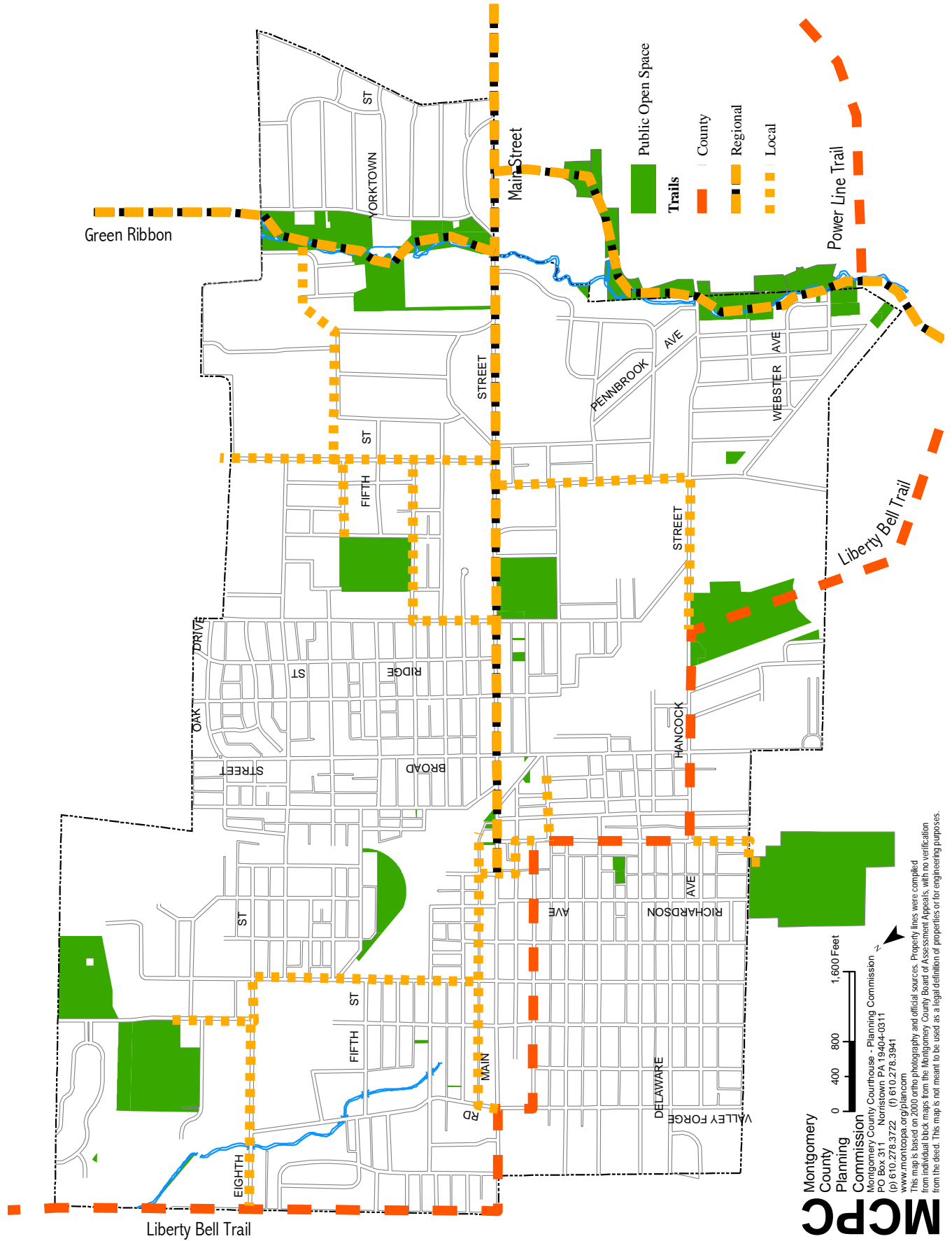
BUILD CONNECTIONS WITH THE NORTH PENN REGION

In the past several years, Southeast Pennsylvania residents have developed a desire for greater variety in an open space network. No longer does a day in the park mean “just a day in the park.” More frequently, a need exists for more opportunities for active or focused recreation including a regional trail system that allows residents to experience a linear park system. Several trails are proposed in the North Penn region, several traveling through the borough itself. Lansdale as a partner in a network of communities will have the opportunity to market itself to its neighbors as a destination while providing increased recreational and transportation opportunities to its residents. The proposed trail network is displayed in Figure 35.



Bridge over Towamencin Creek at Whites Road Park

Figure 33
Proposed Trail Network



MCP
County
Planning
Commission
 Montgomery County Courthouse - Planning Commission
 P.O. Box 311, Norristown PA 19394-0311
 (P) 610.278.3722 (F) 610.278.3941
 www.montcopa.org/planning
 This map is based on 2007 orthophotography and official sources. Property lines were compiled from the maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

- **Green Ribbon Preserve**—This trail is based on arguably the region’s most important natural resource, as it follows the meanders of the Wissahickon Creek. Wissahickon Park already buffers approximately a half mile of the stream as it flows out of adjacent open space in Montgomery Township.

