

Franconia Township, Montgomery County



A Comprehensive Open Space, Park & Recreation Plan

May 2018



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Acknowledgements



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Table of Contents

Introduction	5
Purpose of the Open Space Plan.....	5
Purpose of the Parks and Recreation Plan	5
Community Background.....	6
Support for Franconia	13
Goals & Objectives.....	16
Farmland and Open Space	17
Protected Resources	18
Vulnerable Resources	22
Conservation and Preservation.....	25
Park & Recreation Inventory and Assessment	32
Parkland Resources.....	32
Recreation Resources.....	34
Trail Master Plan.....	42
Plan Implementation.....	49
Action Plan	51
Capital Improvement Program.....	52
Appendices	
List of Tables and Figures	
Grant Funding Sources	
Municipal Planning Code Section 503-11	
Franconia Township Ordinance #392	
Checklist for Master Site and Maintenance Plan	
Township Owned Properties	

FRANCONIA TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA



UPPER SALFORD TOWNSHIP

SALFORD TOWNSHIP

WEST ROCKHILL TOWNSHIP

BUCKS COUNTY

HILLTOWN TOWNSHIP

TELFORD BOROUGH

SOUDERTON BOROUGH

HATFIELD TOWNSHIP

Legend

- Waterways
- Interstate
- County Boundary
- Municipal Boundary
- Public Parks & Open Space
- Parcel Line
- Municipal Building



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 65 E. BUTLER AVENUE, NEW BRITAIN, PA. 18901 - (215) 345-4330 - WWW.GILMORE-ASSOC.COM

FRANCONIA TOWNSHIP

FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.: 17-01151

DATE: FEBRUARY, 2018

Introduction

Franconia Township, Montgomery County, is a place of working farms, families and open space. For nearly three centuries, it has maintained a commitment to agriculture as both a business and the most important element of its community character. Today, Franconia is home to nearly 14,000 residents each with access to an expanding school and park system, as well as some of the finest scenic vistas in the entire county. Known as ‘The Garden Spot of Montgomery County,’ Franconia is routinely given top priority for farmland preservation funding by the County and cited as an important community in which to preserve open space. In 2017, the Township set about revisiting its farmland, open space and park and recreation goals, with a hope of continuing their preservation success and of establishing dedicated funding for their existing and expanding parks and trails.

Purpose of the Open Space Plan

In 2005, Franconia Township completed a thorough update to its 1995 open space plan. In both plans, Franconia’s top goals were to ‘Make Farmland Preservation a High Priority’ and to ‘Maintain the Rural and Agricultural Character of Much of the Township.’ This open space plan seeks to reaffirm the township’s farmland and open space preservation goals and to establish an action plan for achieving local, county and state funding to support these goals.

Purpose of the Parks and Recreation Plan

Franconia Township is eager to establish a dedicated funding source for maintaining and improving their existing parks and for implementing a system of recreation trails throughout the township. This plan will identify the elements required to support a fees-in-lieu-of ordinance as well as identify the current grant funding agencies promoting extra-ordinary park, recreation and trail projects.



Community Background

The history of Franconia Township begins with the native peoples of pre-Colonial America and their relationships with mostly German settlers. As the population of colonists grew, the area's municipalities took shape. Franconia was borne of its neighbor Salford Township and in time the boroughs of Telford and Souderton were borne of Franconia. Today, these municipalities, along with Lower and Upper Salford townships, are included the area of the county known as Indian Valley. The most recent 2010 U.S. Census recorded 45,316 persons living in the Valley.

Population

Franconia Township remains a community of beautiful farms and stream valleys. However, changes to its demographics can have important impacts on the township's ability to preserve open space and provide for high quality parks. In 2016, the Delaware Valley Regional Planning Commission estimated Franconia's population was 13,263 persons. The most dramatic population change occurred between census years 1990 and 2010 with an increase of 5,840 persons, nearly the same growth from the previous sixty years. And, the township is projected to continue to grow. Overall, Franconia's population reflects larger percentages of wage earning persons, by age, than those in retirement or primary school.

Population by Year

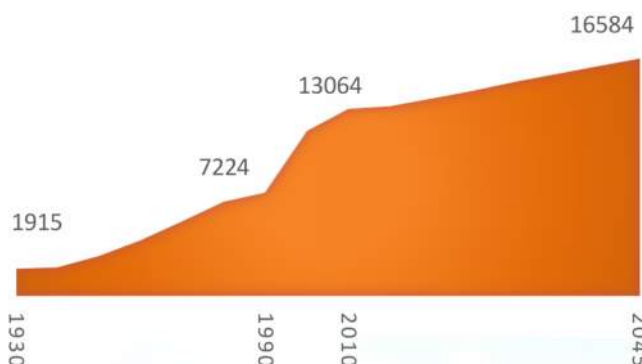


Figure 1

Population by Age

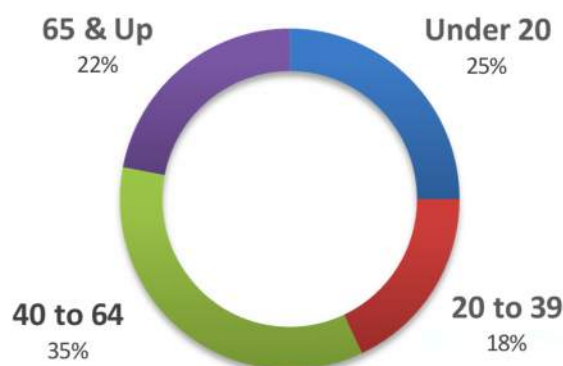


Figure 2

Sources: U.S. Census and Delaware Valley Regional Planning Commission

Education

Franconia's education attainment levels have continued to increase over the years with a higher percentage of the population continuing their education after graduating High School. From 2012 to 2016, almost 93% of the population over the age of 25 years reported a High School degree or higher, nearly a 10% increase from the year 2000.

Educational Attainment

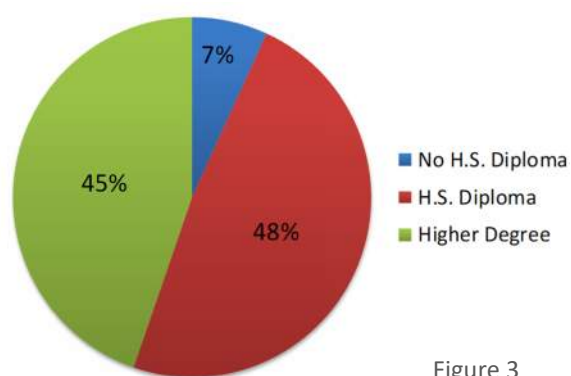


Figure 3

Table 1. Higher Degrees of Persons 25 yrs and Up

Associates & Starters	2164
Bachelor's	2182
Master's	958
Professional & Doctorate	245

Income & Employment

Annual Earnings per Households

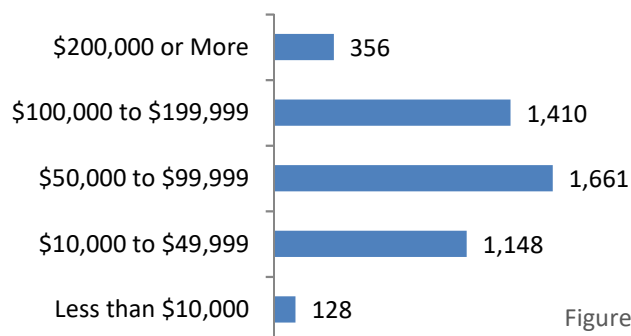


Figure 4

Table 2. Occupations of Employed Persons 16 yrs and Up

Management, Business, Science & Arts	2775
Service	920
Sales & Office	1368
Natural Resources, Construction & Maintenance	663
Production, Transportation & Material Moving	801

Sources: U.S. Census and Delaware Valley Regional Planning Commission

Income & Employment

The employment and household income statistics of Franconia Township are very positive. The most recent U.S. Census reports 3,071 households earn between \$50,000 and \$100,000 annually. And, of the total population of employed persons over the age of 16 years, nearly 5,000 persons work in management, service and sales positions requiring substantial skill and education.

Housing

The housing in Franconia Township consists mostly of single family dwellings occupied by family households. A family household is defined, by the U.S. Census, as a dwelling unit occupied by individuals who live together and are also related. In 2010, Franconia reported 4,816 Total Housing Units and a total of 3,258 married couple households. Of the units reported, 78% were owner-occupied units.

Housing Units

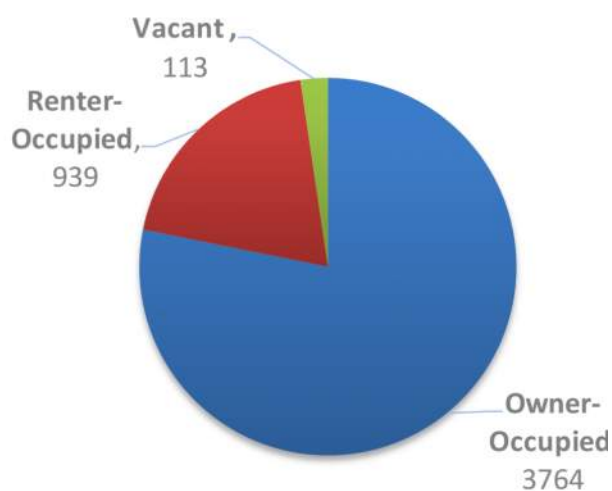


Figure 5

Home Values

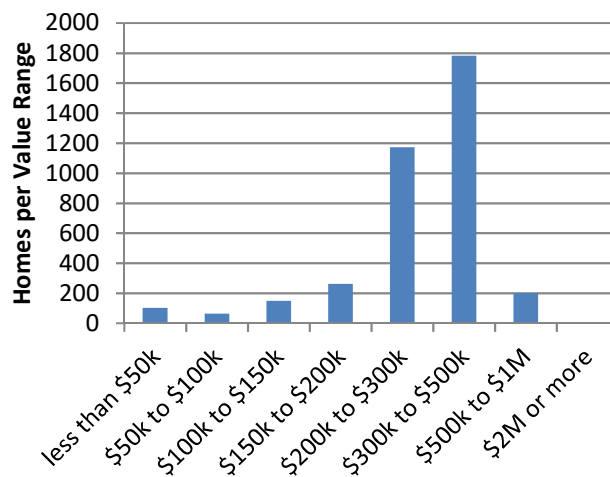


Figure 6

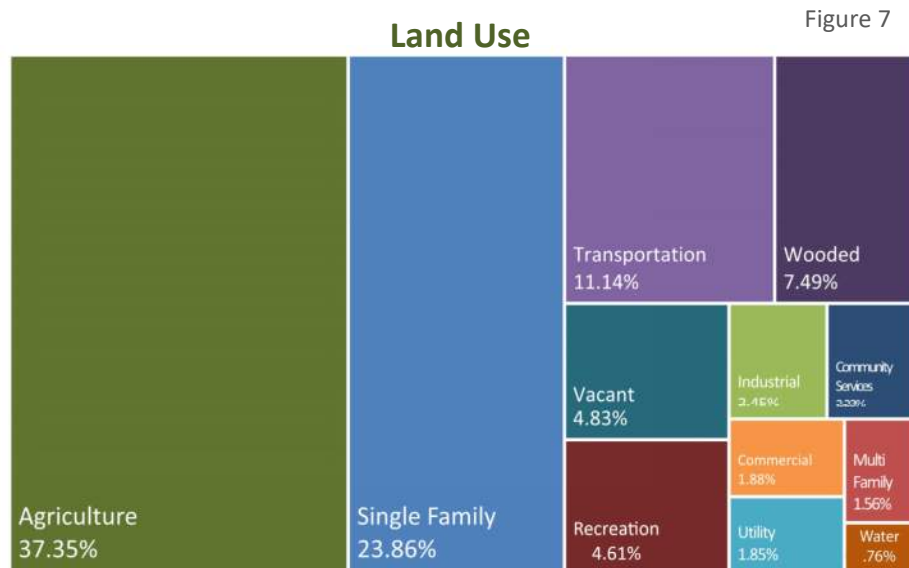
Sources: U.S. Census and Delaware Valley Regional Planning Commission

Median Home Value

In 2010, the U.S. Census reported Franconia Township's median home value, of all owner-occupied units, was \$311,400. More important, for the sake of predicting the real estate tax support of municipal land preservation efforts is the number of homes which fit a range of values nearest the median value. In Franconia, there are nearly 2,954 homes within a value range of \$200,000 to \$500,000.

Land Use and Zoning

Franconia Township's predominant land use is agriculture, followed by single family residential housing and development. Despite the township's large zoning districts dedicated to regulating industrial and commercial land uses, the acreage tallied for these categories is still relatively small compared even to such land uses as 'transportation.'



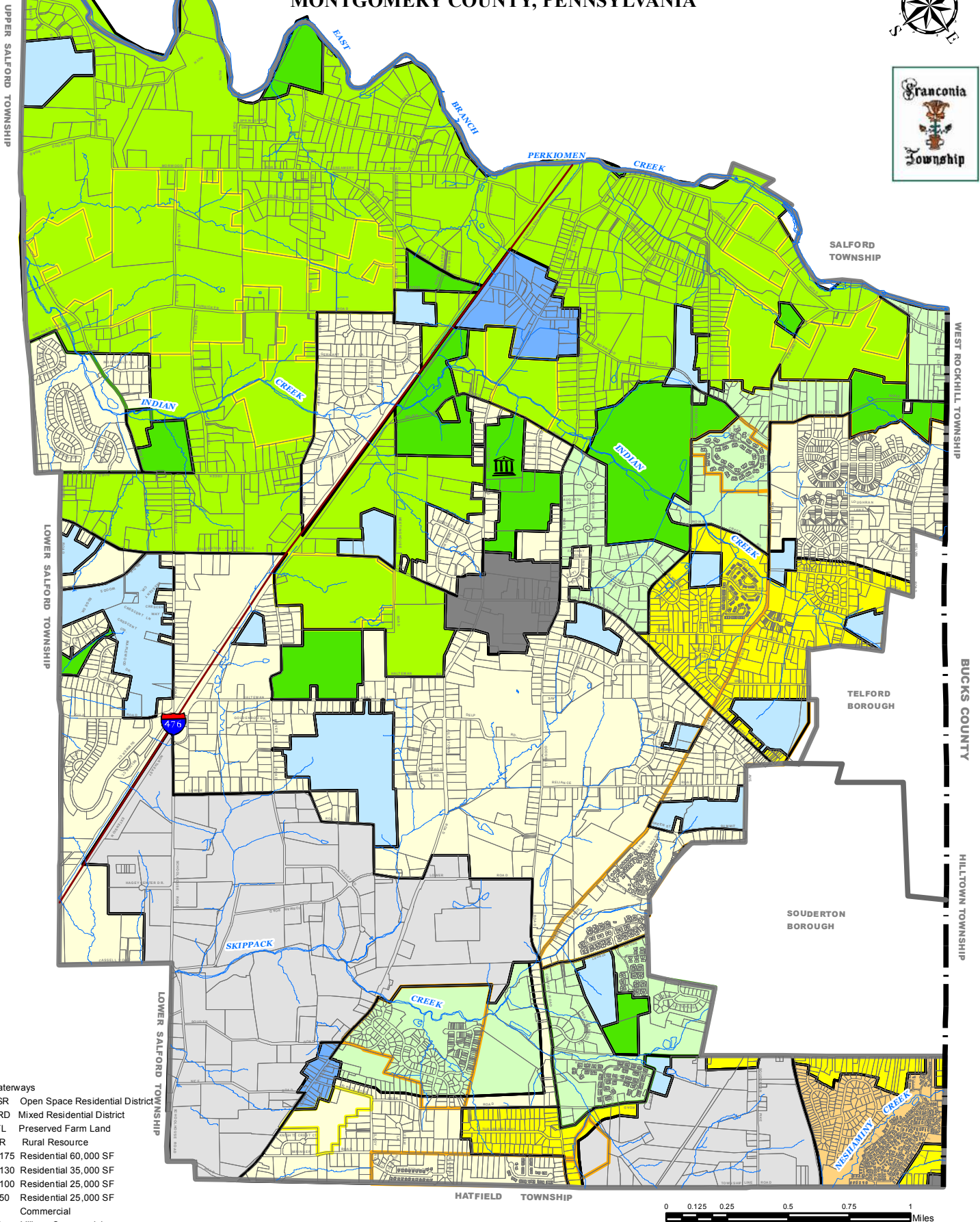
Franconia adopted ten (10) primary zoning districts as well as overlay districts to guide the use of land in the township. Largest of the districts are the Rural Resource, R-130 Residential, and LI Limited Industrial. The majority of the township zoning ordinance promotes the preservation of "open land, rural character, natural resources and productive agricultural soils."

