

UPPER DUBLIN TOWNSHIP

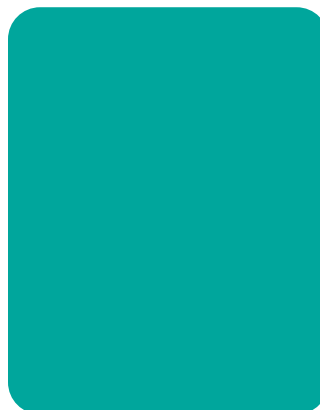
# OPEN SPACE PLAN

PARKS | RECREATION AREAS

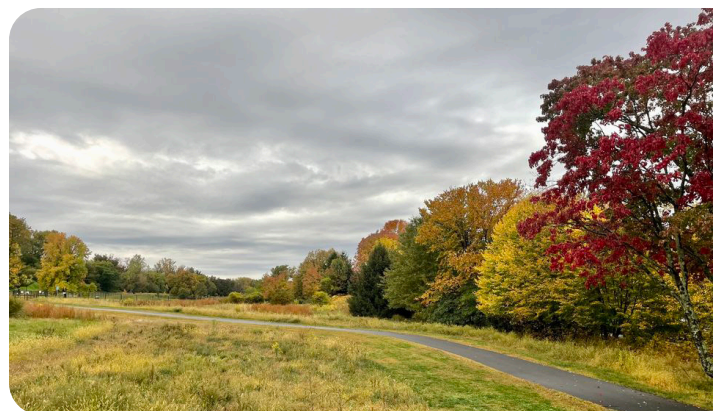
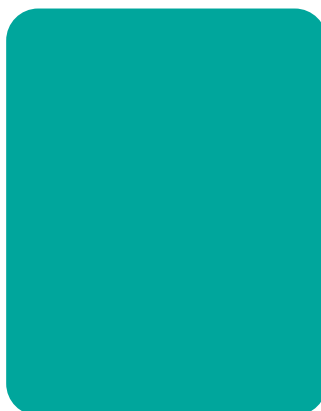
OPEN SPACES | NATURAL RESOURCES

TRAILS | MISSING CONNECTIONS

SEPTEMBER 2023



A ROADMAP  
FOR A HEALTHIER,  
SUSTAINABLE,  
CONNECTED  
UPPER DUBLIN



*This page was intentionally left blank.*



UPPER DUBLIN TOWNSHIP BOARD OF COMMISSONERS

RESOLUTION NO. 23-2515

**WHEREAS**, the Upper Dublin Township Board of Commissioners desires to provide a solid framework and recommendations for short-term and long-range plans and strategies for acquisition, development and maintenance of open space, community connections and environmental resources within the community and with neighboring communities; and

**WHEREAS**, through the efforts of the Open Space Plan Update Steering Committee, Township staff, professional planners and Upper Dublin Township citizenry, the *Upper Dublin Township Open Space Plan (2023)* was developed in accordance with all applicable guidelines established by the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources (DCNR), Bureau of Recreation and Conservation, which this study was in part financed by; and

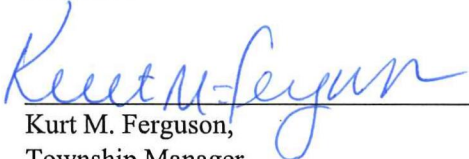
**WHEREAS**, the *Upper Dublin Township Open Space Plan (2023)* has been reviewed by the Pennsylvania Department of Conservation and Natural Resources (DCNR), Bureau of Recreation and Conservation; and

**WHEREAS**, the draft and final plans of the *Upper Dublin Township Open Space Plan (2023)* have been presented publicly and been available for public review and comment;

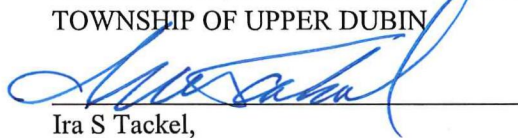
**NOW, THEREFORE, BE IT RESOLVED** that the Upper Dublin Township Board of Commissioners hereby adopts the final draft of the *Upper Dublin Township Open Space Plan (2023)*.