As the stream crosses Main Street, a partnership with Upper Gwynedd could use the sidewalk network and Rexdale Park to connect to Hancock Avenue. From this point, either Lansdale or Upper Gwynedd open space could continue this linkage on to both the Power Line and Liberty Bell Trails. By focusing on this resource and utilizing existing trails, sidewalks, and open space, this preserve will increase the pedestrian mobility of residents of this side of the borough while increasing awareness of the sensitive Wissahickon Creek.

- **Liberty Bell Trail**—Lansdale should continue participating in the planning of this trail and begin work on implementing the design. This trail will tie together several parts of the borough, connecting open space, neighborhoods, and Main Street. At a larger scale, this trail will connect six of the seven North Penn communities.
- **Power Line Trail**—This county trail extending over 15 miles, links Evansburg State Park with Willow Grove and will become the backbone for many local trail networks. The proposed route takes the trail through Upper Gwynedd within five hundred feet of the borough. It intersects the route of the Green Ribbon Preserve. Lansdale should increase its role in the planning process for the Power Line Trail in order to further develop its own linkage network and green town image.
- **Route 202 Trail**—Although this trail does not intercept the borough’s boundary, the potential bicycle traffic created by this project could benefit the borough. Working with Upper Gwynedd and Montgomery, bike lanes along Welsh Road towards the borough accompanied by appropriate signage could continue to strengthen Lansdale’s image as a destination. For borough resident’s strong linkages to this regional trail will be another recreation and transportation option.

STRENGTHEN LANSDALE’S LINKAGE NETWORK

- **Sidewalks**—The principle mode of pedestrian transportation, Lansdale’s network fully covers the borough. However, some portions of the network are in disrepair. A contiguous sidewalk system that provides reliable links between open space, commercial areas, employment centers, and residential neighbor-

hoods is essential. These sidewalks act as the thread that ties the borough together and provides the environment that allows a mixed use environment to occur. A study of this sidewalk linkage network and all its components should be conducted. Priority areas for sidewalk repair should be identified and reconstruction pursued.

- **Gathering Places**—Existing community gathering places lie on Main Street including Railroad Plaza. More of these should be encouraged as redevelopment occurs.
- **Crosswalks**—A critical part of this network are crosswalks. Major intersections where pedestrian safety needs improving include around the Main Street train station, the intersection of Broad & Main Streets, and access to Wissahickon and Stony Creek Parks.
- **Wayfinding Signage**—To further improve the pedestrian circulation system in the borough, for both residents and visitors, place signage at strategic points. This will guide pedestrians between parks, the commercial center, and other borough destinations, adding a sense of continuity to the community.
- **Open Space & Linkage Maps**—In concert with appropriate signage, a detailed map of existing open space, community facilities, and recommended linkages will make the open space network more useful. As Lansdale’s dwelling units increase in density and fewer households have children, a demand for walking, biking, and jogging routes will grow. Marking routes and providing maps will enable the formation of local running and cyclist clubs. The North Penn Health Foundation and the Chamber of Commerce could be partners in this effort.

NATURAL RESOURCE PROTECTION

Significant natural resources exist in the borough often go unnoticed. However, these resources play an important role in local quality of life and public health. By promoting the benefits of natural resources and protecting what exists, Lansdale will become a healthier place.

PROTECT THE WISSAHICKON CREEK

A plan was developed in Summer 2004 describing stormwater control measures, water quality management practices, and an alternative landscaping regime at Wissahickon Park. Part of this plan is displayed in Figure 34. When implemented, this neighborhood park will have various landscape features, include wetlands, step pools, and a

Figure 34
Wissahickon Creek Infiltration Basins & Riparian Corridor
 Wallace, Roberts, & Todd LLC



vegetated riparian buffer. Enhanced walking trails will be created through the plan and the next generation of canopy trees will be allowed to thrive. This plan should be implemented to protect water quality in the Wissahickon Creek and help develop a stronger environmental ethic in surrounding neighborhoods.

Partners on this project may include Knapp Elementary School and the Lion’s Club through their annual stream cleanup.

Further, as the stream flows between Main Street and Hancock Street, there is no permanent protection of this water resource. Efforts should be made to create a permanent forested buffer along this stretch of stream by using a riparian buffer ordinance or through focused outreach and education by a shade tree commission or a conservation group.