Table 3. Zoning Districts

Zoning Districts		Minimum Calculations				Other Options
		Tract	Lot Area	Lot Width	Open Space	
OSR	Open Space Residential (Overlay)	15 acres	12,000 sf	75 ft	1,000 sf/lot	
MRD	Mixed Residential (Overlay)	20 acres	2,600 sf	20 ft	30% tract	
R-R	Rural Resource	-	4 acres	200 ft		
R-175	Residential 60,000 SF	60,000 sf	60,000 sf	175 ft		
R-130	Residential 35,000 SF	35,000 sf	35,000 sf	130 ft		Cluster
R-100	Residential 25,000 SF	25,000 sf	25,000 sf	100 ft		
C	Commercial	-	30,000 sf	125 ft		
VC	Village Commercial	-	17,750 sf	75 ft		
LI	Limited Industrial	-	3 acres	200 ft		
INST	Institutional	-	5 acres	200 ft		
REC	Recreational	-	5 acres	200 ft		

FRANCONIA TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA



- Legend**
- Waterways
 - OSR Open Space Residential District
 - MRD Mixed Residential District
 - PFL Preserved Farm Land
 - R-R Rural Resource
 - R-175 Residential 60,000 SF
 - R-130 Residential 35,000 SF
 - R-100 Residential 25,000 SF
 - R-50 Residential 25,000 SF
 - C Commercial
 - VC Village Commercial
 - LI Limited Industrial
 - INST Institutional
 - REC Recreational



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ZONING DISTRICTS

FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.: 17-01151

DATE: DECEMBER, 2017

0 0.125 0.25 0.5 0.75 1 Miles

Geology, Topography, and Soils

Montgomery County is located within the Triassic Lowland and Piedmont Upland sections of the Piedmont Province with sedimentary, igneous, and metamorphic bedrocks beneath its soil surface. Beneath a majority of Franconia, and the Indian Valley, lies the youngest of the sedimentary bedrocks in the area, a reddish brown shale, mudstone, and siltstone called the Brunswick Formation, which helps form rolling topography and broad, shallow valleys. Under the northwestern corner of Franconia, along the East Branch Perkiomen Creek, is a thick-bedded and darkly colored argillite, called the Lockatong Formation. The argillite, or hard clay stone or siltstone, occasionally contains interlaid shale, limestone, and limy argillites, and is less susceptible to weathering than the Brunswick shales and can form prominent ridges.

A majority of Franconia is 0-8% graded slopes followed by steep slopes of 8-15% grade. These steep slopes are mainly located along the Skippack, Indian Creek and East Branch stream valleys. Slopes can increase rates of erosion and when disturbed can damage unique habitats and contribute to flood destruction. Slopes in Franconia that consist of shale bedrock have instability when weathered shales lead to clay rich soils associated with landslides and, when overloaded shales, caused by development or excavation, result in slope failure.

Through the interactions of geology, weather patterns, and organisms, soils are formed, and alter through time due to natural processes and land uses. Their composition and structure determines the resilience, use and productivity of the land, and they help determine topography, habitat, hydrology, and rate of groundwater recharge. In Franconia a majority of the soils are Prime Agricultural Soils, which are moderately sloped soils, deep and well drained, and support high crop yields with less management. A smaller portion of Franconia's soils are known as soils of Statewide Importance, which require more diligent crop management.

Within Franconia there are alluvial and hydric soils, which can indicate repeated flooding and potential wetlands. These soils are considered sensitive soils. Development in these areas should be avoided. Alluvial soils are deposited by water and frequently lie on a floodplain. Their composition and textures lack stability. Hydric soils are formed under periodically wet conditions and can support wetland vegetation.

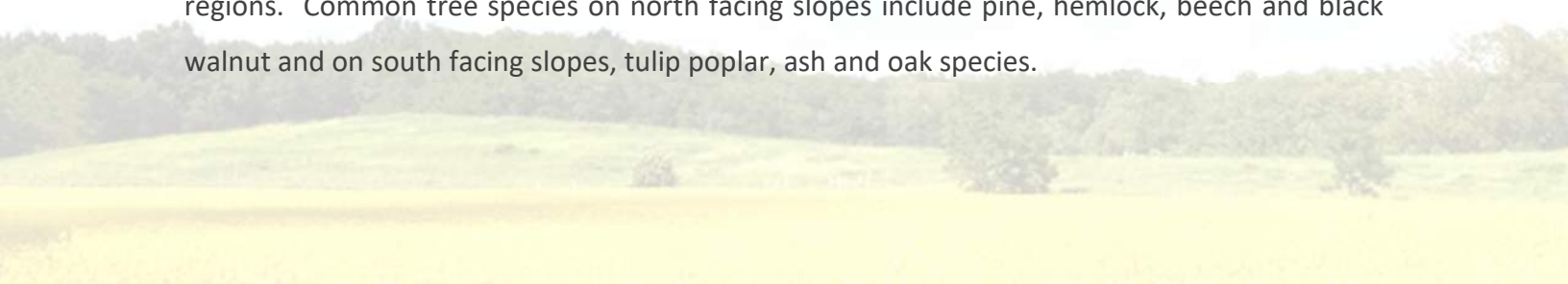
Hydrology

Water is Earth's most forceful weathering agent and erosional force. It can transport, sustain and shape landscapes, as well as have highly destructive qualities when interfered with. Hydrology is therefore a critical subject when considering changing land uses and maintaining open space. The majority of Franconia is identified in the Perkiomen Creek Watershed, which regionally covers 362 square miles, over 4 counties, and spans nearly half of Montgomery County. A small portion of Franconia in the eastern corner and edge drains into the Neshaminy Creek Watershed. The principal streams of Franconia consist of the East Branch of the Perkiomen Creek, the Indian Creek, and the Skippack Creek, which support trout stocking, and the Neshaminy Creek, which supports warm water fish species. Floodplain areas and floodplain buffer habitat exists primarily along these streams.

Groundwater is an important water source for people, industries and natural systems; however the replenishment process is very slow. Open space and undisturbed/ undeveloped land is essential for providing areas to recharge groundwater sources. Vegetation helps to slow surface water flows and allowing infiltration to groundwater aquifers, while developed and impervious surfaces prevent such infiltration and increase runoff and flooding hazards. Within Franconia the Brunswick shale's are more porous and provide modest yields of groundwater, especially where there are joints and fractures which increase the groundwater flow. On the other hand, the Lockatong formation is a relatively poor aquifer due to low porosity and permeability and produces highly mineralized water.

Woodlands

Woodlands provide many benefits for an ecosystem. They prevent the erosion of soils and as a result non-point sources of pollution, and provide an area for water to infiltrate into the groundwater system. They also provide waterway buffers and habitat, recreational and educational opportunities, and scenic views. Woodlands in Franconia cluster around the headwaters of Skippack Creek or East Branch of the Perkiomen Creek and slopes or rocky regions. Common tree species on north facing slopes include pine, hemlock, beech and black walnut and on south facing slopes, tulip poplar, ash and oak species.



Support for Franconia

Franconia Township is nearly always described as a farming community. Locally and regionally the story is the same: Franconia has great soils, family farms and a history of community support for agriculture.

The following documents were reviewed for the support of open space and farmland preservation in Franconia:

Local Planning

1. Franconia Open Space Plan 2005
2. Franconia Township Comprehensive Plan
3. Franconia Township Zoning and Subdivision & Land Development

County & Regional Planning

1. MontCo 2040: A Shared Vision
2. Montgomery County Open Space Plan 2005
3. Farmland Preservation Summary 2016
4. Trails, Parkland and People 2015
5. Liberty Bell Trail Feasibility Study
6. Hatfield Greenway and Trails Network Master Plan (2009)
7. Souderton Borough Open Space Plan 2006
8. Telford Borough Open Space Plan 2006
9. Lower Salford Township Open Space Plan 2006
10. Indian Valley Regional Comprehensive Plan 2005
11. Pennsylvania Greenways: An Action Plan for Creating Connections (2001)

In recent years, an important chapter regarding trails was added to the Franconia story and from here forward the township is considered a link to regional, county and local recreation trails.



1941-45 aerial of Natali Brothers Farm



Historic Little Zion Lutheran Church

MontCo 2040: A Shared Vision—Montgomery County’s Comprehensive Plan from 2015 guides the County’s progression and expansion until 2040. Preserving open space and implementing trails throughout the county and at the municipal level are primary goals of the plan:

- Highlights the preserved farmland and conservation opportunities in Franconia,
- Highlights greenways, such as Skippack, Neshaminy and East Branch Perkiomen,
- Promotes connections to main street areas such as Telford and Souderton,
- Promotes a transportation vision with interconnected regional, county and local trails,
- Promotes the completion of the regional Liberty Bell Trail through Franconia.

Montgomery County Open Space Plan 2005—offers guidance to the county’s land preservation efforts until 2025:

- Supports the creation of the Indian Creek and East Branch greenways in Franconia,
- Promotes the implementation of the Liberty Bell Trail in Franconia,
- Celebrates the land preservation in Franconia and the dedicated tax to preserve more,
- Identified Montgomery County Open Space Program funds granted to Franconia.

Hatfield Township/Hatfield Borough Open Space (2006) and Greenway and Trails Network Master plans (2009)—these plans work in tandem to promote the continued preservation and acquisition of open space land and historic areas and joint multi-municipal trail systems with neighbors like Franconia. Together Franconia is repeatedly identified and each:

- Recognizes Franconia as a critical Regional Connection to the Liberty Bell Trail (Chapt. 2),
- Cites the 2005 Liberty Bell Trail Study goal of maintaining a historic trail to Franconia,
- Supports Franconia implementing a short term alignment to accommodate land owners.

Trails, Parkland, and People 2015—a collaboration report of the County Open Space Program and its Parks, Trails, and Historic Sites Advisory Board, to recognize assets for expansion, enhancement and protection and provide recommendations supportive Montco 2040 plan:

- Determines the County’s open space budget needs more focus on, “implementing county connectors” like trails, and encouraging a range of visitors,
- Recommends prioritizing trails that expand the county’s parks, historic sites, and natural areas/open space & greenways through Get Out and Go Montco,
- Franconia is an important connector for a Montco 2040 Future Trail Network.

Liberty Bell Trial Feasibility Study (2005)—examines 25 miles of trail alignment within 17 municipalities along the historic Liberty Bell trolley route, including segments in Bucks County:

- Franconia Township is identified as Segment 6 of the 12 trail segments in the study,
- Primary trails: Historic Liberty Bell Trail Route and Proposed Trail Alignment alternative



Souderton Borough Open Space Plan 2006—summarizes the area demographics, economic and environmental resources and includes updated goals, objectives and recommendations from their 1995 plan. Additionally:

- Franconia is recognized as co-sponsor of the Indian Valley Regional Comprehensive Plan with shared goals for open space and trails beneficial to the Borough and Township.

Telford Borough Open Space Plan 2006—provides guidance and recommendations for developing and preserving open space in the dual-county borough (Bucks and Montgomery). Franconia is a major focus of the plan:

- Franconia is the focus of trail network connections and shared open space goals,
- Telford purchased Centennial Park from Franconia.

Lower Salford Township Open Space Plan 2006—serves as a guide for the formation of future open spaces, connections, trail networks and programs and policies regarding open space. Franconia is considered an important trail and natural areas protection partner:

- Franconia is recognized as a trail gap of the Indian Creek and East Branch greenways,
- Lower Salford includes Franconia in their ‘Protect Sensitive Natural Features’ objective,
- Franconia is shown as a designated growth area,
- Franconia is the subject of three (3) proposed trails to connect to Lower Salford.

Indian Valley Regional Comprehensive Plan 2005—a cohesive plan for Franconia, Lower Salford, Salford and Upper Salford townships and Souderton and Telford boroughs:

- Franconia is identified for its agricultural, open space and natural areas,
- Recommendations are made for all six (6) municipalities to preserve more land.

Pennsylvania Greenways: An Action Plan for Creating Connections (2001)—provides guidelines to form greenway connections throughout Pennsylvania and create a statewide trail network.

- The greenways and trails planned in Franconia serve as local and regional connectors,
- The state urged counties to adopt Greenway Plans and to create local connections.

Montgomery County Agricultural Land Preservation Program—the county farmland preservation program has contributed over \$100 million to county farms and continues to promote and support the preservation of farming in Franconia Township:

- Montgomery helped preserve eleven (11) farms in Franconia between 2005 and 2014.



Goals & Objectives

Franconia Township seeks to establish continued support for the preservation of farmland and open space and to establish a dedicated funding source for maintaining and improving their existing parks and recreation trails throughout the township. In the past, residents supported local, regional and county tax and bond borrowing initiatives to raise funds to acquire land and conservation easements for land preservation. They would like to reaffirm that support and additionally promote the fees-in-lieu-of ordinance to direct funds toward parks and trails.

1995 Open Space Plan Goals:

- Maintain the rural and agricultural character of much of the township;
- Concentrate new development primarily near the boroughs of Souderton and Telford and, to a lesser degree, in and around existing villages of Elroy, Earlington, and Morwood;
- Increase the amount of land in public parks and public or private open space to serve future populations;
- Make public parks and open spaces more accessible to existing and future residential areas;
- Preserve historical sites and landscapes;
- Preserve scenic views;
- Protect the townships sensitive environmental areas: steep slopes, stream corridors, floodplains, wetlands, woodlands, and unique plant and animal habitats.

2005 Open Space Plan Goals

- Make farmland preservation a high priority;
- Maintain rural character of the Indian and Perkiomen Creek Stream valleys;
- Create a greenbelt around primary growth areas of the township;
- Save more open space for recreation.

2017 Goals & Objectives

- Pursue the goals of the 1995 and 2005 Open Space Plans with landowner support;
- Maintain farmland preservation as the top open space priority using County programs;
- Preserve additional open space with the help of grants and other dedicated funding;
- Support fees-in-lieu of ordinance to support the funding of parks, recreation, and trails.



Farmland and Open Space

Making the case for protecting farmland and open space is no longer as challenging as it once was. Thanks to nation-wide analysis and reporting by members of the American Farmland Trust and American Planning Association, the benefits of protecting open space are well documented. The unanimous conclusion is that the protection of open space improves the economic value of a community's land, water, business and social assets. And simultaneously, the unmitigated loss of open space and working farms is known to have a diminishing effect on the value of all community assets. Statistics vary from state to state but generally there are three categories of benefit open space preservation is known to have:

Environmental Benefits

1. Preserves animal and plant habitat and biodiversity;
2. Contributes to improved water quality by capturing and filtering storm water;
3. Improves air quality by capturing and sequestering pollutants and carbon dioxide.

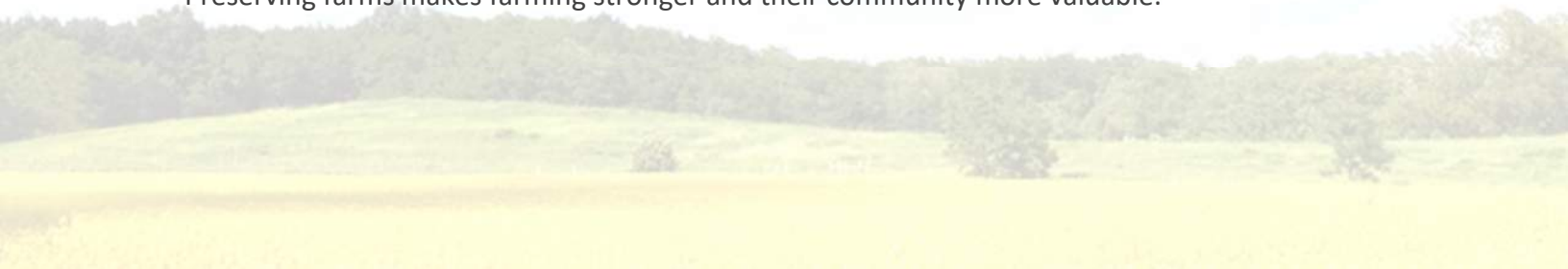
Social Benefits

1. Preserves areas of natural beauty and interest for future generations;
2. Offers opportunities for outdoor learning, fitness and pedestrian transportation;
3. Contributes to a "sense of place" within a community.

Economic Benefits

1. Improves local property values;
2. Offers opportunities for scenic and eco-focused tourism;
3. Redirects land development to areas with existing infrastructure;
4. Sustains working farms.

Most importantly, the above benefits do not promote an opposition to development. And, despite the fact the costs of services provided to new housing developments outweigh their tax revenues, The American Farmland Trust determined the loss of farmland to housing is the result not of population boom, but of economic prosperity compared to a weak farm economy. Preserving farms makes farming stronger and their community more valuable.



Protected Resources

Franconia Township seeks to permanently preserve a great deal of its remaining farmland and open space. To identify the resources in need of preservation, the township reviewed all parcels of undeveloped land and identified those resources in a 'Protected' or 'Vulnerable' status.