RESOLVED, this 12<sup>th</sup> day of September, 2023.

ATTEST:

  
Kurt M. Ferguson,  
Township Manager

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF UPPER DUBLIN

  
Ira S Tackel,  
President

*This page was intentionally left blank.*

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSONERS

RESOLUTION NO. 23-2516

**WHEREAS**, the *Upper Dublin Township Open Space Plan (2023)* ("The Plan") was financed in part by the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund; and

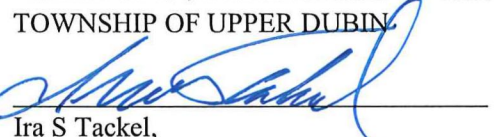
**WHEREAS**, through the efforts of the Open Space Plan Update Steering Committee, Township staff, professional planners and Upper Dublin Township citizenry, The Plan was developed in accordance with all applicable guidelines established by the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources (DCNR), Bureau of Recreation and Conservation.

**NOW, THEREFORE, BE IT RESOLVED** that the Upper Dublin Township Board of Commissioners hereby certifies that The Plan was completed in accordance with the Grant Agreement; all project expenditures have been made and were in accordance with the Grant Agreement; The Plan and related materials are acceptable to DCNR; and The Plan and related materials will be used to guide future recreation and conservation decisions.

RESOLVED, this 12<sup>th</sup> day of September, 2023.

ATTEST:

  
Kurt M. Ferguson,  
Township Manager

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF UPPER DUBLIN  
  
Ira S Tackel,  
President

*This page was intentionally left blank.*



# ACKNOWLEDGMENTS

Upper Dublin Township thanks the residents and community members that participated in the planning process and for their commitment to a future guided by the goals outlined within this plan.

## Thank You to the Open Space Plan Steering Committee

A special thanks to the Open Space Plan Steering Committee Members that spent many hours helping to prepare this plan.

Latonia M. Ayscue  
Marjorie Berlinghof  
Debra Blum  
Justin L. Davis  
Hannah Do  
Greg Ebbecke  
Augustus E. Fricker  
Sarah R. Ghosh  
Brian Havard  
Rosario Kukla  
Susan B. Lohoefer  
Robert I. Michaelson  
Ami Patel  
Harm Scherpbier  
Amanda Theodorson  
Joanna Waldron  
Laura J. Zale  
Derek Dureka - Parks & Recreation Director

## Additional Thank You's to the Following:

### Upper Dublin Township Board of Commissioners

Liz Ferry  
Meredith L. Ferleger  
Dr. Gary V. Scarpello  
Ira S. Tackel  
Cheryl Knight  
Alyson J. Fritzges  
Robert H. McGuckin

### Township Manager

Kurt Ferguson

### Assistant Township Manager

Jonathan Bleemer

## This plan was prepared by:



## With assistance from:



**pennsylvania**  
DEPARTMENT OF CONSERVATION  
AND NATURAL RESOURCES

This study is financed in part by a grant from the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources (DCNR), Bureau of Recreation and Conservation.

*This page was intentionally left blank.*

# TABLE OF CONTENTS

**INTRODUCTION - 11**

**GOALS & OBJECTIVES - 12**

**PUBLIC ENGAGEMENT - 15**

**COMMUNITY BACKGROUND - 21**

**PARK & RECREATION FACILITIES & AMENITIES - 32**

**OPEN SPACE & NATURAL RESOURCES - 44**

**COMMUNITY CONNECTIVITY - 59**

**IMPLEMENTATION - 73**

## **APPENDICES**

Appendix A – Community Background Supplemental Materials

Appendix B – Park & Recreation Facilities & Amenities Supplemental Materials

Appendix C – Open Space & Natural Resources Supplemental Materials

Appendix D – Community Connectivity Supplemental Materials

Appendix E – Additional Supplemental Materials

*This page was intentionally left blank.*



# INTRODUCTION

This plan is an update to Upper Dublin Township's 2005 **Open Space and Environmental Resource Protection Plan**, commonly referred to as "the Open Space Plan." As is the conventional purpose for an open space plan, the goal of this plan is to develop a comprehensive and implementable plan for parks, recreation, open space, trails and connectivity within the Township.