NATURALIZE & MAINTAIN NATURAL RESOURCES AT STONY CREEK PARK

This park, purchased with funding from the last county open space program is comprised of wetlands, maturing woodlands, a successional meadow, and a former softball field. A plan exists for this site to further develop the trail and create a naturalized garden, play areas, and a teaching amphitheater. This plan is partially displayed in Figure 35. When implemented, this enhanced

habitat will offer more suitable conditions for migratory songbirds, frogs, and native plants. This plan also allows for greater access to the facilities at the park. Implementation of this design should be performed while considering the ability of this park to provide passive recreation opportunities for local residents.

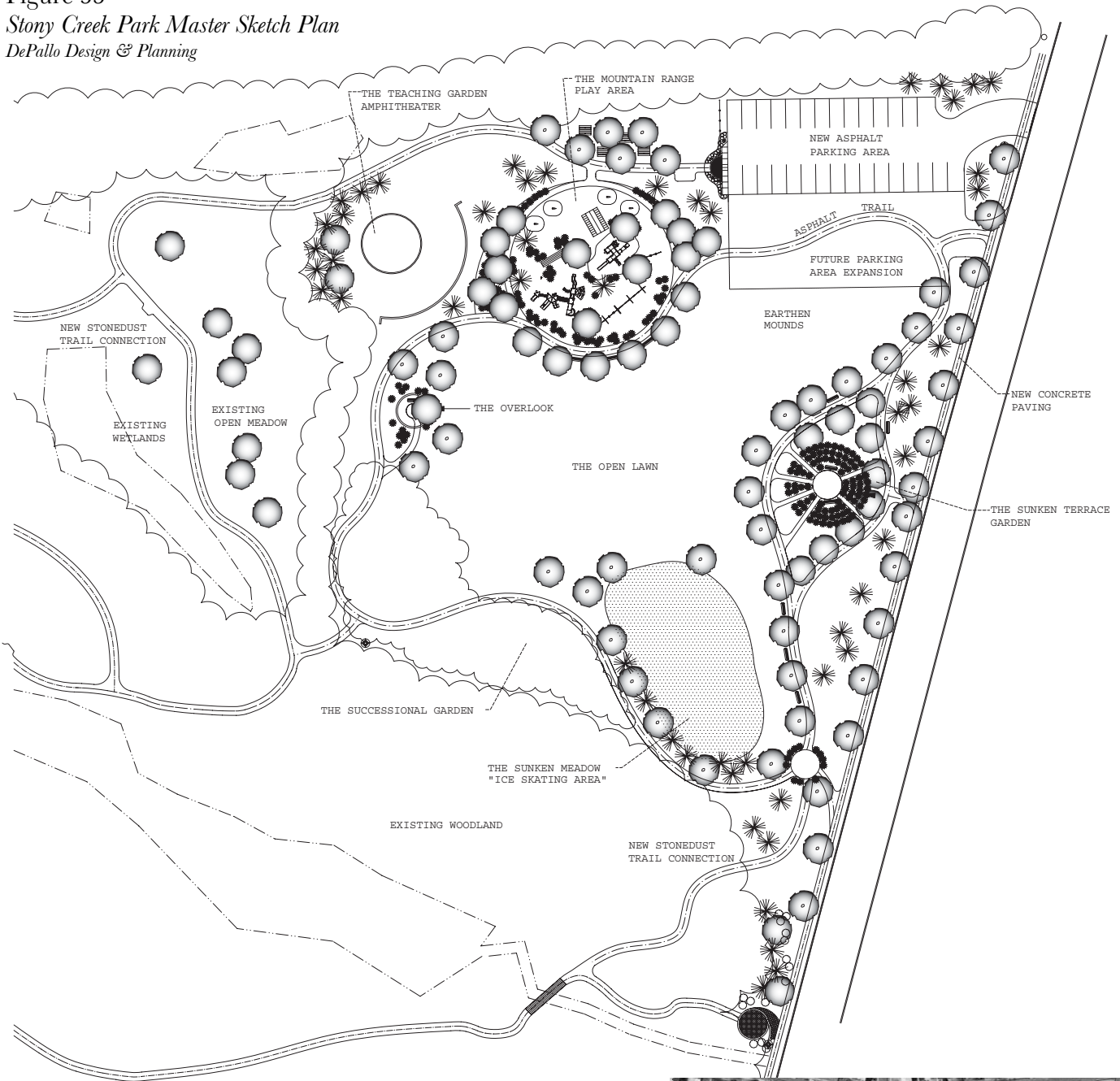
RECREATION OPPORTUNITIES

Through the public input process used for this update and Lansdale’s new Comprehensive Plan, the borough’s wealth of recreational opportunities were praised. Still, the borough is dedicated to continually improving facilities for the needs of the community.

DEVELOP PATHS AT WISSAHICKON PARK

The stormwater management plan created for this park also calls for the expansion and realignment of the path system in this park. Coupled with the development of the Green Ribbon Preserve moving upstream to this park, Wissahickon Park could offer meaningful passive recreation opportunities for residents.