Nearly ¾ of Franconia Township can be seen in a farm or agricultural condition. The predominance of soils considered prime or of statewide significance allowed Franconia's farmers to sustain farming as an industry and a way of life. And, with help from the County farmland preservation program and township open space preservation efforts, nearly 2,000 acres of that farmland is permanently preserved.

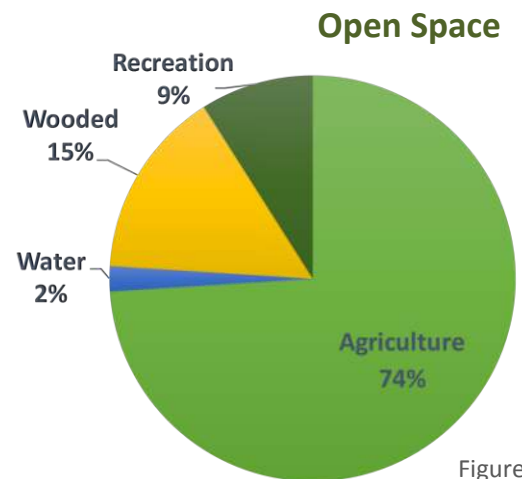


Figure 8

Generally speaking though, farmland and open space resources are only considered protected by a municipality, or non-profit land trust, when the development rights of those resources have been retired. Other forms of protection are considered temporary in nature.

Temporarily Protected Open Space

Nearly 3,000 acres are temporarily protected as open space within Franconia. Despite the temporary protection, this open space is still vitally important for the township because of the recreational, natural and scenic resources they provide for residents.

Preferential Tax Assessment

A large portion of Franconia's temporarily protected open space consists of properties enrolled in state and county preferential real estate /property tax assessment programs. Most used is the Act 319 program, which offers a reduced property tax to landowners who choose not to subdivide their land; over 100 parcels of land, with 2,866.4 acres, are enrolled in Act 319 (nearly 1,000 acres since 2005). Similarly, the Act 515 program has kept the 149.18 acres of the Indian Valley Country Club in open space condition. Enrollment in both programs can be dissolved.

Private Recreation and Open Space

Private recreation and open space is considered temporarily protected because the development rights have not been retired or because it is controlled by private ownership. The Indian Valley Country Club golf course is considered private recreation. Additionally, 211.5 acres of open space exists in eleven (11) private communities: Kingscoate, Banbury, Lions Gate, Lederach Station, Harrington Village, Westport Farm, Hunters Greene, Pear Tree Village, Strawberry Fields, Victorian Associates, and Indian Valley.

Schools and cemeteries are considered temporarily protected, despite their community use or being considered sacred by many. Franconia has five (5) public schools, including: West Broad Street, Franconia, and Vernfield elementary schools; Indian Crest Junior High School, and Souderton Area High School. There are three (3) private schools: Indian Creek Mennonite School, Grace Christian Elementary School, and Dock Mennonite Academy EC-8 Campus (formerly Penn View Christian School). Each school provides a range of recreational facilities but as with any school they are dependent upon the surrounding, ever-changing demographics, populations, and as a result may be moved or closed. There are seven (7) cemeteries in Franconia: Franconia Mennonite, Delps, Harley, Immanuel Leidy's Church of Christ, Indian Creek Mennonite, Christ Reformed Church at Indian Creek, Little Zion Lutheran Church.

Table 4. Temporary Open Space

Open Space	Name	Acreage	Recreation
Public Schools	West Broad Street Elementary	23.05	Active
	Franconia Elementary School	17.6	Active
	Indian Crest Junior High School	38.16	Active
	Souderton Area High School	104.29	Active
	Vernfield Elementary School	38.07	Active
Private Schools	Indian Creek Mennonite School	1.694	Active
	Grace Christian Elementary School	11.52	Active
	Dock Mennonite Academy EC-8 Campus	46.65	Active
Preferential Assessment	Act 319	1851.87	None
	Act 515	149.18	None
Private Open Space	Residential common areas/ open space	211.45	Varying passive and active
	Vacant	N/A	None
	Farmland	228.76	None
Total Temporary Open Space		2722.29	

Permanently Protected Open Space

Public Parks and Open Space

Publicly owned parks and recreation facilities can be an important form of interactive open space. They can offer areas for active recreation such as ball fields and passive recreation such as nature viewing. Their level of open space protection depends on self-imposed restrictions to prevent development of municipal buildings and sometimes upon agency-imposed restrictions from awarded grants. Franconia owns seven (7) municipal parks, with a variety of open space resources, as well as one natural area parcel, known as School House Park (see below & Appendices). Additionally, Telford Borough owns and maintains one park in Franconia, named Centennial Park.

Permanently Preserved Farmland

The farmers of Franconia Township, with help from the township and the Montgomery County Agricultural Land Preservation Program, have permanently preserved over 1,000 acres of farmland (nearly 300 acres since 2005). Each farm has been permanently protected because the right to develop the land has been retired. That action is memorialized in a document known as a farmland, or conservation, easement; an agreement between landowners and the state, county, township or land trust, to permanently restrict the condition of the land to open space.

Table 5. Permanent Open Space

Open Space	Name	Acreage	Recreation
Public Open Space	Branchwood Park	25	Active
	Banbury/MOPAC	29.85	Passive
	Chestnut Grove Park	9.35	Passive
	Enos. B. Godshall Park	11.24	Passive
	Forrest Meadow Park	26.6	Active
	Franconia Community Park	54	Active
	Laurel Lane Park	7.6	Passive
	Centennial Park (owned by Telford)	7.37	Active
Private Open Space	Preserved Farmland	1018.24	None
Total Permanently Preserved Open Space		1189.248	

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MONTGOMERY COUNTY, PENNSYLVANIA



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 - Permanent
 - Temporary
 - Parcel Line
 - Municipal Building

0 0.1 0.2 0.4 0.6 0.8 Miles



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Protected Land

FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.: 17-01151

DATE: APRIL, 2018

Vulnerable Resources

To permanently protect farmland and open space resources, whether a working farm, an existing habitat, or park and recreation area, a municipality or qualified non-profit land trust, must retire the development rights of those resources. This is accomplished through various conservation, preservation and land development techniques applied voluntarily or through direct negotiations with the owners of those resources. Other forms of protection are considered temporary in nature.

Farmland, park, open space and natural areas considered in the category of 'Vulnerable' are given that distinction for the following reasons:

1. Land Use Zoning is a temporary means of protecting these resources;
2. Special/Preferential Tax Assessments to help maintain the condition of these resources are temporary—determined by acts of legislation and the land use decisions of owners;
3. Without the strength of permanent conservation or farmland agreements, even property deed restrictions cannot protect these resources long term;
4. Land development pressure and/or the adjacency of approved and proposed land development projects can impact unprotected resources by increasing their value to developers, by diminishing the resource viability, and by fragmenting habitat.

The majority of the resources in Franconia Township that fit the category of 'Vulnerable' can be seen in farmland and open space conditions. The following determining factors were used for the creation of a list of properties in Franconia considered to have Vulnerable Resources:

1. Natural Resource Conditions—is the property considered important to preserve for reasons related to an existing farm or natural resources status;
2. Approved and Proposed Development—is the property at risk because of adjacent approved or proposed land development, or by virtue of its own development potential.



List of Properties Considered to have Vulnerable Open Space Resources

Table 6. Vulnerable Properties

Location	Parcel ID	Acreage
886 MORWOOD RD	340003967004	20.4
887 MILL RD	340003412001	63.32
779 RUTH RD	340004438001	53.12
738 RIDGE VIEW DR	340004221452	9.64
858 KELLER CREAMERY RD	340003031004	12.83
KELLER RD	340002989001	14.46
798 HUNSICKER RD	340002707004	19.6
736 CLEMENS RD	340000850007	29.33
730 HUNSICKER RD	340002710001	18.21
INDIAN CREEK RD	340002896004	10.02
843 HARLEYSVILLE PIKE	340002323001	19.71
HARLEYSVILLE PIKE	340002317007	5.446
INDIAN CREEK RD	340002891009	3.04
783 HARLEYSVILLE PIKE	340002311004	19.01
INDIAN CREEK RD	340002887004	90.25
724 HARLEYSVILLE PIKE	340002515007	35.95
624 MEETINGHOUSE RD	340003334007	34.2
575 MEETINGHOUSE RD	340003316007	14.24
644 ALLENTOWN RD	340000340004	13.81
620 ALLENTOWN RD	340000334001	10.3
HARLEYSVILLE PIKE	340002506007	44.47
HALTEMAN RD	340002035001	26.6
560 MOYER RD	340004045007	18
304 SCHOOLHOUSE RD	340004579004	10
310 SCHOOLHOUSE RD	340004579013	19.71
364 SCHOOLHOUSE RD	340004582001	18.45
46 HOLLOW RD	340002656001	13.66
0 MORWOOD RD	340001099028	149.18
650 BERGEY RD	340000589007	73.75
GODSHALL RD	340001759007	10.13
432 DELP RD	340001456004	21.11
ALLENTOWN RD	340000094223	2.57
ALLENTOWN RD	340000094007	4.77
372 GODSHALL RD	340001456103	20.41
GODSHALL RD	340001821017	2.25
314 GODSHALL RD	340001821044	11
316 GODSHALL RD	340001822007	1.72
312 GODSHALL RD	340001821008	1.41
310 GODSHALL RD	340001820909	16.27
LOWER RD	340001821026	4
434 LOWER RD	340003187001	13
COWPATH RD	340001174034	38.75
449 BECK RD	340000445007	
Total Vulnerable Land		1,018.10

FRANCONIA TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA



UPPER SALFORD TOWNSHIP

LOWER SALFORD TOWNSHIP

SALFORD TOWNSHIP

WEST ROCKHILL TOWNSHIP

BUCKS COUNTY

HILL TOWN TOWNSHIP

TELFORD BOROUGH

SOUDERTON BOROUGH

HATFIELD TOWNSHIP

Legend

- Vulnerable
- Waterways
- County Boundary
- Municipal Boundary
- Public Parks & Open Space
- Wetlands
- Approved or Proposed Subdivision & Land Development
- Preserved Farmland
- Parcel Line
- Prime & State Agricultural Soils
- Municipal Building

0 0.1 0.2 0.4 0.6 0.8 Miles



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Protected and Vulnerable Resources
FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.: 17-01151

DATE: APRIL, 2018

Conservation and Preservation

The acquisition of land in fee simple or the rights to that land, in the case of conservation easements, is the most standard method of protecting open space in Pennsylvania. Thousands of acres of open space are protected each year by municipalities and land trusts using public and private funding to do so. Especially in times of intense residential development or in communities where open space resources are limited, acquisition is the clearest and most immediate method of permanently protecting land.

Broadly throughout the region, local governments have established dedicated programs for guiding the protection of open space. Rather than distribute the responsibilities of negotiating, acquiring, and monitoring the stewardship needs of open space among existing staff, those municipalities and counties who have made open space protection a top priority have either established a dedicated staff person or have contracted with professional organizations to administer their programs.

A sample of program activities might include, without limitation, the following activities:

1. Establishing open space protection policies and procedures
2. Creating priority or focus areas with the assistance of committees and the public
3. Creating maps, plans and biological inventories of focus areas
4. Conducting outreach with landowners
5. Project management of negotiation, appraisals, surveys, and property settlement
6. Interpreting and shepherding complex legal information
7. Providing for the long term stewardship of land or conservation easements

Land trusts have been providing private landowners with the option of protecting their land through donation or through negotiated sale since the late 1800's. To date there are over 100 land trusts in Pennsylvania and the amount of land protected by their efforts exceeds 400,000 acres. Land trusts are generally organized as non-profit charitable organizations under the Internal Revenue Service code 501 (c) (3). They are required to document continuously the method of open space acquisition and protection and ongoing determination to monitor each property it has protected or owns. Without this agreement and the fulfillment of that promise to the Internal Revenue Service the trust risks losing its non-profit status.

Whether a municipality or land trust or both are responsible for the actual acquisition of land or conservation easements the concepts are unique to the circumstance and will ultimately have a long term impact financially and administratively to either entity.

Fee Simple Ownership

The *Fee Simple Ownership* of real property is represented by the complete and total ownership of all the rights and privileges of that property. The owner is free to use, enjoy and dispose of the property. This does not preclude the property from: being taxed, its uses legally governed and policed, or condemnation.

Advantages vs. Disadvantages of Fee Simple Ownership

Fee simple ownership offers a property owner a great deal of freedom to use and enjoy land as desired and restricted typically only by available finances and local land use regulations. In the case of owning land for open space and conservation purposes, outright ownership offers the chance to create outdoor active and passive recreation areas which are desired by a broader community populace and protect wildlife habitat with more direct control of its stewardship.

Fee simple ownership does come with detracting elements. The price to acquire the full bundle of rights of real property is more costly than that of acquiring only a portion, such as in the case of acquiring façade, trail or conservation easements. Note that long term maintenance and insurance are costs that should be considered.

The outright acquisition of land is the preferred method of establishing an area for use as a park or nature preserve. Unencumbered by a previous land owner's deed restrictions or personal or corporate interests, fee simple ownership will ensure the public or non-profit use of land will be free of obstacles to good park design and habitat protection as well as maintain the integrity of the new owner's community goals or non-profit mission.

Long Term Needs

Owning land in fee simple has long term requirements unique to a private, public, or non-profit land owner. Private owners will no doubt be responsible for keeping in good standing with local

taxation offices, otherwise suffering the government disposition of their property, as well as keeping their land free of hazards which may attract or cause harm to non-owners. For a public or non-profit owner, taxation is often exempt; however, hazards are still a concern and must be incorporated with long range planning and management for the use and care of the property.

Conservation Easements

A *conservation easement* is a legal agreement, between a property owner, or owners, and an eligible non-profit organization or government agency, which, when recorded with the deed, highlights the conservation values of the property and restricts the future use of the property in order to protect those values.

Conservation Easements vs. Standard Deed Restrictions

To own real property in fee simple ownership is to own all the rights and privileges of that property. And, included in the bundle of ownership rights, is the right of the owner to record in or with the deed certain restrictions to which all successive owners must adhere. While these simple restrictions are meant to survive all successive property transfers, or “run with the land,” they are only as strong as the original owner’s ability to enforce them.

To hold a conservation easement is to own only a portion, or portions, of another owner’s real property rights. And, as a separate and unique document recorded with the deed, the easement identifies a type of ownership separate from the owner and all successive owners. This “third party” ownership is designed, by intent and financial means, to outlive the original owners, their heirs and assigns, and to enforce the restrictions of the original owner on all future owners.

Benefits of a Conservation Easement

1. **Perpetual Enforcement of the Conservation Values**—a private property owner granting a conservation easement, and concerned residents, can take comfort in the fact that the conservation values will be monitored and enforced perpetually.

2. **Land Kept in Private Ownership**—unless a property protected by a conservation easement is

owned by a non-profit organization or government agency, it typically continues to be owned and managed privately, and as a result continues to contribute real estate taxes to the community.

3. Less Costly to Acquire—considered only a part of the rights of property ownership, easements can be assumed to have only a part of the marketable value of the property, and as a result cost less to acquire.

An Open Space Preservation Fund

Municipalities are increasingly approaching their residents for support in the establishment of Open Space Preservation Funds. These funds, approved by the electorate and governing body, are separate financial vehicles which take advantage of the municipality's non-profit status for the sake of accepting tax deductible donations. Private residents and outside parties may donate to a municipal open space preservation fund with the understanding the use of these funds is limited to the acquisition of land or conservation easements. Acquisitions are determined by the township open space plan and comprehensive plan. Open space preservation funds do not preclude qualified land trusts from requesting these funds to acquire the land or conservation easements which will achieve the township's open space protection goals. Additionally, this provides private landowners and residents who contribute to the preservation fund the reassurance future political entanglements or priorities will not affect the protected open space or the ability to audit the success of the fund.

The detracting element of a municipal open space preservation fund is that it requires private donations into the fund to support the township's open space protection goals. However, if these funds are used as matching dollars for state and federal grants, residents will find relief in the lack of competition for the general budget priorities.

Open Space Bonds and Earned Income Taxes

Both open space bonds and earned income tax initiatives have been widely accepted and approved by voters to protect open space. Both are required, by Pennsylvania Act 153 of 1996 to receive support from the voting electorate before borrowing or increases in taxes can be

instituted. From Philadelphia to Scranton, hundreds of millions of dollars in bond monies have been approved and hundreds of thousands of acres of open space are now under permanent protection by townships, counties, and non-profit land trusts. Initiatives to increase earned income tax rates have been similarly successful in generating funds to repay bonds or to bolster general funds to support land preservation.