## WHAT IS AN OPEN SPACE PLAN?

- It develops a Township-wide vision specifically for Township-owned parks, recreation facilities, open space, trails and linkages.
- It evaluates existing conditions and community needs, considers trends, analyzes growth projections and develops recommendations for park needs, improvements, maintenance, connectivity, open space management and potential acquisition.
- It evaluates existing Township-owned open spaces and provides recommendations for enhancing these spaces.
- It addresses alternate ways to protect and preserve open space.
- Through goals, objectives and recommendations, it provides a basis for local decision making and support of grant applications for funding which will assist with implementation of the plan.

## THIS PLAN HAS THREE PRIMARY FOCUS AREAS:

### Park and Recreation Amenities and Facilities

This section focuses on the existing amenities and facilities, while looking at standards, trends and community feedback to guide the future of Township-owned active and passive parks and recreation amenities and facilities as well as identify future community needs that can be accommodated in existing and future parks.

### Open Space & Natural Resources

This section focuses on the Township-owned open spaces that do not include active or passive amenities and facilities. Site visits to assess current conditions and pose site-specific recommendations regarding the health of the open space are highlighted. Properties of Interest, which hold value to the Township for a variety of reasons, are identified along with the rationale for each property's selection.

### Community Connectivity

This section focuses on the pedestrian and bicycle network within the Township, by assessing existing infrastructure and identifying 70 Missing Connections that are sought to be completed to improve community connectivity.

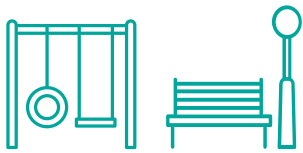
The two driving forces of this plan are its (1) Goals & Objectives and (2) Implementation Recommendations. Both elements will position and guide the Township toward achieving the future vision for its parks, recreation, open space, trails and connectivity.

# GOALS & OBJECTIVES

The Open Space Plan identifies goals and objectives, along with implementation recommendations, which are found in the Implementation section of this plan.

The following goals and recommendations were developed for the three key sections of this plan;

- P&R - Park & Recreation Facilities & Amenities
- OS&NR - Open Space & Natural Resources
- CC - Community Connectivity



## PARK & RECREATION AMENITIES & FACILITIES GOALS & OBJECTIVES

### **P&R – 1. Increase and enhance welcoming spaces within Township Parks.**

P&R - 1.1 Provide comfortable and safe places that enable formal and informal social interactions and experiences.

P&R - 1.2 Integrate into existing and construct new features and amenities that promote visitor connections.

P&R - 1.3 Seek to offer a like experience for all.

P&R - 1.4 Ensure parks are well signed to provide clear communication and facility information.

P&R - 1.5 Increase access to the arts by installing public and privately owned art media within the Township's parks.

### **P&R – 2. Provide parks and recreation facilities and amenities that meet standards and resident needs, while adapting to recreation trends and plan for the evolving community.**

P&R-2.1 Maintain and enhance recreational amenities in parks by meeting the standards established by the National Recreation and Park Association (NRPA) and other recognized professional organizations.

P&R - 2.2 Assess park and recreation trends on an annual basis and determine applicability to the Township.

P&R - 2.3 Continue to regularly survey the community to determine current park and trail use and solicit feedback for future additions and improvements to the Township Park system.

P&R - 2.4 Develop and maintain a Capital Improvements Plan for updating and replacement of park amenities to help meet standards and provide guidance for prioritization.

### **P&R – 3. Continue providing programs that meet the needs of the community as it changes and evolves and address physical and financial barriers to access for all.**

P&R - 3.1 Continue to regularly survey the community to determine current program participation and solicit feedback for future additions and improvements to the Township program offerings.

P&R - 3.2 Continue to advertise availability of recreation scholarship opportunities and work to increase the scholarship fund's capacity to provide more assistance each year.

P&R - 3.3 Assess current Township facilities to ensure adequate and accessible community programming space.