Figure 35
Stony Creek Park Master Sketch Plan
DePallo Design & Planning



Aerial Photograph, 2000

PRESERVE USE OF INSTITUTIONAL RECREATION FACILITIES

Lansdale is home to several large institutions, each of which occupy a large land area and contain recreational fields, equipment, and community facilities. Penndale Middle School, Lansdale Catholic High School, Knapp Elementary, and St. Mary’s Institute are the largest. It may be unlikely that any of these, or the numerous smaller institutions such as York Elementary, Lansdale Mennonite Church, and Grace Mennonite Church, will close or leave the borough in the near future. However, if this were to occur, the borough should now consider the preservation opportunities for open space and civic use.

To ensure that the borough has the opportunity to consider preserving the institutional land, the borough should secure a right of first refusal on these properties. This would allow the borough the opportunity to purchase the property at fair market value. Developing a list of parcels with proper justification in the new comprehensive plan will also allow the borough to preserve these tracts into the future.

Also, as the intensity of active recreation activities increases, more is demanded from existing facilities. This sometimes makes institutions more selec-

tive to reduce the volume of activity they allow on these valuable facilities. The borough should facilitate a forum that brings together those that utilize the facilities with those that manage them to ensure full and sustainable use.

ACQUIRE ACREAGE ADJACENT TO EXISTING PARKS

The borough, including the current level of service provided by institutionally-owned facilities, currently has sufficient acreage to serve its current and future populations. However, to improve the network’s level of service and help build a regional open space network, the borough is aware of two tracts for potential acquisition.

- **Wissahickon Park Expansion**—This park currently serves the communities on the far east side of the borough and will grow in popularity with the proposed improvements. In the 1994 Open Space Plan, a 37,000 square foot parcel with a former veterinarian office on Hillside Drive was proposed for acquisition as a community center. This parcel could add to the usefulness of Wissahickon Park and as a potential site for a borough nursery used to promote neighborhood trees.
- **Whites Road Park**—Upper Gwynedd Township has considered the acquisition of the 21-acre Martin tract that is adjacent to Whites Road Park. This acquisition would create a significant block of contiguous open space. Ideas include building several playing fields, setting aside a natural area, and further developing the existing trail network. This trail network could provide a link from existing Stonegate Townhomes and Brittany Point retirement home through Upper Gwynedd open space and into the borough through White’s Road Park. Any joint acquisition project should be accompanied by agreements between municipalities defining levels of responsibility.

ENHANCE AMENITIES AT EXISTING PARKS

Lansdale has five parks that are developed with recreation equipment, fields, or seating areas. Many of those parks could be enhanced by adding more facilities and expanding the existing ones. Specifically, Lansdale would like to enhance the facilities of its existing parks in the following ways:

- **Whites Road Park**—A band shell is to be constructed by the North Penn Rotary to support