Each has a distinct appeal to municipalities and each has a detracting element in challenging economies—that of raising taxes. However, when shared across the entire tax paying population, for a number of years, the ultimate impact to any one household is relatively small compared to the loss of a “sense of place,” viable farmland, water quality and unique natural areas. And, when the opportunity presents itself to protect open space in a relatively fair market—meaning neither buyer nor seller are distinctly advantaged—the ultimate task of purchasing open space or the rights to that land become easier.

Open Space Bonds

The most recognized tool for protecting open space in the region, open space bonds allow a municipality to approach the electorate for a single budget item in need of funding with specific terms and methods of repayment. Voters have especially favored bonds with funds not co-mingled with other municipal budget needs or general accounts.

1. Borrowing—municipalities are eligible to issue bonds, use bond pools, or borrow from certain commercial lending institutes to amass the monies needed to acquire land or conservation easements.
2. Repayment—issued bonds are at times given interest rates higher than bank loans and the transaction costs of a government bond can be burdensome. Installments are typical and often funded by a millage increase in property taxes and in some cases dedicated earned income tax.
3. Millage Increases—repayment of any open space bond with property tax revenue presents both a public support challenge and competition for use of tax revenues for other municipal priorities. However, use of property tax revenue to repay smaller bonds can be easy to administer.

Earned Income Taxes

Legislation establishes a limit or cap to the amount of tax a local government may apply to the earned income of a household and this tax is similar to that applied by school districts. The use of this type of tax revenue to acquire open space or conservation easements is especially useful in communities with a large population of seniors because it does not impact their property taxes or pensions.

Transfer of Development Rights

Transferring the rights to build, develop or improve a particular property is actually a process of permanently removing those rights and reallocating them to another property. This is not a standard transaction between two property owners who choose simply to alter their properties' look or marketability. Instead it is a process managed by local government to achieve community or land use planning goals. In most cases, the transfer of development rights is used to achieve a community goal of farmland or open space preservation. It is also a process exceptionally well suited for attracting improvements to existing structures or areas more suited to development.

What is a Transfer Development Rights Program?

A Transfer Development Rights Program is the mechanism through which a municipality administers the transfer of property rights from one area of the community to another. It must be adopted in the municipality's zoning ordinance and each transfer approved by the zoning board, or planning commission, and the governing body. Using the master or comprehensive plan as a guide, an area is chosen from which the rights will be sent (the "sending area") as well as an area which will receive them (the "receiving area"). The rights of the sending area are acknowledged by the municipality as credits to be used by a property owner in the development or improvement of the receiving area.

Participation in the program is strictly voluntary between property owners in the sending area and property owners in the receiving area. A receiving area property owner must be willing to purchase the credits of a sending area property and the sending area property owner must be

willing to sell them at the offered price. Similar to a conservation easement or purchase development rights program, the municipality may also purchase the sending area credits to retire the right to develop or improve a property.

The Pennsylvania Municipalities Planning Code does allow for the transfer of development rights from one municipality to another in situations where joint planning efforts of adjacent communities actually desire it.

What determines a Sending Area?

Sending areas are defined by the municipality's planning documents and adopted into the zoning regulations by definition and description. A municipality may choose to design a sending area to achieve a goal of preserving farmland or open space across multiple properties and zoning districts. It may also choose to select specific properties from which it will send TDR credits as is often the case when sending credits from one existing building to another.

What determines a Receiving Area?

Receiving areas are also defined by the municipality's planning and zoning documents. They are selected for their ability to support new development in areas where it is desired. Or, the municipality may choose to achieve a goal of improving the built environment by accepting TDR credits toward increasing the square footage/ height of existing buildings.



Park & Recreation Inventory and Assessment

In times past, national park and recreation standards sought to establish local, community, and regional parks using formulas and calculations weighted by the population data of a municipality and region. Times have changed and the recreation interests and physical abilities of residents are more important factors for determining adequate facilities and support for parks. Recreational land in Franconia accounts for roughly 5% of the land use in the township. The township would like to increase this percentage and to ensure its growing population of residents has access to adequate and well maintained facilities.

Parkland Resources

The parkland resources owned by Franconia are each unique in their layout and the recreational facilities they provide. For the time being, this allows the township to meet a variety of community wants and needs. Some parks remain in a natural state and provide walking trails to immerse the residents in their natural surroundings. Others contain playing fields, jogging paths, playground equipment and picnic facilities.

Table 7. Public Parks

Resource	Name	Acreage	Recreation
Public Parks	Branchwood Park	25	Active
	Banbury/MOPAC	29.85	Passive
	Chestnut Grove Park	9.35	Passive
	Enos. B. Godshall Park	11.24	Passive
	Forrest Meadow Park	26.6	Active
	Franconia Community Park	54	Active
	Laurel Lane Park	7.6	Passive
	Centennial Park (owned by Telford)	7.37	Active
Acres		237.34	

Since the 2005 Open Space Plan, Franconia acquired additional land for its park system:

Table 8. Recent Acquisitions

Recent Acquisition	Acres	Location
Longacre Property	9.34	Franconia Community Park
Nguyen Property	13.47	NE of Branchwood Park
West Property	3.2	Forrest Meadow Park

Franconia residents do not have the benefit of regional or county parks within their community. In fact, unlike other municipalities in Montgomery and Bucks counties, Franconia is very much removed from these types of parkland resources, funded and managed by others. This creates a greater need for municipally owned parks compared to those communities. Below is a list of regional and county parkland resources and the distance from Franconia's municipal building:

National Parks and Historic Sites

- Hopewell Furnace National Historic Site—29-34 miles from Franconia
- Valley Forge National Historical Park—23-25 miles from Franconia



State Parks and State Game Lands

- Evansburg State Park—12-13 miles from Franconia
- Nockamixon State Park—15-18 miles from Franconia
- Tyler State Park—30-45 miles from Franconia
- High Rocks State Park—20-24 miles from Franconia
- French Creek State Park—31-57 miles from Franconia
- State Game Lands
 - Game Lands No. 43—30-32 miles from Franconia
 - Game Lands No. 139—9-12 miles from Franconia
 - Game Lands No. 157—18-19 miles from Franconia



County Parks

- Central Perkiomen Valley Park—8-9 miles from Franconia
- Green Lane Park—9-10 miles from Franconia
- Lock 60 at the Schuylkill Canal Park—17 miles from Franconia
- Lorimer Park—24-33 miles from Franconia
- Lower Perkiomen Valley Park—16-18 miles from Franconia
- Norristown Farm Park—14-15 miles from Franconia
- Upper Schuylkill Valley Park—14-17 miles from Franconia
- Lake Galena and Peace Valley Nature Center—14 miles from Franconia



Other

- Coventry Woods Nature Preserve—25-29 miles from Franconia
- Natural Lands' Crow's Nest Nature Preserve—26-30 miles from Franconia
- Birdsboro Preserve—33-59 miles from Franconia



Recreation Resources

Franconia has public, private and institutional recreational resources often available to residents of the township and the Indian Valley. Most are provided by the township and Souderton School District.

Table 9. Recreational Resources

Name	Acres	Recreation
Public Space		
Branchwood Park	25	Active recreation—Franconia-Souderton disk golf course, softball field, tennis and basketball courts and a playground. Covered pavilion, picnic tables and benches.
Banbury/ MOPAC Trail	29.85	Passive recreation—walking and jogging trails
Chestnut Grove Park	9.35	Passive recreation—walking trail, butterfly garden, birdhouses, gazebo
Enos. B. Godshall Park	11.24	Passive recreation—walking trail with natural areas
Forrest Meadow Park	26.6	Active recreation—multiuse field, walking trail, playground, tot-lot, play set
Franconia Community Park	54	Active recreation- baseball fields, soccer fields, roller hockey rink, sand volleyball courts, basketball courts, playground equipment, winter ice skating, tennis courts, football fields, walking trails with exercise stations, concession stand and public restroom.
Laurel Lane Park	7.6	Passive recreation—gazebo and trail connection
Public Schools		
West Broad Street Elementary	23.05	Playground equipment; ball field; multi-use field (2)
Franconia Elementary School	17.6	Playground equipment; multi-use fields (4)
Indian Crest Junior High School	38.16	Ball field; track & football; tennis courts (6); multi-use fields (3)
Souderton Area High School	104.29	Ball fields (3); tennis courts (6); soccer field (4); track & football; multi-use field (2)
Vernfield Elementary School	38.07	Multi-use fields; playground equipment
Private Schools		
Indian Creek Mennonite School	1.694	Playground
Grace Christian Elementary School	11.52	Ball field; playground equipment
Dock Mennonite Academy EC-8 Campus*	46.65	Ball fields (2); track; multi-use fields
Private Space		
Residential common areas/ open space	211.45	Varying trails and playground equipment
Indian Valley Country Club	149.18	Golf, tennis courts (2), pool
Telford VFW	N/A	Ball field
Franconia Mennonite Church	N/A	Ball field

Public Recreational Resources

Franconia Township's parks offer both passive and active recreation programs ranging from walking paths to playing fields and picnic areas. Some of the recreation resource use is guided by the township's park and recreation board but most are organized by local sports associations. Township sponsored activities include annual recreational events; such as, the Fishing Derby, the Concerts in the Park, and Youth Tennis Camp. Association programming is offered by the Souderton Area Soccer Association; -Boys Lacrosse Association; -Youth Wrestling Association; -Football and Cheerleading; -Baseball and Softball Leagues; and the Souderton-Harleysville Youth Basketball Association.

Additionally, Franconia is home to the increasingly popular sports of disk golf and orienteering. The Franconia-Salford Disk Golf Course was established in 2006 and is soon to expand from a 9-hole course to a 27-hole course. Orienteering recreation is also expanding and will soon have more than 3 courses throughout the township.



Franconia's Disk Golf Course

Branchwood Park

Location--Camp Rd., alongside the East Branch Perkiomen Creek; northwest region of Franconia

Opportunities—established recreation fields and courts are well used and enjoyed.

Constraints—national standards for safe disk golf play suggest each tee/hole have at least one acre of dedicated use to account for course design variation and disk throw safety.



Banbury/MOPAC Trail

Location--the intersection of Godshall and Lower Road in the southeast region of the township.

Opportunities—newly established trail with park furniture offers a wonderful connection to Enos B. Godshall Park and existing neighborhoods.

Constraints—maintenance may become an issue on the lower slope portions of the trail.



Chestnut Grove Park

Location—Cowpath Rd. southeast the intersection of Cowpath and Green Hill roads, in the northeast region of the township.

Opportunities—excellent maintainable nature preserve with butterfly garden and gazebo

Constraints—somewhat remote and lacking trail connections



Enos B. Godshall Park

Location--intersection of Godshall and Lower roads, in the southeast region of the township.

Opportunities—passive recreation trails, pond and stream wildlife viewing.

Constraints—some thought for pond and stream habitat protection and pedestrian safety could lead to more involvement by the recreation board for a stewardship or natural resource management plan.



Forrest Meadow Park

Location--intersection of Forrest Road and North 4th Street, in the northeast region of the township, along the West Rockhill Township, Bucks County border.

Opportunities—multi-use field, $\frac{1}{4}$ - $\frac{1}{2}$ mile walking trail, children's play areas (tot lots and playground), and connections to existing neighborhoods.

Constraints—park use survey could help determine demand for the facilities, locally or regionally driven.



Franconia Community Park

Location--southeast of the Municipal Building and with access from Allentown Road or Godshall Road.

Opportunities—the largest and most important of township parks with the widest variety of active recreation and longest internal park path. Events, rentals, gardening and other activities are easily accommodated and expanded here.

Constraints—over use, dated park accents.



Laurel Lane Park

Location—Laurel Lane near the township's southwest border with Lower Salford Township

Opportunities—gazebo and trail for existing neighborhoods and connection to Lower Salford's trail system.

Constraints—parking does not exist.



Institutional Recreational Resources: Public & Private Schools

The eight educational institutions within Franconia provide a variety of open space and recreational resources for the township. They include open and multi-use fields, ball fields, track and football fields, walking trails, playground equipment and tennis courts. These facilities are not always open to the public, nor are they holistic or universal in their design. However, their availability does satisfy some portions of the recreation needs of the township.

Located in the northeast portion of the township:

1. Grace Christian Elementary School—North 3rd Street, bordering Telford Borough
2. Indian Crest Junior High School—on Crest Ave. along the Telford Borough border

Located in the central portion of the township:

3. Franconia Elementary School located off of Route 113
4. Indian Creek Mennonite School located off of Harleysville Pike
5. Dock Mennonite Academy EC-8 Campus* located at Godshall and Delp roads
6. Souderton Area High School located off of Lower Road, north of Moyer Road

Located in the southeast portion of the township:

7. West Broad Street Elementary located on West Broad St., near the Souderton border.

Located in the western portion of the township:

8. Vernfield Elementary School located on Long Mill Road near Ruth Road

Opportunities—nearly 280-acres of land with multiple areas of active recreation and the potential for a township-wide active recreation scheduling program could be established.

Constraints—schools are notoriously strict about use, and safety is becoming an even greater concern.



West Broad Street Elementary

Private Recreational Resources

Private parkland and recreational resources within the township are mainly comprised of residential housing common areas, the Indian Valley Country Club and several fields attached to churches and non-profit veterans' facilities. Similar to the public and private school recreational resources, these facilities do satisfy some recreation need of the township, but they are not holistic and universal in their design or required to be continuously available to the residents of the entire township during regular or scheduled park and recreation hours.

Residential Housing Common Areas/Open Space

Over 200-acres of open space exist in the common areas of higher density residential communities.

Opportunities—connect to township trails, additional recreation areas and playgrounds, and nature areas.

Constraints—housing associations do not typically fund or share the priorities of the township.



Indian Valley Country Club

Location—intersection of Bergey and Morwood roads, in the northeastern portion of the township.

Opportunities—roughly 150-acres of golf, tennis courts, and swimming pool; possible nature viewing.

Constraints—private recreation areas have different use standards and availability to the public.



Telford Veterans of Foreign Wars (VFW Post 5308)

Location—North 4th and West Broad streets, at the township border with Telford Borough.

Opportunities—one ball field with practice cages

Constraints—private rental facility with insurance issues necessitating formal agreement of use.



Franconia Mennonite Church

Location—Harleysville Pike and Meetinghouse Road in the central region of the township.