Play Area at York & Susquehanna Park

Figure 36
Open Space & Green Infrastructure Opportunities

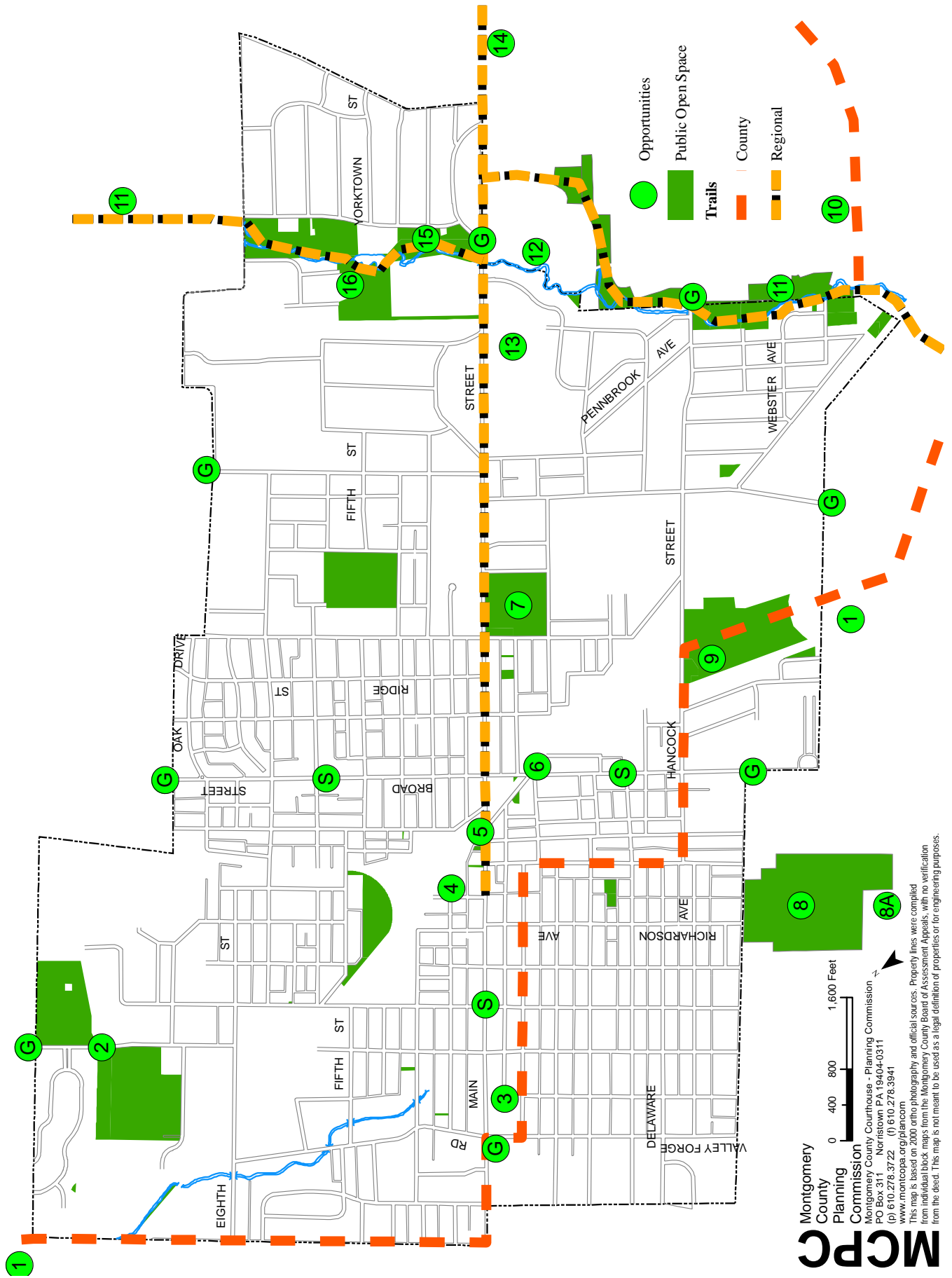


Figure 36A
Open Space & Green Infrastructure Opportunities

Map	Site	Description
G	Gateway	Borough entrance, streetscaping, & decorative landscaping
S	Streetscape	Street trees & pedestrian amenities
1	Liberty Bell Trail	County trail - Norristown to Quakertown
2	Schweiker/Moyers Road Park	Athletic field upgrades
3	Village at Main Street West	Liberty Bell Trail, gateway, & streetscaping
4	Madison Lot/Susquehanna Walkthrough	Pedestrian access & amenities
5	Railroad Plaza & Station	Crosswalks, streetscaping, & plaza enhancement
6	Freight Station	Facade preservation through redevelopment
7	Memorial Park	Grandstand, mural, & tree canopy preservation
8	Whites Road Park	Band shell amenities & Upper Gwynedd partnership
8A	Martin Tract	Coordination with Upper Gwynedd
9	Stony Creek Park	Naturalization & natural resource protection
10	Power Line Trail	County trail - Evansburg State Park to Willow Grove
11	Green Ribbon Trail	Regional trail - Lansdale to Fairmount Park
12	Wissahickon Creek	Stream corridor protection
13	Hillcrest Plaza	Parking lot greening
14	Route 202 Trail	Spur to connect to Doylestown
15	Wissahickon Park	Green Ribbon Trail, gateway, & natural resource protection
16	Hillside Drive	Wissahickon Park expansion

the borough’s popular concert series. The borough’s role will be to support this effort by installing some post construction landscaping.

- **Memorial Park**—The grandstands at this park were constructed in the 1930’s possess great historic value. The murals on their walls display parts of Lansdale’s past. The maintenance of this structure, vital to the use of the park, is a priority of the Parks Department.
- **Moyers Road & Schweiker Park**—The fields here see much use by youth sports leagues that attract players from across the North Penn region. Improved active recreational facilities here will help maintain the regional role of this park.
- **Commercial Ventures**—To support the diverse and heavy use of Lansdale’s parks in the Spring, Summer, and Fall, the borough will encourage commercial ventures within the park network to enhance the open space experience of both visitors and residents.

RECOMMENDED ORDINANCES

As the borough proceeds through the Comprehensive Plan and Zoning Ordinance update process, there are several changes it should

include with regards to open space. The list given below is a list of new ordinances and proposed amendments to include into the borough’s code to enhance open space planning and natural resource protection.

GREEN INFRASTRUCTURE, AMENITIES, & STREETSAPES

- Require minimum open space in new development or Fee in Lieu of as described in Section 503.11 of the Pennsylvania Municipalities Planning Code.
- Trail Network & Design Specifications
- Landscaping Species List Update
- Public Art Requirement
- Historic Preservation Ordinance as Drafted
- Sign Ordinance Update

NATURAL RESOURCE PROTECTION

- Stormwater Management Ordinance
- Tree Replacement / Preservation Ordinance

IMPLEMENTATION

Figures 36 and 36A display those recommendations with specific geographic settings. The following chapter defines the priority level of these recommendations and describes an implementation schedule.

CHAPTER 11

IMPLEMENTATION

Implementation is perhaps the most important part of the open space plan. Having identified and examined the open space issues important to the borough, a list of prioritized actions is established here to guide Lansdale toward achieving its goals. In essence, this chapter is Lansdale's "action plan."

In the near term, implementation principally involves securing funds from Lansdale's allocation under the County Open Space Program for projects of the highest priority. It also means taking other, non-acquisition actions for open space preservation and recreation network planning and development. This will generally occur in the first phase of the Green Fields/Green Towns Program ending in Spring 2008. Long term priorities will build upon these earlier efforts, and will be implemented in the proceeding five to ten years. For each proposed action, primary responsibility is proposed among specific borough groups and consultants.

FUNDING SOURCES

In addition to the funds allocated through the County Open Space Program, Lansdale is eligible for funds from a variety of sources including grants, general revenue funds, bond issues, and donations (of cash, materials, or labor).

Lansdale will pursue other grants available from Montgomery County, The Department of Conservation and Natural Resources (DCNR), and others. These grants can be used in conjunction with the County's Open Space grants

to help defray the cost of the borough's match. A sampling of possible grant sources is described below.

MONTGOMERY COUNTY OPEN SPACE GRANTS (MCOS)

In 2003, a referendum to fund open space and green infrastructure projects was passed in Montgomery County. Known as the Green Fields/Green Towns Program, this funding was allocated to municipalities, private non-profit conservation organizations and the county to preserve more open space and enhance the livability of existing communities throughout the County.

Lansdale is eligible to receive a total of \$1,224,785 for open space acquisition and enhancement. This grant requires matching funds equal to 20% of project costs from the municipality. The County grants come with several conditions. The most important condition is that any land purchased with grant money must be permanently preserved as open space or for active recreation. Another condition is that Lansdale must complete and adopt the Open Space Plan. This plan must be approved by the County's Open Space Board before grant money can be disbursed.

MONTGOMERY COUNTY COMMUNITY REVITALIZATION PROGRAM (MCRP)

Initiated in 2000, this program is intended to create a strategic, economic development program that will strengthen and stabilize the county's older communities for the long term. It helps these communities become more vibrant, livable, and attractive places. Funding from this competitive program is used for projects consistent with the borough's Community Revitalization Plan.

PENNSYLVANIA DEPARTMENT OF CONSERVATION & NATURAL RESOURCES (DCNR)

DCNR manages a variety of grant and technical assistance programs concerned with a variety of issues. DCNR annually awards about \$30 million in planning, acquisition, and development grants for parks, recreation, rivers conservation, trails, greenways, and protection of open space and critical natural areas. Most DCNR grants require a

50/50 match. DCNR also provides pre-application workshops to assist applicants in the preparation of their application forms.

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

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)

The Growing Greener program has funded efforts to clean up Pennsylvania's rivers and streams, reclaimed abandoned mines and toxic waste sites, invested in new alternative energy sources, preserved farmland and open space, and developed watershed restoration programs. Thus far, Growing Greener has generated nearly \$1.50 in matching funds for the environment for every \$1.00 in state money. As the Growing Greener program evolves, it will focus on brownfield redevelopment, farmland and open space preservation, water quality improvements, enhanced state and community parks, and an upgraded fish and wildlife infrastructure. Growing Greener II will accomplish these goals while making critical investments in community revitalization and the promotion of the use of clean energy.

KEYSTONE RECREATION, PARK, & CONSERVATION FUND

The Keystone Recreation, Park and Conservation Fund Act was signed into law in 1993. It directs a portion of the state's Real Estate Transfer Tax to the Keystone Fund, establishing a dedicated and permanent funding source for recreation, parks, conservation, and other programming. Grants from this program require a minimum 50% match

from the recipient municipality or nonprofit organization. As of 2002, \$144 million had been granted to more than 2,100 projects. The demand on the Keystone Fund already outstrips resources by a 4 to 1 margin.

PENNSYLVANIA DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT (DCED)

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

- Community Development Block Grant Program (CDBG) - Provides grant assistance and technical assistance to aid communities in their community and economic development efforts
- Community Revitalization Program (CR) - Provides grant funds to support local initiatives that promote the stability of communities
- Main Street Program - This program provides assistance for revitalization planning and projects.

- Elm Street Program - Grant funds for planning, technical assistance and physical improvements to residential and mixed use areas in proximity to central business districts.
- Industrial Sites Reuse Program - Grant and low-interest loan financing to perform environmental site assessment and remediation work at former industrial sites.