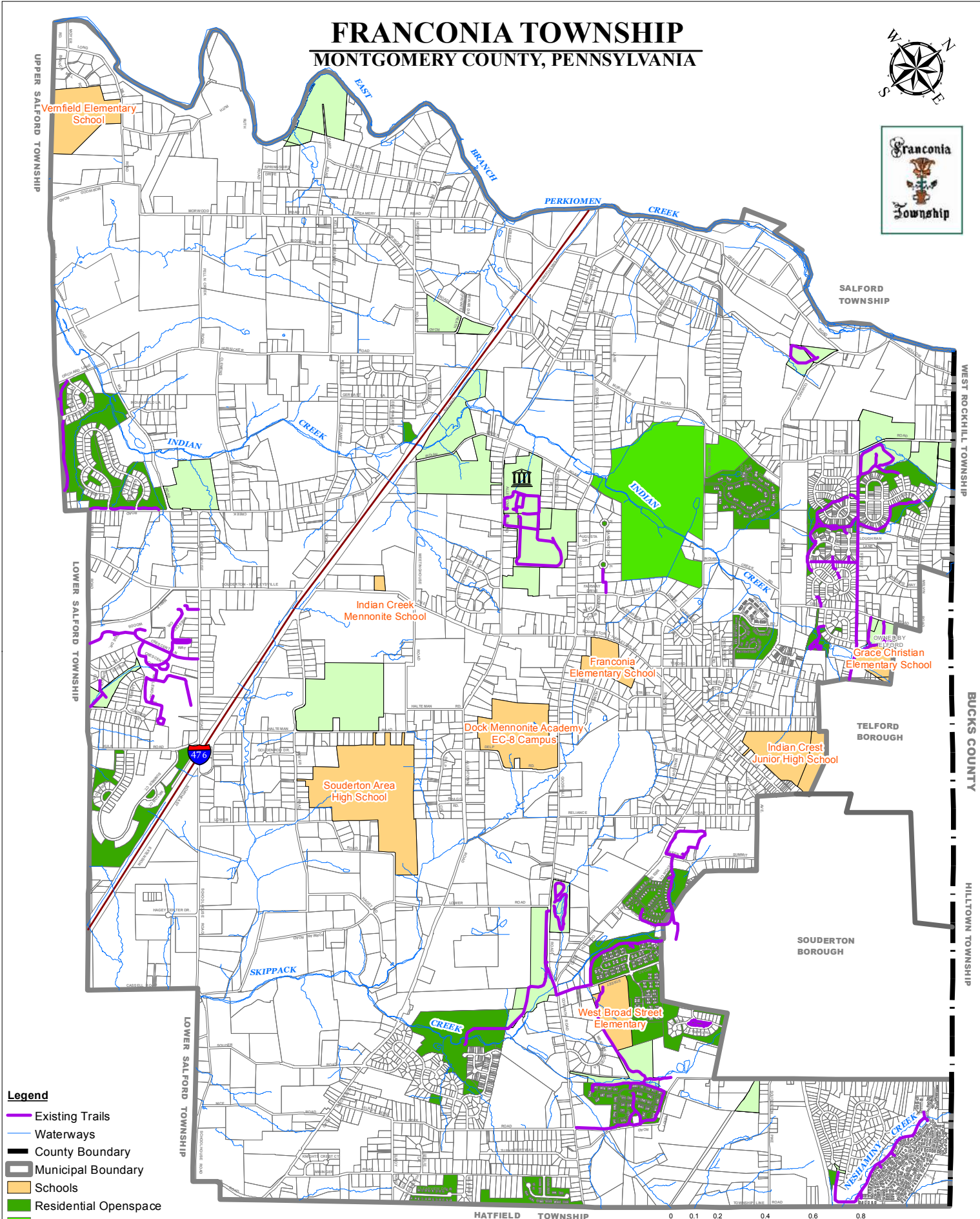
Opportunities—road front trail path; ball field

Constraints—private recreation facilities often come with rental and insurance agreements



FRANCONIA TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA



Legend

- Existing Trails
- Waterways
- County Boundary
- Municipal Boundary
- Schools
- Residential Openspace
- Private Residential Open Space
- Public Parks & Open Space
- Parcel Line
- Municipal Building



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Public and Private Recreation

FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.: 17-01151

DATE: APRIL, 2018

0 0.1 0.2 0.4 0.6 0.8
Miles

Trail Master Plan

Franconia has long held an important goal to form a township network of trails and pathways and connect with neighboring municipalities throughout the Indian Valley Region. These pathways provide a passage for alternative modes of transportation, aid in the preservation of open space and protection of natural resources, enhance access to recreational and natural resources, improve regional connectivity, and enhance Franconia's quality of life. Recreation trails have numerous benefits quantified by the Delaware Valley Regional Planning Commission and by national trail groups, health organizations, and economic development strategists:

Fewer Cars on the Road

- Less Vehicle Exhaust and Pollution
- Less Congestion Impacts on Business
- Less Traffic Management

More People and Bicycles on the Trails, Paths, and Bike Lanes

- Better Health
- Better Planning for Businesses and Shops
- More Equitable Street Design for Sidewalks, Crossing and Lighting
- Intentional Engineering for Slower Speeds near Pedestrians
- More Options for Getting to School

In 2014, about 50% of Americans took part in a minimum of one outdoor activity. The most popular activities included, according to a study done by the Outdoor Foundation, running, jogging, bicycling and bird watching on trails. Numerous other studies offer support for trails:

- walking is the #1 exercise you can do for the rest of your life (U.S. News)
- walking can lower your blood pressure 4 to 10 points (American Hiking Society)
- 30 minutes of walking a day can help to reduce risks of stroke, coronary heart disease, osteoporosis, obesity, breast and colon cancer and diabetes, while improving blood



pressure, blood sugar levels, blood lipid profiles and mental well-being (American Health Association)

- trails are the number one community amenity sought by homebuyers (Nat'l Assoc. Realtors)
- bicycle recreation supports more than \$924 million in tourism and resident spending
- homes closer to trails report higher resale values nationally (University of Cinn.)

Existing Trails and Pathways

Various forms of trails and pathways exist throughout Franconia Township and act to connect communities, parks and open spaces and municipalities. These pathways can be considered in three main categories: Township Trails, Internal Park Pathways and Residential Pathways. A majority of Franconia's current trails consist of Residential Pathways that act to internally connect a residential community, link neighboring communities, and connect to parks and open spaces. Nearly every park within Franconia, with the exception of Branchwood Park, contains an Internal Park Pathway. Some of these pathways link with residential pathways and neighboring municipalities trail systems.

Table 10. Existing Trails and Pathways

Type	Name
Internal Park Pathways	Forrest Meadow Park Trail
	Chestnut Grove Park Trail
	Enos. B. Godshall Park Trail
	Laurel Lane Park Trail
	Franconia Community Park Trail
	Banbury/MOPAC Trail
Township Trails	Franconia Township Trail
	Leidy Road Trail
Residential Pathways	Strawberry Fields Trail
	Melvin Road Trail
	Quince Drive Open Space Trail
	Kingscote Community Trail
	Harrington Trail
	Lions Gate Trail
	Souderton Mennonite Community Trail

While trails are often used for recreation they also act as a pathway for transportation throughout a community. Common trail destinations range from recreational areas, natural resources, and residential areas to community centers, shopping villages, schools, and places of work. Existing trails in Franconia are confined to recreational and residential areas, however, by expanding the trail network and implementing the proposed trails the network will fulfill more community needs.

Linkages

Franconia is surrounded by countless park and open space resources and trail systems in their seven (7) neighboring municipalities. For decades, Franconia and its Indian Valley regional planning partners have proposed trail alignment connections now found in the support for Franconia's open space plan. Some of these linkages are identified as Achieved and some are listed as Proposed Trails.

Table 11. Examples of Achieved Linkages

Municipality	Past Proposed Trail Alignment	Current Trail Alignment
Lower Salford Township	Laurel Lane Trail	Laurel Lane Park Trail is continued, on the other side of Laurel Lane, into Lower Salford Township by the Samuel Harley Park Trail
Borough of Telford	Fourth Street/ Strawberry Fields Trail System	Strawberry Fields Trail connects to the 4th St sidewalk, which continues into Telford and the borough's parks
Borough of Souderton	Lions Gate Trail/ Chestnut Street	Lions Gate Trail connects directly to Chestnut Street



Proposed Trail Linkages

Multiple Proposed Trail Alignments are shown on the Trails Map. These proposed trail alignments act to form a trail network within Franconia connecting its communities and natural, recreational and economic resources, as well as a regional trail network with adjacent municipalities. Many of these connections are prioritized from past plans and will aid in the formation of an Indian Valley Regional Trail Network as well as a County-wide trail system.

Franconia's trails are clustered in the northeastern and southwestern portions of the township. The proposed trail alignments aim to first better connect these separated systems and then to form multiple links between the two, creating a township wide trail network. Due to the spread of Franconia's Parks and communities across the Township some connections are more involved than others. In some cases, a connection can be made utilizing existing sidewalks, or trail connections through road right of ways. In others land acquisitions and trail easements may be necessary. Many of the proposed paths follow roadways lined with farmland providing views of the natural resources and open space that are characteristic of Franconia.



Banbury Open Space, MOPAC Trail

Table 12. Proposed Trail Linkages

	Trail Connection	Pathway
1	Liberty Bell Trail	Connection for Hatfield Township and Souderton Borough, and regionally connecting multiple municipalities.
2	East Branch Greenway	Following East Branch of Perkiomen Creek
3	On Route	Regional connections following Allentown Rd and Harleysville Pike
4	Franconia Township Trail to Liberty Bell Trail	Extend the Franconia Township Trail along W Cherry Lane to connect with the proposed Liberty Bell Trail
5	Franconia Community Park to Enos. B. Godshall and Banbury/MOPAC	Extend existing sidewalk along Godshall Road from Harleysville Pike to Enos. B. Godshall parking area
6	Kingscoate Community trail to Lincoln Woods Community & Lower Salford Trails	Follow Indian Creek Rd to Schoolhouse Rd and continue to and then down Kulp Rd to Franconia's Border
7	Lincoln Woods to Souderton Area High School	Continue along Schoolhouse Rd from Kulp Rd to Lower Rd, along Lower Rd to Moyer Rd, and along Moyer to Souderton HS recreational fields.
8	Souderton Area High School to Enos. B. Godshall Park/ Banbury/MOPAC trails	Follow Lower Rd from Moyer Rd to Godshall Rd, the entrance to Enos. B. Godshall and Banbury
9	Souderton Area High School to Franconia Community Park	Leaving the school follow Halteman Rd to Allentown Rd, continue on Allentown to existing sidewalks on Harleysville Pike and Godshall Rd leading to the Community Park
10	Franconia Community Park to Chestnut Grove Park/ Forrest Meadow Park	Continue existing sidewalks on Godshall Rd from Indian Creek Rd to Morwood Rd, continue along Morwood to Cowpath Rd and then along Cowpath to: a. Chestnut Grove Park; b. to Forrest Rd and along Forrest to Forrest Meadow Park
11	Chestnut Grove Park to Forrest Meadow Park	Travel along Cowpath Rd towards Forrest and cut through Preserved and Protected Open Space to Forrest Meadow Park entrance
12	Chestnut Grove/Forrest Meadow Parks to Franconia Township Trail	Travel from the two parks along proposed route #10 a/b to the intersection of Cowpath Rd and Morwood Rd, continue along Cowpath to existing sidewalks on Green St. Short sidewalks exist along Cowpath.
13	Branchwood Park to Kingscote Community	Follow proposed route #2 to Ruth Rd, continue along Ruth to a power line trail and follow to Hunsicker Rd, continue along Hunsicker to Mill Rd, dog-leg to Orchard Rd and follow to the residential trail
14	Lions Gate Trail to Township Trail	Short connection between the two trails along W Broad Street
15	Souder Road	Continue proposed route #7 along Schoolhouse Rd from Lower Rd to Souder Rd, follow Souder to Allentown Rd and Banbury Rd
16	Skipack Trail	Follow the Skipack Creek from Schoolhouse Rd to Allentown Rd
17	Elroy and Beck	Follow Elroy Rd from Allentown Rd and continue along Beck Rd to Leidy Rd Trail

Table 13. Proposed Trail Statistics

	Trail Connection	Recommended		Length Feet	Crossings		Crosswalk Only	Basic Features		
		Sidewalk	Trail		Road	Driveway		Ramps	Signage	Crossing
1	Liberty Bell Trail		x	4,768	-	-	-	-	x	-
2	East Branch Greenway		x	29,146	-	-	-	-	x	-
3	On Route	x		34,320	9	60	61	69	x	130
4	Franconia Township Trail to Liberty Bell Trail	x		922	2	7	-	9	x	9
5	Franconia Community Park to Enos. B. Godshall and Banbury/MOPAC	x		6,072	3	22	8	25	x	33
6	Kingscoate Community Trail to Lincoln Woods Community & Lower Salford Trails	x		6,709	9	25	-	34	x	34
7	Lincoln Woods to Souderton Area High School	x		4,870	3	11	-	14	x	14
8	Souderton Area High School to Enos. B. Godshall Park/ Banbury/MOPAC trails	x		6,868	2	11	-	13	x	13
9	Souderton Area High School to Franconia Community Park	x		2,510	1	6	-	7	x	7
10	Franconia Community Park to Chestnut Grove Park/ Forrest Meadow Park	x		11,176	8	29	-	37	x	37
11	Chestnut Grove Park to Forrest Meadow Park		x	2,337	1	0	-	1	x	1
12	Chestnut Grove/Forrest Meadow Parks to Franconia Township Trail	x		11,352	5	29	4	34	x	38
13	Branchwood Park to Kingscote Community	x		9,627	3	7	1	10	x	11
14	Lions Gate Trail to Township Trail	x		775	-	-	1	0	x	1
15	Souder Road	x		3,464	5	7	-	12	x	12
16	Skippack Trail		x	5,091	1	-	-	1	x	1
17	Elroy and Beck	x		5,333	1	21	1	22	x	23
Total's				145,340	53	235	76	288	17	364

FRANCONIA TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA



UPPER SALFORD TOWNSHIP

SALFORD TOWNSHIP

WEST ROCKHILL TOWNSHIP

BUCKS COUNTY

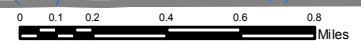
HILLTOWN TOWNSHIP

TELFOORD BOROUGH

SOUDERTON BOROUGH

HATFIELD TOWNSHIP

- Legend**
- Existing Trails
 - Previously Approved Trails
 - Proposed Trails
 - Waterways
 - County Boundary
 - Municipal Boundary
 - Schools
 - Public Parks & Open Space
 - Parcel Line
 - Municipal Building



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Trails Map

FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.: 17-01151

DATE: APRIL, 2018

Plan Implementation

Franconia Township's open space, farmland, natural resource, parkland, trails and recreation areas define the character of the community. To ensure they are well maintained and, when necessary and possible, strategically enhanced, a series of recommendations is suggested.

Because park planning standards have changed in the most recent years, it is important to understand each recommendation, to address the 2017-2018 goals, seeks to promote what Franconia has determined are the open space, parks and recreation interests of its residents and that implementing these recommendations and goals will undoubtedly be the result of interaction with the citizenry and final designs that meet all current ADA accessibility requirements.

Table 14. Recommendations

Goal 1: Pursue the Goals of the 1995 and 2005 Open Space Plans with Landowner Support

Franconia has made significant progress in the promotion of farmland preservation, the benefits of Agricultural Security Districts, the availability of Preferential Assessment, and the use of zoning regulations to guide growth toward more suitable areas for development. Recent changes to statewide stormwater regulations suggest stream valleys and riparian habitat could see increased support from the township and residents. Historic preservation, too, has greater national and statewide interest from regulators as well as preservationists.

Objectives

- 1 Create a Land Preservation Ranking System that includes areas sensitive to stormwater flooding and in need of stream restoration and riparian buffer habitat protection.
- 2 Create a Historic Preservation guidebook for property owners to assist with continued maintenance of Franconia's history.

Goal 2: Maintain farmland preservation as the top open space priority using County programs

Franconia is considered a very important agricultural community to the state and the Montgomery County Agricultural Land Preservation Program. To ensure the farmers of Franconia rank higher on the county's list, Franconia should consider establishing funding support statements and matching farmland easement acquisition statements. The township should also continue to promote the preservation of farmland and open space in the community, thereby routinely posting the public's support in local media and outreach material such as the website and newsletters. Public support for land preservation is a key component to grants and other types of non-municipal funding.

Objectives

- 1 Create a farmland easement acquisition matching dollar commitment.
- 2 Create a quarterly farmland and open space preservation update.

Goal 3: Preserve additional open space with the help of grants and other dedicated funding

Franconia Township is entering a new era of public participation for open space, parks and recreation planning. Each and every state, county and non-profit grant funding agency now seeks documented proof of the public participation in planning of open space, parks, recreation, greenways and trails. In order to acquire additional land or conservation easements, to improve or expand existing parks, and/or negotiate and secure trails throughout the township, grants and dedicated sources of funding other than the township's general fund will be needed, and the public's support is needed to pursue that funding.

Objectives

- 1 Establish Annual Land Preservation Goals
- 2 Review requirements of grant/loan applications best suited for Franconia.
- 3 Develop a master plan for at least one large park with help from the public.
- 4 Create a shared recreation program with existing schools.
- 5 Create a small grant program for housing association recreation improvements.
- 6 Create Park Maintenance and Nature Preserve Stewardship Plans.

Goal 4: Promote the fees-in-lieu of ordinance to support the funding of parks, recreation and trails

Franconia Township currently has a fees-in-lieu of ordinance could use and internal guidance document for attaching fees to open space, park and recreation priorities. Municipalities are authorized to mandate Mandatory Dedication of Parkland, according to the Pennsylvania Municipalities Planning Code (MPC) but they may not mandate fees. They are allowed to request them. And, the value of those fees must be derived fairly, for the sake of both developer and municipality. To determine the acreage of dedicated parkland, Franconia first assumes a standard acreage of parkland per 1,000 residents and then, using the average persons per household, calculates each resident's 'share' of that parkland. Should that share prove too large for the developer, the fee option is offered and or requested. The value of that fee is based on the appraised value of the original share calculation.

Objectives

- 1 Establish an internal guidance document
- 2 Prepare a 3-year interest bearing fees-in-lieu of account for the following:
 - 1) Acquiring Additional Parkland,
 - 2) Paying for Necessary Park Improvements and Equipment, and
 - 3) Developing Recreational Trails



Action Plan

Implementing the recommendations of open space and park and recreation plans often is the responsibility of municipal administrative staff and a committee of dedicated volunteers. To decrease the costs of time for staff, and of course the cost of implementation, it is important to seek partnerships with local, county, and state agencies. The following action plan identifies the possible partnerships that may help Franconia achieve the goals of this plan.