PENNSYLVANIA HISTORICAL & MUSEUM COMMISSION (PHMC)

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

- Certified Local Government Grant Program - Provides funding for cultural resource surveys, national register nominations, technical and planning assistance, educational and interpretive programs, staffing and training, and pooling CLG grants and third party administration
- Keystone Historic Preservation Grant Program - Funding for preservation, restoration, and rehabilitation
- Pennsylvania History and Museum Grant Program - Funding under this program is designated to support a wide variety of museum, history, archives and historic preservation projects, as well as nonprofit organizations and local governments. There are 10 types of grants.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT)

SAFE ROUTES TO SCHOOL

This category includes projects for bicyclists and pedestrians that permit safe passage for children to walk or bike to school. This includes activities that enhance the transportation system through the construction of new facilities or the improvement of existing facilities to make them more usable for pedestrians and bicyclists. Some examples of eligible activities include: sidewalk improvements, pedestrian/bicycle crossing improvements, bike lanes, traffic diversion improvements, off-street bicycle and pedestrian facilities. In addition, this program may fund traffic calming measures to slow the speed of cars such as the following: curb extensions, bulb-outs, traffic circles,



Play Area at Whites Road Park

raised median islands, speed humps, textured or raised crosswalks. Funds cannot be used for bicycle and pedestrian facilities that are solely for recreational use.

HOME TOWN STREETS

This category includes a variety of streetscape improvements that are vital to reestablishing our downtown and commercial centers. These will include activities undertaken within a defined "downtown" area that collectively enhance that environment and promote positive interactions with people in the area. Projects may include sidewalk improvements, planters, benches, street lighting, pedestrian crossings, transit bus shelters, traffic calming, bicycle amenities, kiosks, community "gateway" plantings, signage and other visual elements.

DELAWARE VALLEY REGIONAL PLANNING COMMISSION (DVRPC) TRANSPORTATION AND COMMUNITY DEVELOPMENT INITIATIVE

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;
- Improving the overall character and quality of life within these communities to retain and attract business and residents, which will help to reduce the pressure for further sprawl and expansion into the growing suburbs;
- Enhancing and utilizing the existing transportation infrastructure capacity in these areas to reduce the demands on the region's transportation network; and
- Reducing congestion and improving the transportation system's efficiency.

CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT PROGRAM (CMAQ)

This program seeks transportation-related projects that can help the region reduce emissions from highway sources and meet National Clean Air Act standards. The program covers the DVRPC region of Bucks, Chester, Delaware, Montgomery, and Philadelphia counties in Pennsylvania; and, Burlington, Camden, Gloucester and Mercer counties in New Jersey.

TRANSPORTATION ENHANCEMENT PROGRAM (TE)

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

NATIONAL PARK SERVICE RIVERS, TRAILS, & CONSERVATION ASSISTANCE PROGRAM

The program offers technical assistance only to non-profit organizations, community groups, and local or state government agencies. Rivers and Trails technical staff offers the following types of assistance for recreation and conservation projects:

- Building partnerships to achieve community-set goals
- Assessing resources
- Developing concept plans
- Engaging public participation
- Identifying potential sources of funding
- Creating public outreach
- Organizational development
- Providing conservation and recreation information

PECO ENERGY GREEN REGION OPEN SPACE GRANT PROGRAM

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

GENERAL REVENUE FUNDS AND BOND ISSUE

Lansdale has the option of using general revenue funds for open space and recreation purposes. It also has the option of issuing a bond to pay for the capital costs of parkland acquisition and development. The decision to pursue these options rests with Borough Council after being advised by the administration.

DONATIONS

Lansdale should encourage donations from individuals, businesses, and groups to help pay for parkland acquisition, development, and tree planting. The donations may be cash, materials, or labor. Lansdale could organize special days during which local citizens and groups could gather to participate in implementing open space projects. The bandshell project at Whites Road Park is an example of using donations to further the open space goals of the borough.

IMPLEMENTATION MATRIX

Figure 37 lists each recommendation based on its priority level. This matrix specifies the goal and objective each action targets, the responsible party, and the potential source of funding.



Nature Trail at Stony Creek Park

Figure 37
Implementation Matrix

Highest Priority

	Action	Target Goal (Chapter 2)	Responsible Party	Potential Funding Sources
Develop Gateway Gardens	Village at Main Street West - redevelopment in progress	1A / 1B / 2B	PC	Landowner
	Hancock Street	1B / 2C	PC, Parks	DCNR, MCOS, PECO
	Pavilion at Lansdale - redevelopment in progress	1A / 1B / 2B	PC	Landowner
	Wissahickon Park	1B / 2C / 3B	Parks	Growing Greener, MCOS
	North Broad Street	1A / 1B	PC	MCOS, MCRP, DVRPC
	Station Square - redevelopment in progress	1A / 1B / 2B	PC	Landowner
	Lansdale Catholic	1B / 5B	PC	MCOS, MCRP, DVRPC, PennDOT
	Moyers Road	1B / 2C	Parks	MCOS, DCNR
Protect the Wissahickon Creek	Implement riparian corridor and trail plan	2B / 3A / 3B / 4B	BC	DEP, MCOS, MCRP
Create Urban Plazas	Railroad Station	1A / 2A / 3C / 4C / 4D	PC, BC, LDF	MCRP, MCOS, DCED
	Madison Lot	1A / 1E / 2A / 2B / 4C / 4D	LDF, BC, PC	MCRP, MCOS, Landowner
	Susquehanna Walkthrough	1A / 1E / 4C / 4D	LDF, BC, PC	MCRP, MCOS
	Existing Parking Lot Landscaping with Amenities	1A / 1C / 2A	PC	MCRP, MCOS, Landowner
	West Main Street	1A / 2A	LDF, BC, PC	MCRP, MCOS
	Modify SLDO to require landscaping, plazas and open space	1A / 1C / 1D / 1E / 2B	PC	
Develop an Urban Tree Inventory		1A / 1C / 1D / 2A / 2B	BC	PECO, DCNR, DCED
Upgrade Streetscapes & Maintain Street Trees	Broad Street	1A / 1C / 1E / 4B / 4C / 4D	LDF, BC, PC	MCOS, PECO
	Main Street	1A / 1C / 1E / 4B / 4C / 4D	LDF, BC, PC	MCOS, PECO
	Redevelopment Sites	1A / 1C / 1E / 2B / 3A / 4B / 5B	PC, LDF	Landowner

High Priority

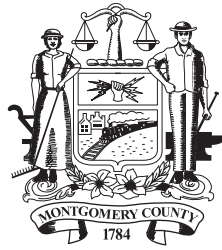
Action		Target Goal	Responsible Party	Potential Funding Sources
Preserve Heritage Resources	Develop façade preservation program	1C / 1E	PC	
Strengthen Lansdale's Linkage Network	Identify and correct problems in sidewalk network near significant districts	3A / 4A / 4B / 4C / 4D	PC	DVRPC, PennDOT, MCRP
Continue the Green Ribbon Preserve	Create connections with Montgomery & Upper Gwynedd and protect the	4A	Parks, MT, UGT	DCNR, MCOS
Develop the Liberty Bell Trail	Create connections with Upper Gwynedd and Hatfield	4A	Parks, PC, HT, UGT	DCNR, MCRP, MCOS
Appoint a Shade Tree Commission		1C / 1D	BC	
Naturalize & Maintain Stony Creek Park	Implement naturalization plan	2C / 3A / 3B / 4B	Parks	MCOS, DCNR
Preserve Use of Institutional Facilities	Secure right of first refusal, continue communication of shared use of facilities	5A / 5B	BC	
Adopt Green Infrastructure, Amenities, & Streetscape Ordinances	Minimum Open Space Requirements or Fee in Lieu of	2A / 2B / 3A	PC	
	Trail Network & Design Specifications	4A / 4B / 4C / 4D	Parks, PC, LDF	
	Landscaping Species List Update	1A / 1C	PC, Parks	
	Public Art Requirement	3C	LDF, PC, Parks	
	Historic Preservation Ordinance	1C / 1E / 5A	PC, LDF	
	Sign Ordinance Update	1C / 1E / 4D	PC, LDF	

Priority

Action		Target Goal	Responsible Party	Potential Funding Sources
Adopt Natural Resource Protection Ordinances	Stormwater Management Tree Replacement / Preservation	1C / 1D / 2B / 3B	PC	
Acquire Acreage Adjacent to Existing Parks	Veterinarian on Hillside Dr, Martin Tract in Upper Gwynedd	3A / 3E	Parks, BC	MCOS
Enhance Amenities at Existing Parks	Bandshell landscaping, grandstands, commercial ventures	2B / 3A / 3C / 3D	Parks, BC	MCOS, MCRP, DCNR
Build Connections with the North Penn Region	PowerLine Trail	4A / 5B	Parks, LDF	MCOS, PECO, MCRP
	Route 202 Trail	4A / 5B	LDF	MCOS, PennDOT, MCRP, DVRPC

Responsible Party Key

BC	Lansdale Borough Council
LDF	Lansdale Development Foundation
Parks	Lansdale Park & Recreation Department
PC	Lansdale Planning Commission
HT	Hatfield Township
MT	Montgomery Township
UGT	Upper Gwynedd Township



MONTGOMERY COUNTY COMMISSIONERS

James R. Matthews, Chairman

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Ruth S. Damsker