Table 15. Action Plan

Goal	Action	Responsible Party	Funding
1995 Open Space Plan			
Maintain the rural and agricultural character of much of the township	Promote & Preserve	Twp., IV, Co.	Twp., Co, State
Concentrate new development primarily near the boroughs of Souderton and Telford and, to a lesser degree, in and around existing villages of Elroy, Earlington, and Morwood	Adjust Zoning & SALDO Regulations	Twp.	Twp.
Increase the amount of land in public parks and public or private open space to serve future populations	Acquisition, Prepare Master Plans	Twp.	Twp., Co, State
Make public parks and open spaces more accessible to existing and future residential areas	Planning & Construction	Twp.	Twp., Co, State
Preserve historical sites and landscapes	Preserve	Twp.	Twp, State
Preserve scenic views	Preserve Priority Parcels	Twp.	Twp.
Protect the townships sensitive environmental areas: steep slopes, stream corridors, floodplains, wetlands, woodlands, and unique plant and animal habitats	Zoning to restore Riparian Habitat; Secure Easements	Twp.	Twp., Co, State
2005 Open Space Plan			
Make farmland preservation a high priority	Adopt 2018 Plan	Twp.	Twp.
Maintain rural character of the Indian and Perkiomen Creek Stream valleys	Promote Preservation	Twp., IV	Twp., Co, State
Create a greenbelt around primary growth areas of the township	Promote Zoning & SALDO	Twp.	Twp.
Save more open space for recreation	Acquisitions; Prepare Master Plans	Twp., Co.	Twp., Co, State
2017 Goals & Objectives			
Pursue the goals of the 1995 and 2005 Open Space Plans with landowner support	Promote the Plan; Prepare Master Plans	Twp.	Twp.
Maintain farmland preservation as the top open space priority using County programs	Outreach to Landowners	Twp., Co.	Twp., Co., State
Preserve additional open space with the help of grants and other dedicated funding	Acquisitions	Twp.	Twp., Co., State
Promote fees-in-lieu of ordinance to fund parks, recreation, and trails	Adopt 2018 Plan	Twp.	Twp.

Key: Twp.-Township; IV- Indian Valley; Co.-County

Capital Improvement Program

Determining the amount of municipal funding to allocate to the recommendations of this plan requires an early ranking of priorities. Ranking systems and priority categories can change over time but it is critical that a foundation of dollars be established for the sake of recruiting supplemental funds; calculating fees; and promoting new initiatives.

Vulnerable Land Priorities

This plan identifies vulnerable open space, farmland and park resources for their proximity to preserved farmland or parks; inclusion of natural resources; size; and current use. Three (3) levels of priority are offered (special emphasis is placed on the County Farmland Program).

Priority	Definition	# of Parcels
1	Eligible for Farmland Preservation	9
2	Too small for County Program, but adjacent preserved farm or parkland	25
3	Vulnerable due to inclusion of unique resources	8

Park and Recreation Priorities

Using the Pennsylvania Municipalities Planning Code (MPC) as a guide, Franconia adopted initial regulations to require dedication of parkland through land development. According to the MPC Franconia may offer developers the option of providing fees in lieu of land. Fees may now be used for park infrastructure as well as maintenance of the list provided in the ordinance. Priorities shall be determined by the Board of Supervisors, Public Works and Park and Recreation Committee.

Trail Priorities

Three (3) levels of priority are offered for trail connections which link: parks, schools, natural areas, neighborhoods, town centers, municipal neighbors, and expanding recreational trails.

Priority	Definition	# of Trails
1	Connects to Parks, Schools, and/or Natural Resources	11
2	Completes Regional Connections	2
3	Connects Neighborhoods and Town Centers	4

Table 16. Franconia Township: Vulnerable Resources Priority RankingAssumptions

1. The Montgomery County Farmland Preservation Program has been the primary source of open space and farmland preservation funding, and as such, the estimation of cost to protect nearly 1,000 acres of land with vulnerable resources utilizes the county average of \$6,000 per easement-acre used to acquire easements. While not all parcels identified below are considered prime farmland, the ultimate appraisal of easements will identify the comparable value of recent farmland easements.

Vulnerable Resources Priority Ranking				County Property Values		Est. Cost
Parcel ID	Acres	Notes	Priority	Appraised	Assessed	\$6,000/ Acre
-3967004	20.4	Part of Preserved Farmland	1	743500	300180	122400
-3412001	63.32	Farmland	1	1662490	393370	379920
-4438001	53.12	Adjacent Preserved Farmland	1	1133320	233540	318720
-4221452	9.64	Adjacent Preserved Farmland; Tributary	2	315000	315000	57840
-3031004	12.83	Adjacent Preserved Farmland; Tributary	2	530000	409970	76980
-2989001	14.46	Adjacent Preserved Farmland	2	329380	11170	86760
-2707004	19.6	Part of Preserved Farmland; Tributary	2	1093430	226720	117600
-0850007	29.33	Adjacent Delps Open Space; Tributary	2	734450	277990	175980
-2710001	18.21	Adjacent Preserved Farmland; Tributary	2	530940	207560	109260
-2896004	10.02	Farmland near Delps Open Space	3	352700	7470	60120
-2323001	19.71	Adjacent Delps Open Space; Tributary	2	433830	152510	118260
-2317007	5.446	Farmland	3	80100	80100	32676
-2891009	3.04	Adjacent Delps Open Space; Woodland	2	10700	10700	18240
-2311004	19.01	Farmland; Woodland; Tributary	3	506300	401990	114060
-2515007	90.25	Farmland; Woodland; Tributary (Rt.476 split)	1	1669650	826480	541500
-3334007	35.95	Adjacent Preserved Farmland	1	1134040	217790	215700
-3316007	34.2	Close to Preserved Farmland	1	976470	209300	205200
-0340004	14.24	Adjacent Franconia Community Park	2	846000	846000	85440
-0334001	13.81	Close to Franconia Community Park	2	330360	199510	82860
-2506007	10.3	Adjacent Preserved Farmland	2	362560	7450	61800
-2035001	44.47	Adjacent Preserved Farmland and Park	1	797610	31360	266820
-4045007	26.6	Adjacent Park & Preserved Farmland; Tributary	2	462830	225070	159600
-4579004	18	Farmland	3	235400	535400	108000
-4579013	10	Open Space; Tributary	3	812410	812410	60000
-4582001	19.71	Farmland	3	430520	244230	118260
-2656001	18.45	Adjacent Preserved Farmland; Parks close	2	306850	121240	110700
-1099028	13.66	Close to Preserved Farmland and Parks	3	54300	54300	81960
-0589007	149.18	Close to Preserved Farmland & Parks; Tributary	3	3671350	3091640	895080
-1759007	73.75	Farmland; Tributary	1	1118000	53250	442500
-1456004	10.13	Adjacent School; Close to Preserved Farmland	2	198590	129740	60780
-0094223	21.11	Adjacent School; Close to Preserved Farmland	2	354470	14960	126660
-0094007	2.57	Close to Preserved Farmland	2	6970	6970	15420
-1456103	4.77	Close to Preserved Farmland	2	322820	322820	28620
-1821017	20.41	Close to Preserved Farmland	2	238340	14130	122460
-1821044	2.25	Adjacent Preserved Farmland	2	256200	256200	13500
-1822007	11	Adjacent Preserved Farmland	2	266510	173790	66000
-1821008	1.72	Close to Preserved Farmland	2	191000	191000	10320
-1820909	1.41	Close to Preserved Farmland	2	233640	233640	8460
-1821026	16.27	Close to Preserved Farmland	2	193030	10340	97620
-3187001	4	Adjacent Park and Open Space	2	176500	176500	24000
-1174034	13	Adjacent Park and Open Space	2	250000	250000	78000
-0445007	38.75	Close to Park and Open Space	1	1048140	161130	232500
Total	1018.1			\$25,400,700	\$ 12,444,920	\$6,108,576

Table 17. Franconia Township: Estimates of Cost for Common Park and Recreation Features

Estimates of cost to build common park features are derived from actual projects completed regionally.

Common Park and Recreation Features		Units	Qty.	Unit Price	Estimated Cost to Build
Playgrounds	Large Park	LS		\$1,000,000	\$1,000,000
	Small Playground	EA	1	\$65,000.00	\$65,000
	Playground Surfacing: Poured in Place*	SF	12500	\$20.00	\$250,000
	Playground Surfacing: Engineered Wood Fiber*	SF	12500	\$2.00	\$25,000
	Playground Signs	EA	4	\$500.00	\$2,000
	Band Shell/Stage*	LS	1	\$175,000.00	\$175,000
Field Upgrades	Turf & Base*	LS		\$800,000.00	\$800,000
	Practice Field*	LS		\$75,000.00	\$75,000
	Little League/ Softball Field*	LS		\$135,000.00	\$135,000
	Specialty Sport Field: Disc Golf (12 hole)	LS		\$180,000.00	\$180,000
	New Natural Turf Field	LS		\$100,000.00	\$100,000
Educational	Bird Blind	LS	1	\$300.00	\$300
	Small Farm Park (play,learn, and grow)	LS	1	\$275,000.00	\$275,000
	Information Kiosk	EA	2	\$7,500.00	\$15,000
	Interpretive Signage	EA	3	\$5,000.00	\$15,000
	Educational Signage	EA	2	\$1,500.00	\$3,000
Structures & Furnishings	Composting Restroom (2 unit)	LS	1	\$150,000.00	\$150,000
	Pavilion Structure Steel (Steel 16x24)	LS	1	\$40,000.00	\$40,000
	Fitness Station	LS		\$40,000.00	\$40,000
	ADA Accessible Picnic Tables	EA	5	\$2,000.00	\$10,000
	Tables	EA	8	\$3,000.00	\$24,000
	Game Tables (4 Seat)	EA	2	\$1,650.00	\$3,300
	Park Benches	EA	4	\$1,200.00	\$4,800
	Steel Pergola	EA	2	\$12,000.00	\$24,000
	Bleachers*	LS		\$2,000.00	\$2,000
	Flag Pole	EA	1	\$3,000.00	\$3,000
	Bike Rack	EA	3	\$1,000.00	\$3,000
	Trash Receptacles	EA	20	\$2,000.00	\$40,000
	Parking: Paving and Signage	LS		\$20,000.00	\$20,000
	Site Lighting	EA	7	\$5,000.00	\$35,000
Landscaping	Flowering Trees	EA	13	\$375.00	\$4,875
	Shade Trees	EA	11	\$500.00	\$5,500
	Woodland/Riparian Trees	EA	40	\$175.00	\$7,000
	Shrubs	EA	15	\$60.00	\$900
	Planting Soil (Landscape Beds- 18" Depth)	CY	100	\$45.00	\$4,500
Fencing	Fencing (4'ht. Ornamental Aluminum Picket)	LF	180	\$65.00	\$11,700
	Entry Gate(4' width Ornamental Aluminum Picket)	EA	1	\$575.00	\$575
	Service Gate (8' width dbl. Ornamental Alum. Picket)	EA	1	\$1,100.00	\$1,100
	Fencing (4'ht. Black Vinyl Chain Link)	LF	180	\$40.00	\$7,200
	Entry Gate(4' width Black Vinyl Coated CL)	EA	1	\$350.00	\$350
	Service Gate (8' width dbl. Black Vinyl Coated CL)	EA	1	\$550.00	\$550
	42" Chainlink Fencing	LF	380	\$30.00	\$11,400
	8' Chainlink Fencing	LF	64	\$45.00	\$2,880

*Includes Installation

Table 18. Franconia Township: Estimates of Cost for Common Trail Features

Estimates of cost to build common trail features are derived from actual projects completed regionally.

Common Trail Features		Units	Qty.	Unit Price	Estimated Cost to Build
Trail	Trail (5' Gravel)	LF	800	\$75.00	\$60,000.00
	Trail (6' Asphalt)	LF	1500	\$100.00	\$150,000.00
	Concrete Sidewalk	LF	1000	\$150.00	\$150,000.00
Crossings	Thermoplastic Pavement Markings (4" SWL)	LF	170	\$6.00	\$1,020.00
	Concrete Curb Ramp (ADA Compliant)	EA	2	\$5,400.00	\$10,800.00
	Stamped, Brick-Patterned Asphalt Crosswalk	EA	4	\$3,500.00	\$14,000.00
	Safety Surfacing (PIP TPV, 2 Color, 25% black)	SF	2640	\$16.25	\$42,900.00
	Safety Surfacing (PIP TPV, 1 Color, 25% black)	SF	2640	\$15.00	\$39,600.00
	Push Button Pedestal	EA	1	\$10,000.00	\$10,000.00
	Lighting-Period Style Signal Post/Arm	LS	5	\$24,000.00	\$120,000.00
Educational Features	Bird Blind	LS	1	\$300.00	\$300.00
	Information Kiosk	EA	2	\$7,500.00	\$15,000.00
	Interpretive Signage	EA	3	\$5,000.00	\$15,000.00
	Educational Signage	EA	2	\$1,500.00	\$3,000.00
Landscaping	Flowering Trees	EA	13	\$375.00	\$4,875.00
	Shade Trees	EA	11	\$500.00	\$5,500.00
	Shrubs	EA	15	\$60.00	\$900.00
Structures & Furnishings	Composting Restroom (2 unit)	LS	1	\$150,000.00	\$150,000.00
	Pavilion Structure Steel (Steel 16x24)	LS	1	\$40,000.00	\$40,000.00
	Accessible Picnic Tables	EA	5	\$2,000.00	\$10,000.00
	Trash Receptacles	EA	20	\$2,000.00	\$40,000.00
Signage	Interpretive Signage	EA	3	\$5,000.00	\$15,000.00
	Information Kiosk	EA	2	\$7,500.00	\$15,000.00
	Directional Signage	EA	2	\$5,000.00	\$10,000.00
Lighting	Site Lighting	EA	7	\$5,000.00	\$35,000.00
	Period Style Street Light & Banner	EA	2	\$5,400.00	\$10,800.00
Fencing	Fencing (4'ht. Ornamental Aluminum Picket Entry Gate(4' width Ornamental Aluminum Picket)	LF	180	\$65.00	\$11,700.00
	Service Gate (8' width dbl. Ornamental Alum. Picket)	EA	1	\$575.00	\$575.00
	Service Gate (8' width dbl. Ornamental Alum. Picket)	EA	1	\$1100.00	\$1,100.00
	Fencing (4'ht. Black Vinyl Chain Link)	LF	180	\$40.00	\$7,200.00
	Entry Gate(4' width Black Vinyl Coated CL)	EA	1	\$350.00	\$350.00
	Service Gate (8' width dbl. Black Vinyl Coated CL)	EA	1	\$550.00	\$550.00

Table 19. Franconia Township: Priority Ranking of Recommended Trails

Franconia Township seeks to implement trail connections throughout the municipality, for the sake of its residents and for the opportunity to link to regional trail systems.

Assumptions

1. The Franconia Township Comprehensive Open Space, Park and Recreation Plan includes a trails master plan with 17 separate trail connections identified. Cost estimates of each separate trail feature have been estimated in the plan. Herein below, both priorities and estimates are identified

Trail Priority Ranking					Estimated Cost
Ref.	Trail Connection	Length (ft.)	Destination	Priority	to Construct (\$)
1	Liberty Bell Trail	4,768	2 Municipalities	2	482,781
2	East Branch Greenway	29,146	NR; 4 Municipalities	1	2,920,560
3	On Route	34,320	5 Municipalities	2	2,836,800
4	Franconia Township Trail to Liberty Bell Trail	922	4 Municipalities	3	100,554
5	Franconia Community Park to Enos. B. Godshall and Banbury/MOPAC	6,072	OS, School, 1 Municipality	1	540,060
6	Kingscoate Community Trail to Lincoln Woods Community & Lower Salford Trails	6,709	Neighborhoods	3	605,033
7	Lincoln Woods to Souderton Area High School	4,870	OS, Park, Neighborhoods	1	410,723
8	Souderton Area High School to Enos. B. Godshall Park/ Banbury/MOPAC trails	6,868	School, OS, Park	1	557,765
9	Souderton Area High School to Franconia Community Park	2,510	School, Park	1	214,016
10	Franconia Community Park to Chestnut Grove Park/ Forrest Meadow Park	11,176	Park	1	948,525
11	Chestnut Grove Park to Forrest Meadow Park	2,337	Park, Open Space	1	242,506
12	Chestnut Grove/Forrest Meadow Parks to Franconia Township Trail	11,352	Park, Neighborhood	1	957,360
13	Branchwood Park to Kingscoate Community	9,627	Park, Neighborhood	1	757,251
14	Lions Gate Trail to Township Trail	775	Neighborhood, School	1	65,163
15	Souder Road	3,464	Neighborhood, Trail	3	299,653
16	Skippack Trail	5,091	NR, Neighborhood, Trail	1	517,964
17	Elroy and Beck	5,333	Neighborhood, OS, Trail	3	469,020
Totals		145,340			\$12,925,735

Franconia Township currently supports open space and farmland preservation with funds from an approved Open Space Fund. Funding is currently restricted to acquisition of land or of conservation and farmland easements. In addition to the fund's balance, \$384,000 net income is projected for 2018, which may be available for acquisitions. See Table 20.

Assumptions

1. Vulnerable Resources: cost estimates consider the common sale price of \$6,000/easement acre in the County Farmland Program
2. Common Park and Recreation Features: cost estimates include average costs from a larger selection of features and increased maintenance from 2018 Budget
3. Trails: cost estimates below consider trail type, length, ramps, crosswalks, and one sign from a larger selection of features
4. It is assumed Franconia will pursue grants for top priority projects in the first year available

Table 20. Franconia Township: Open Space, Park, Recreation and Trail Capital Improvement Allocation Estimates

Ref.	Category	Priority	Project	Grants Typical	Allocation Needed
			Cost Estimate	50%	Prior to Other Funds
Vulnerable Resources					
	Priority 1	1	\$ 2,725,260	\$ 1,362,630	\$ 1,362,630
	Priority 2	2	\$ 1,913,160	\$ 956,580	\$ 956,580
	Priority 3	3	\$ 1,470,156	\$ 735,078	\$ 735,078
Common Park and Recreation Features					
	Large Park		\$ 1,000,000	\$ 500,000	\$ 500,000
	Playgrounds				
	Ave. Playground/Bandshell		\$ 80,667	\$ 40,333	\$ 40,333
	Ave. Surfacing		\$ 137,500	\$ 68,750	\$ 68,750
	Field Upgrades				
	Ave. Field Upgrade		\$ 277,500	\$ 138,750	\$ 138,750
	Ave. Specialty Field		\$ 180,000	\$ 90,000	\$ 90,000
	Educational Features				
	Ave. Bird Blind		\$ 300	\$ 150	\$ 150
	Ave. Kiosk/Signage		\$ 11,000	\$ 5,500	\$ 5,500
	Ave. Small Farm Park		\$ 275,000	\$ 137,500	\$ 137,500
	Structures and Furnishings				
	Ave. Structure		\$ 39,250	\$ 19,625	\$ 19,625
	Ave. Furnishings		\$ 14,183	\$ 7,092	\$ 7,092
	Landscaping				
	Ave. Trees		\$ 5,792	\$ 2,896	\$ 2,896
	Ave. Shrubs and Soil		\$ 2,700	\$ 1,350	\$ 1,350
	Fencing				
	Ave. Fencing		\$ 8,939	\$ 4,469	\$ 4,469
	Recreation Maintenance		\$ 50,000		\$ 50,000
Trails					
1	Liberty Bell Trail	2	\$ 482,781	\$ 241,391	\$ 241,391
2	East Branch Greenway	1	\$ 2,920,560	\$ 1,460,280	\$ 1,460,280
3	On Route	2	\$ 2,836,800	\$ 1,418,400	\$ 1,418,400
4	Franconia Township Trail to Liberty Bell Trail	3	\$ 100,554	\$ 50,277	\$ 50,277
5	Franconia Community Park to Enos. B. Godshall and Banbury/MOPAC	1	\$ 540,060	\$ 270,030	\$ 270,030
6	Kingscoate Community Trail to Lincoln Woods Community & Lower Salford Trails	3	\$605,033	\$ 302,517	\$ 302,517
7	Lincoln Woods to Souderton Area High School	1	\$ 410,723	\$ 205,362	\$ 205,362
8	Souderton Area High School to Enos. B. Godshall Park/ Banbury/MOPAC trails	1	\$ 557,765	\$ 278,883	\$ 278,883
9	Souderton Area High School to Franconia Community Park	1	\$ 214,016	\$ 107,008	\$ 107,008
10	Franconia Community Park to Chestnut Grove Park/ Forrest Meadow Park	1	\$ 948,525	\$ 474,263	\$ 474,263
11	Chestnut Grove Park to Forrest Meadow Park	1	\$ 242,506	\$ 121,253	\$ 121,253
12	Chestnut Grove/Forrest Meadow Parks to Franconia Township Trail	1	\$ 957,360	\$ 478,680	\$ 478,680
13	Branchwood Park to Kingscote Community	1	\$ 757,251	\$ 378,626	\$ 378,626
14	Lions Gate Trail to Township Trail	1	\$ 65,163	\$ 32,582	\$ 32,582
15	Souder Road	3	\$ 299,653	\$ 149,826	\$ 149,826
16	Skippack Trail	1	\$ 517,964	\$ 258,982	\$ 258,982
17	Elroy and Beck	3	\$ 469,020	\$ 234,510	\$ 234,510

Appendices

Appendices Table of Contents

- ❖ List of Tables and Figures
- ❖ Grant Opportunities
- ❖ Franconia Township Ordinance #392
- ❖ Municipal Planning Code Section 503-11
- ❖ Checklist for Master Site and Maintenance Plans
- ❖ Township Owned Properties

List of Tables and Figures

Maps

1. Franconia Township Base
2. Zoning Districts
3. Protected Land
4. Protected & Vulnerable Resources
5. Public & Private Recreation
6. Trails

Tables

1. Higher Degrees of Persons 25 yrs. and Up
2. Occupations of Employed Persons 16 yrs. and Up
3. Zoning Districts
4. Temporary Open Space
5. Permanent Open Space
6. Vulnerable Properties
7. Public Parks
8. Recent Acquisitions
9. Recreational Resources
10. Existing Trails
11. Achieved Trails
12. Proposed Trail Linkages
13. Proposed Trails Statistics
14. Recommendations
15. Action Plan
16. Vulnerable Priorities
17. Common Park Features
18. Common Trail Features
19. Trail Priorities
20. Capital Improvement Allocation Estimate

Figures

1. Population by Year
2. Population by Age
3. Educational Attainment
4. Income & Employment
5. Housing
6. Home Values
7. Land Use
8. Open Space

Grant Opportunities

- **Multimodal Transportation Funds Program**

The *Pennsylvania Department of Transportation* and the *Department of Community & Economic Development* provides grants for projects that support safe and reliable transportation systems and encourage economic development. Supported projects develop or rehabilitate transportation assets for communities including but not limited to lighting, sidewalks, pedestrian safety, and streetscapes, as well as improving connectivity and/or utilization of existing assets.

- Request Amount: \$100,000 - \$3,000,000
- Match: 30% Cash

- **Automated Red Light Enforcement Program (ARLE)**

The *Pennsylvania Department of Transportation* provides funds through ARLE revenues to improve highway safety and reduce congestion through a wide range of projects that aim to reduce the number of violations and crashes at implementation sites, as well as provide benefits to highway users. Funded projects upgrade, improve, or install traffic-control signs and other forms of roadway markings and structures to increase road capacity and/or further pedestrian safety and mobility, and projects that work to enhance visibility or drainage, etc.

- Request Amount: Dependent upon available yearly revenues
- Match: None required

- **Green Light Go**

The *Pennsylvania Department of Transportation* administers state funds through competitive grants to improve safety and mobility through congestion reduction and improving the efficiency of existing traffic signals on state and local highways. Funded projects study, develop, and implement or remove traffic assets, technologies, and plans.

- Request Amount: N/A
- Match: 20%

- **Greenways, Trails, and Recreation Program (GTRP)**

The *Pennsylvania Department of Community & Economic Development* administers funds from the Marcellus Legacy Fund for the planning, acquisition, development, rehabilitation, and repair of greenways, recreational trails, open space, park and beautification projects.

- Request Amount: Not to exceed \$250,000
- Match: 15% Cash/Equivalent
- \$100 application fee

- **Watershed Restoration and Protection Program (WRPP)**

The *Pennsylvania Department of Community & Economic Development* administers funds from the Marcellus Legacy Fund for watershed restoration and protection projects, which involve the construction, expansion, improvement or repair, maintenance, or rehabilitation of a new or existing watershed protection Best Management Practices.

- Request Amount: Not to exceed \$300,000
- Match: 15% Cash/Equivalent
- \$100 application fee

- **Flood Mitigation Program (FMP)**

The *Pennsylvania Department of Community & Economic Development* administers funds through Act 13 from the Marcellus Legacy Fund to aid flood mitigation projects identified as eligible by a flood protection authority or local government.

- Request Amount: Not to exceed \$500,000; Project total cost \$50,000 or more
- Match: 15% Cash/Equivalent
- \$100 application fee

- **Municipal Assistance Program (MAP)**

The *Department of Community & Economic Development* provides funds for local governments to the planning and implementation of multiple services including shared service activities, community planning, and floodplain management.

- Request Amount: Dependent upon available funds
- Match: 50%; 25% of which must be non-state funded

- **Transportation and Community Development Initiative (TCDI)**

The *Delaware Valley Regional Planning Commission* offers grants for projects which analyze, plan, or design regional transportation systems that work to improve transportation efficiency, environmental protection, and quality of life for municipal residents and visitors. These grants promote projects that focus on public transit and alternative modes of transportation (bicycle and pedestrian) and growth management that aim to foster beneficial residential and commercial growth, while preserving lands and improving centers.

- Request Amount: \$25,000 – soft cap of \$100,000; \$175,000 for multi-municipal
- Match: 20%; 5% of which must be in-kind

- **Transportation Alternatives Program (TAP)**

The *Delaware Valley Regional Planning Commission* (DVRPC) provides funding to plan, design, and construct pathways and facilities for alternative modes of transportation that improve mobility, access to public transportation, safety, community, and environmental aspects, as well as easing traffic issues.

- Request Amount: \$50,000 minimum construction cost; Not to exceed \$1 Million unless regional or of statewide significance
- Match: None required

- **Congestion Mitigation and Air Quality (CMAQ)**

The *Delaware Valley Regional Planning Commission* (DVRPC) provides a competitive grant program for transportation projects which improve air quality, reduce traffic congestion, emissions and air pollution, and work towards meeting federal health based air quality standards. Projects can focus on improving traffic flow and transportation demand in motorized forms of transportation, as well as planning and improving aspects of alternative transportation methods.

- Request Amount: 80% of project total
- Match: 20% non-federal

- **Regional Trails Program**

The *Delaware Valley Regional Planning Commission* (DVRPC) provides grants from the William Penn Foundation to plan, design, and construct multi-use trails which assist in completing the Greater Philadelphia's trail network, the Circuit. Projects that contribute to connecting trails across the region and provide access to waterways are also supported, and can range from initial feasibility studies to the construction of trails.

- Request Amount: N/A (Phase V funding ranged from \$25,000-\$325,636)
- Match: N/A

- **Community Conservation Partnership Program (C2P2) Trails**

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the planning, acquisition, construction, enhancement, and maintenance of multi-use trails and trail-related facilities. This can include, but is not limited to, interpretive signs, trail amenities, access roads and parking areas, and equipment required to build and maintain trails.

- Request Amount: Reasonable requests
- Match: 50%

- **Community Conservation Partnership Program (C2P2) *Community Recreation and Conservation Planning***

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants to prepare for future planning, acquisition, development, and management of parks, recreation facilities, critical habitat, open space, natural areas, greenways, and river/watershed passageways.

- Request Amount: Reasonable requests
- Match: 50%

- **Community Conservation Partnership Program (C2P2) *Land Acquisition and Conservation***

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the purchase and/or donation of land for the purpose of recreation and park areas, critical habitat areas, greenways, and open space.

- Request Amount: Reasonable requests
- Match: 50%

- **Community Conservation Partnership Program (C2P2) *Park Rehabilitation and Development***

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the rehabilitation and development of public parks, both indoor and outdoor recreation facilities, small communities, greenways, and river conservation and restoration projects.

- Request Amount: Reasonable requests
- Match: 50%

- **Community Conservation Partnership Program (C2P2) *Peer Circuit Rider Program***

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for expanding the local capacity for parks, recreation, and conservation through the partnership of municipalities, counties, and government councils and the hiring of a shared professional who is jointly funded by the formal partnership, commission, or authority.

- Request Amount: Reasonable requests
- Match: 10%

- **Community Conservation Partnership Program (C2P2) *Riparian Forest Buffer Program***

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the identification of sites in need of riparian forest buffers, as well as the design, establishment, continued oversight, and short-term maintenance for said buffers.

- Request Amount: Reasonable requests
- Match: 50%

- **Community Conservation Partnership Program (C2P2) State and Regional Partnerships Funds**

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the formation of collaborative initiatives that improve the capacity to develop and manage park and recreation facilities and advance conservation of resources through education, training, and implementation.

- Request Amount: Reasonable requests
- Match: Varies

- **Environmental Education**

The *Pennsylvania Department of Environmental Protection* offers grants for projects which strengthen environmental education in Pennsylvania. Projects can range from imaginative and hands-on lessons for students, outdoor education resources, and teacher training programs, to conservation education for adults and communities.

- Request Amount: Average \$3,000
- Match: N/A

- **Growing Greener Watershed Protection**

The *Pennsylvania Department of Environmental Protection* offers grants for projects that work to clean up non-point sources of pollution throughout Pennsylvania, conserve local watersheds, acid mine drainage abatement and clean up, and plugging of abandoned oil and gas wells.

- Request Amount: N/A
- Match: 15% Cash or In-Kind; cannot include any DEP monies or services

- **Nonpoint Source Implementation Program**

The *Pennsylvania Department of Environmental Protection* offers grants for projects that assist with Pennsylvania's nonpoint source management program for agricultural and urban run-off, natural channel design, and stream bank stabilization projects.

- Request Amount: N/A
- Match: 15% Cash or In-Kind; cannot include any DEP monies or services

- **Nonpoint Source Pollution Education**

The *Pennsylvania Department of Environmental Protection* offers grants to inform communities of the cause, consequences, and clean-up of nonpoint source water pollution. Only conservation districts are eligible for this grant.

- Request Amount: Average of \$2,000
- Match: N/A

- **Treevitalize Watersheds Grant Program**

The *Pennsylvania Department of Environmental Protection* and *Aqua Pennsylvania* provide grants for riparian restoration and storm water management. Applicants must be certified Tree Tenders.

- Request Amount: N/A
- Match: 25% Cash/In-Kind

- **Redevelopment Assistance Capital Program (RACP)**

The *Pennsylvania Office of the Budget* administers funds from the Commonwealth for regional economic development, civic, cultural, recreational, and historical improvements through acquisition and construction projects.

- Request Amount: \$100,000 minimum total project cost
- Match: 50% non-stat

- **PECO Green Region Open Space Program**

Administered by *Natural Lands*, this program provides grants for municipalities in SE PA to preserve, protect, and improve open spaces. Eligible projects include: the acquisition of conservation easements or land for open space; habitat or capital improvements for passive recreation; and developing or updating open space plans.

- Request Amount: Not to exceed \$10,000; can fund up to 50% of eligible activities
- Match: Minimum 50% Cash

- **Multi-Municipal Planning and Community Sustainability Grant Program**

The *Local Government Academy* administers funds from the Heinz Endowments to provide support for the creation and use of multi-municipal plans including, comprehensive plans, implementing planning priorities, and community sustainability assessments by a municipality or teams of municipalities.

- Request Amount: \$500 one-time grant; Up to \$8,500 to hire assistance
- Match: N/A

- **Dirt and Gravel & Low Volume Road Program**

The *Center for Dirt & Gravel Roads at Penn State University* along with the *PA State Conservation Commission* provide grants to protect water quality through the improvement of roadways and drainage systems that are directly linked, or have an impact on, surface waters in Bucks County. Low volume roads are also covered.

- Request Amount: Contact local district for specifics
- Match: Not required, In-Kind contributions tracked for reporting

- **Community Development Block Grant (CDBG)**

The *Department of Housing and Urban Development* provides grants for the benefit of low-income persons, aid in the prevention or elimination of slums and blights, and to meet urgent community needs. Funded projects include acquisition, demolition, rehabilitation of structures, construction of public facilities, provision of handicap access, historic preservation, community planning, and energy conservation.

- Request Amount: Varies. State program Max \$750,000; Loan \$500,000-\$140 Million
- Match: Varies

- **Section 22: Planning Assistance to States (PAS or SEC 22)**

Under Section 22 of the Water Resources Development Act of 1974 the *Corps of Engineers* aid local, state and non-Federal groups in forming comprehensive plans for the conservation, usage, and development of water resources and associated lands. Projects are typically planning oriented.

- Request Amount: 50%
- Match: 50% Cash/In-Kind

- **Emergency Watershed Protection Program**

The *USDA Natural Resource Conservation Service* provides funding to aid individuals and conserve natural resources through preparation for imminent hazards such as floods, fires, drought, windstorms, and further natural incidents. The program is divided into the EWP-Recovery and the EWP- Floodplain Easement (FPE).

- Request Amount: 75% construction
- Match: Varies; 25% Cash/In-Kind

- **MONTCO 2040: Implementation Grant Program**

Montgomery County's comprehensive plan, MONTCO 2040: A Shared Vision, provides matching grant funds for projects that support the plan's themes of Connected Communities, Sustainable Places, and Vibrant Economy. Projects include acquisitions and development of trails and trail facilities/amenities, along with further developments that improve community walkability and placemaking.

- Request Amount: Not to exceed \$200,000
- Match: 20%

FRANCONIA TOWNSHIP

ORDINANCE # 392

AN ORDINANCE AMENDING CHAPTER 122 (SUBDIVISION AND LAND DEVELOPMENT) OF THE FRANCONIA TOWNSHIP CODE TO REQUIRE THE DEDICATION OF LAND SUITABLE FOR PARK AND RECREATIONAL USE OR PAYMENT OF FEES IN LIEU THEREOF AS A CONDITION OF FINAL PLAN APPROVAL

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NOW THEREFORE IT IS HEREBY ENACTED AND ORDAINED by the Franconia Township Board of Supervisors that the Franconia Township Code shall be amended as follows:

SECTION 1. **Adoption of Chapter 122, Article XI**

Chapter 122 (Subdivision and Land Development) of the Franconia Township Code is hereby amended to include Article XI which shall read as follows:

Article XI. Dedication of Land Suitable for Park and Recreational Use or Payment of Fees in Lieu Thereof

§ 122-108. Dedication of land.

The applicant shall dedicate land suitable for park or recreational use to the Township, unless one of the alternatives set forth in § 122-111 is agreed to by the Township and the applicant. The land shall be dedicated to the Township as a condition of final plan approval, and no lots shall be sold or built upon until and unless the actual transfer of title has been completed or guaranteed to the satisfaction of the Board. The requirements of this chapter shall be in addition to any other Township requirements for dedication of open space.

§ 122-109. Amount and location of the land to be dedicated.

The amount and location of land to be dedication to the Township shall be 10% of the total lot area of a proposed subdivision or land development.

A. The land dedicated to the Township for park and recreation purposes need not be a part of the land development or subdivision. It may be located on a separate parcel of land, provided that, in the sole discretion of the Board of Supervisors, it

is convenient to the future inhabitants of the subdivision or land development. In addition, the applicant, with the approval of the Township, may dedicate land or construct park and recreation facilities at Township facilities, a public school situated within the Township, or the facilities of another developer to satisfy the requirements of this section.

B. No more than 25% of the minimum land area required for park and recreation land may consist of floodplain areas, wetlands, or areas with slopes in excess of 8%. Floodplains, wetlands, and steep slopes may not be used for active recreation.

C. The minimum land area required for park and recreation shall not include land designed for retention/detention basins in connection with required stormwater management nor contain fuel, power or other transmission lines, whether underground or overhead.

D. The land to be dedicated must be suitable for active or passive recreation by reason of its size, shape, location, and topography and shall be provided with safe and direct access, either by adjoining public road frontage or public easements, which shall be no less than 25 feet in width.

E. Areas shall comprise a single parcel of land except where the Board shall determine that two or more parcels would be in the public interest.

F. The area dedicated may not be used in calculating density.

§ 122-110. Acceptance of dedication.

When land is dedicated, acceptance by the Township shall be by means of a signed resolution to which a property description of the dedicated recreational area shall be attached. All changes and agreements shall eventually be listed directly on the signed final plans. A fee simple warranty deed conveying the property shall be delivered to the Township with title free and clear of all liens and encumbrances except for public utility easements. In no event shall the Township be required to accept dedication of park and recreational areas.

§ 122-111. Alternatives to dedication of land.

A. Fee in lieu of dedication.

- (1) The Board of Supervisors and the applicant may agree to the payment of a fee in lieu of dedication of land.
- (2) Where the Board and the applicant agree that a fee is to be contributed in lieu of the dedication of land, the amount shall be \$2,000 per dwelling unit and \$0.50 a square foot for nonresidential development or use up to 10,000 square feet and \$0.25 a square foot over 10,000 square feet.
- (3) Any fee in lieu of dedication which is collected by the Township shall be used only for the purpose of providing park and recreational facilities within the Township.
- (4) A fee authorized under this subsection shall, upon its receipt by the Township, be deposited in an interest-bearing account, designated as the Township Park and Recreation Fund. Interest earned on such accounts shall become funds of that account. Funds from such accounts shall be expended only on the design, construction, operation, maintenance, or acquisition of specific recreation facilities approved by the Board of Supervisors.
- (5) Upon request of any person who paid fees under this subsection, the Township shall refund such fee, plus interest accumulated thereon from the date of payment, if the Township has used the fee paid for a purpose other than the purposes set forth in this section.

§ 122-112. Use of land and fees.

Any land dedicated to the Township shall be used only for the purpose of providing park and recreational facilities. The types of recreational facilities shall be designed and constructed as provided in the Township Park and Recreation Plan and be deemed to include but not be limited to:

- A. Playground equipment and surfaces.
- B. Playfields (baseball fields, football fields, soccer fields or the like, designed for active recreation).
- C. Tennis courts.

- D. Tot lots (small playgrounds especially designed for young children).
- E. Basketball courts.
- F. Paddle tennis courts.
- G. Jogging paths with exercise stations.
- H. Bicycle and walking trails.
- I. Parking lot facilities.
- J. Utility services (electric, water fountains and toilet facilities).
- K. Landscaping, earth shaping and plant materials.
- L. Picnic facilities and benches.
- M. Swimming pools.
- N. Lighting facilities related to park and recreation facilities.

§ 122-113. Combination of land and facilities and fee.

A. Where the applicant and the Township agree, the applicant may utilize any combination of the aforementioned techniques to satisfy the applicant's park and recreation obligation.

B. Credit for the cost of construction of any park and recreation facility shall be subject to the review and approval of the Township Engineer as determined by prevailing costs for labor, structures and materials associated with the facility.

C. All construction by applicant must comply with all ordinances and Township requirements.

§ 122-114. Park and Recreation Plan.

The Board of Supervisors shall adopt a formal Park and Recreation Plan for Franconia Township by resolution. Future park and recreational facilities proposed within the Township shall be in accordance with principles and standards contained in the plan. The plan may be amended from time to time by resolution of the Board of Supervisors.

SECTION 2. **Repeal and Ratification.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the ordinances of the Township that are unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. **Severability.**

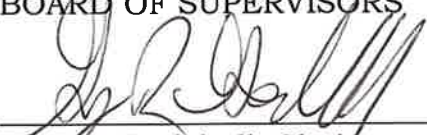
Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect, and for this reason the provisions of this Ordinance shall be severable.

SECTION 4. **Effective Date.**

This Ordinance shall become effective five (5) days after enactment.

DULY ENACTED AND ORDAINED this 20th day of JUNE, 2016,
by the Board of Supervisors of Franconia Township, Montgomery County,
Pennsylvania, in lawful session duly assembled.

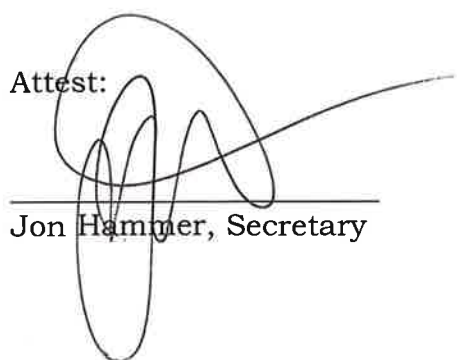
FRANCONIA TOWNSHIP
BOARD OF SUPERVISORS



Grey R. Godshall, Chairman

(Township Seal)

Attest:



Jon Hammer, Secretary

Article V - Subdivision and Land Development

Section 503. Contents of Subdivision and Land Development Ordinance. The subdivision and land development ordinance may include, but need not be limited to:

- (11) Provisions requiring the public dedication of land suitable for the use intended; and, upon agreement with the applicant or developer, the construction of recreational facilities, the payment of fees in lieu thereof, the private reservation of the land, or a combination, for park or recreation purposes as a condition precedent to final plan approval, provided that:
 - (i) The provisions of this paragraph shall not apply to any plan application, whether preliminary or final, pending at the time of enactment of such provisions.
 - (ii) The ordinance includes definite standards for determining the proportion of a development to be dedicated and the amount of any fee to be paid in lieu thereof.
 - (iii) The land or fees, or combination thereof, are to be used only for the purpose of providing park or recreational facilities accessible to the development.
 - (iv) The governing body has a formally adopted recreation plan, and the park and recreational facilities are in accordance with definite principles and standards contained in the subdivision and land development ordinance.
 - (v) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by future inhabitants of the development or subdivision.
 - (vi) A fee authorized under this subsection shall, upon its receipt by a municipality, be deposited in an interest-bearing account, clearly identifying the specific recreation facilities for which the fee was received. Interest earned on such accounts shall become funds of that account. Funds from such accounts shall be expended only in properly allocable portions of the cost incurred to construct the specific recreation facilities for which the funds were collected.
 - (vii) Upon request of any person who paid any fee under this subsection, the municipality shall refund such fee, plus interest accumulated thereon from the date of payment, if the municipality had failed to utilize the fee paid for the purposes set forth in this section within three years from the date such fee was paid.
 - (viii) No municipality shall have the power to require the construction of recreational facilities or the dedication of land, or fees in lieu thereof, or private reservation except as may be provided by statute.

Franconia Township

Checklist for Park Master Site and Maintenance Plans

Franconia Township seeks to improve the accessibility and usefulness of its various parks. With support from the public it will produce additional planning documents supporting this intention including; master site development plans, which, when complete will identify the new, if any, demand for park maintenance. Master site plans, especially those which are grant funded, help municipalities analyze and then prepare designs for new facilities, or revisions to existing facilities, and include drawings and maps, cost estimates for building and maintaining the facilities, and strategies for implementing the plan. The checklist provided below will assist Franconia in the preparation of Master Site and Maintenance Plans for its parks.

Master Site and Maintenance Plan Checklist:

- *Background Information & Data*—recruit public feedback through committees, public workshops and key person interviews; prepare an inventory of the existing conditions, current users and community demographics; and identify other supporting studies.
- *Site Information & Analysis*—describe the physical, natural, historic, and cultural resources of the site, including, but not limited to: any and all legal rights and restrictions, water features, topography, vegetation, man-made features, surrounding land uses, compatibility issues, and environmental issues-including Pennsylvania Natural Diversity Inventory (PNDI) reports.
- *Activities & Facilities Analysis*—describe the existing and proposed recreational, conservation and public uses especially; list the participation rates of users as well as their skill levels; and define the facility standards and requirements for design and layout.
- *Design Considerations*—identify all parameters of design including: Americans with Disabilities Act (ADA) compliance; site and habitat restrictions; American Society for Testing Materials (ASTM) and Consumer Product Safety Commission (CPCS) guidelines; and local, county and state regulations.
- *Design Process and Cost Estimates*—prepare draft plan drawings and narratives, including estimates of cost to construct or develop new facilities on or in the park.
- *Maintenance, Operating Costs, and Revenue*—define the preexisting maintenance needs of the park and prepare future maintenance and operating costs of the new installations, including the impact to the public works or parks department for: administration, personnel and staffing, equipment needs, supplies, programming and sources of funding the new maintenance needs.
- *Final Plan*—the new plan will graphically represent the changes to the park as well as narrate the need for the park and the municipality's ability to maintain the changes going forward.

Township Owned Properties

Parcel ID	Owner	Location	Acreage	LUC	Use	Notes
340001894007	FRANCONIA TOWNSHIP	564 GODSHALL RD	29.01	9940	Franconia Community Park	Active recreation- baseball fields, soccer fields, roller hockey rink, sand volleyball courts, basketball courts, playground equipment, winter ice skating, tennis courts, football fields, walking trails with exercise stations, concession stand and public restroom.
340000164009	FRANCONIA TOWNSHIP	ALLENTOWN RD	2.12	9940	Franconia Community Park	
340000165008	FRANCONIA TOWNSHIP	ALLENTOWN RD	2.97	9940	Franconia Community Park	
340000165107	FRANCONIA TOWNSHIP	ALLENTOWN RD	2.75	9940	Franconia Community Park	
340000166007	FRANCONIA TOWNSHIP	671 ALLENTOWN RD	24.21	9940	Franconia Community Park	
340002809001	FRANCONIA TOWNSHIP	MEETINGHOUSE RD	59.12	5319	Open Space	Farmland across street from Community Park
340000439031	FRANCONIA TOWNSHIP	ALLENTOWN RD	9.34	9940	Open Space	Field connected to Community Park
340001642016	FRANCONIA TOWNSHIP	FORREST RD	15.04	5319	Forrest Meadow Park	Active recreation—multiuse field, walking trail, playground, tot-lot, play set
340001642007	FRANCONIA TOWNSHIP	51 FORREST RD	16.16	5319	Open Space	Farmland across from Forrest Meadow Park
340001618013	FRANCONIA TOWNSHIP	FORREST RD	8.25	5900	Open Space	Farmland adjacent Forrest Meadow Park
340000919001	FRANCONIA TOWNSHIP	690 COUNTY LINE RD	3.31	9940	Open Space	Field east of Forrest Meadow Park
340001328006	FRANCONIA TOWNSHIP	COWPATH RD	6.01	9940	Chestnut Grove Park	Passive recreation—walking trail, butterfly garden, birdhouses, gazebo
340001330004	FRANCONIA TOWNSHIP	762 COWPATH RD	3.52	9940	Chestnut Grove Park	
340001732007	FRANCONIA TOWNSHIP	GODSHALL RD	11.24	9940	Enos. B. Godshall Park	Passive recreation—walking trail with natural areas
340003137447	FRANCONIA TOWNSHIP	LAUREL LN	7.6	9940	Laurel Lane Park	Passive recreation—gazebo and trail connection
340000643007	FRANCONIA TOWNSHIP	984 CAMP RD	26.55	9940	Branchwood Park	Active recreation—Franconia-Souderton disk golf course, softball field, tennis and basketball courts and a playground. Covered pavilion, picnic tables and benches.
340000659315	FRANCONIA TOWNSHIP	CAMP RD	4.4	9940	Branchwood Park	
340001328006	FRANCONIA TOWNSHIP	COWPATH RD	6.01	9940	Chestnut Grove Park	Passive recreation—walking trail, butterfly garden, birdhouses, gazebo
340001330004	FRANCONIA TOWNSHIP	762 COWPATH RD	3.52	9940	Chestnut Grove Park	
340001195022	FRANCONIA TOWNSHIP	COWPATH RD	3.1	9940	Banbury Open Space	Part of Open Space and Banbury Trail
340004099097	FRANCONIA TOWNSHIP	QUINCE DR	5.15	9940	Open Space	Open Space and Strawberry Fields Trail
340004099268	FRANCONIA TOWNSHIP	QUINCE DR	0.36	9940	Open Space	Quince Drive Open Space
340004979126	FRANCONIA TOWNSHIP	WINDING WAY	0.52	9940	Open Space	Open Space and Strawberry Fields Trail
340004979288	FRANCONIA TOWNSHIP	WINDING WAY	0.46	9940	Open Space	Open Space and Strawberry Fields Trail
340004979504	FRANCONIA TOWNSHIP	WINDING WAY	2.93	9940	Open Space	Open Space and Strawberry Fields Trail
340004979792	FRANCONIA TOWNSHIP	WINDING WAY	1.19	9940	Open Space	Open Space and Strawberry Fields Trail
340001871004	FRANCONIA TOWNSHIP	LEIDY RD	15.34	9940	Open Space	Farmland/Woods South of West Broad Street Elementary; Contains Franconia Township Trail
340003446003	FRANCONIA TOWNSHIP	0 INDIAN CREEK RD	23.28	9940	Open Space	Field at Delps Meetinghouse
340003993005	FRANCONIA TOWNSHIP	MOYER RD	57.3	5319	Open Space	Halteman & Moyer Rd Farmland
340001717022	FRANCONIA TOWNSHIP	0 FREED RD	13.47	5319	Open Space	Farmland with Preff Asmt
340002635922	FRANCONIA TOWNSHIP	HEDGEROW DR	0.39	9940	Open Space	At Heatherfield Community
340000764012	FRANCONIA TOWNSHIP	0 CHERRY LN	5.8	9940	Open Space	Wooland
340000143003	FRANCONIA SEWER AUTHORITY	ALLENTOWN RD	0.04	9940	Access Location	
340003409121	FRANCONIA SEWER AUTHORITY	MELVIN RD	0.04	8910	Access Location	
340004099061	FRANCONIA SEWER AUTHORITY	QUINCE DR	0.13		Access Location	
340001606018	FRANCONIA SEWER AUTHORITY	765 SOUDER RD	9.71	8910	Treatment Facility	
340004810007	FRANCONIA SEWER AUTHORITY	123 TELFORD PIKE	1.28	1101	Single Family	
340000166016	FRANCONIA TOWNSHIP	671 ALLENTOWN RD	N/A	4298	Wireless Telecommunications Facility	