## OPEN SPACE & NATURAL RESOURCES GOALS & OBJECTIVES

**P&R – 4. Ensure that parks are accessible to all by providing reasonable accommodations according to the park’s physical features, amenities and mission.**

P&R - 4.1 Complete an accessibility study for the Township’s parks and recreation facilities, and work towards the implementation of the recommendations of the study so that the Township’s Parks and Recreation Facilities comply with the 1990 Americans with Disabilities Act and the 2010 ADA Standards to the fullest extent possible.

P&R - 4.2 Use universal and inclusive design when updating and developing parks and their amenities.

**P&R – 5. Provide safe access to a neighborhood or school playground within a 10-minute walk of every Township residence.**

P&R - 5.1 Prioritize completing Missing Connections that provide safe access for residences currently without access to a neighborhood or school playground within a 10-minute walk.

**P&R – 6. Implement sustainable and climate resilient practices when constructing, maintaining, updating and enhancing a park and recreation facilities.**

P&R - 6.1 Implement stormwater management practices that meet or exceed MS4 requirements and highlight those benefits to the community.

P&R - 6.2 Plant native vegetation in the Township’s parks and open spaces and remove invasive and non-native plantings.

P&R - 6.3 Increase shade at the Township’s parks to provide safe places for residents to recreate and enjoy.

P&R - 6.4 Regularly review sustainable and climate resilient parks and recreation practices.

P&R - 6.5 Maintain a list of possible planting locations on Township or other public properties in concert with the Upper Dublin Shade Tree Commission.

**OP&NR – 1. Make Township open spaces a model of best land management practices and policies to preserve and protect the most sensitive and desirable natural resources.**

OP&NR - 1.1 Preserve, restore and protect the Township’s natural spaces by identifying and stewarding vulnerable land and resources.

OP&NR - 1.2 Buffer, expand and connect natural spaces within the Township.

OP&NR - 1.2 Restore and enhance native vegetation in open spaces and along stream corridors while working to remove invasive and non-native species.

OP&NR - 1.3 Enhance and develop partnerships with organizations to assist with monitoring stream and vegetation health.

OP&NR - 1.4 Continue to grow the Township’s volunteer base to help with open space stewardship.

**OP&NR – 2. Protect open spaces and natural resources that support the community, improve quality of life and strengthen ecosystem services.**

OP&NR - 2.1 Increase, preserve, manage and protect the Township’s tree canopy by developing a management and replacement plan.

OP&NR - 2.2 Acquire properties, conservation easements and access easements, to complete Missing Connections and protect Properties of Interest.

OP&NR - 2.3 Regularly issue an update to the Properties of Interest listing and map to identify any changes.

**OP&NR – 3. Provide opportunities to connect with and learn about the environment within the Township.**

OP&NR - 3.1 Develop signage and digital resources within parks, open spaces, and along trails to provide environmental education opportunities.

OP&NR - 3.2 Increase community access to open spaces and stream corridors.

OP&NR - 3.3 Develop environmental recreation programming for undeveloped Township-owned open spaces.

**OP&NR – 4. Balance the community’s needs for both managed recreational spaces and natural spaces.**

OP&NR - 4.1 Continue to regularly survey the community to determine current recreation preferences.

OP&NR - 4.2 Regularly work with recognized sports organizations to determine the number of fields needed to avoid the overuse of fields.

OP&NR - 4.3 Regularly assess the growth of programs that require managed recreational spaces to determine if projected growth could impact natural spaces.

CC - 1.3 Regularly meet with regional transportation staff, Township traffic engineer, School District transportation staff, Township Police Department, Township Public Works staff, Township Planning staff and others with insight on potential missing connections, barriers and desires related to community connectivity.

CC - 1.4 Regularly survey the community to determine potential missing connections, barriers and desires related to community connectivity.

**CC – 2. Provide safe access to at least one park for passive or active recreation within a 10-minute walk of every Township residence.**

CC - 2.1 Identify missing or damaged infrastructure as well as areas of conflict that prevent residents from accessing a park within a 10-minute walk.

CC - 2.2 Prioritize completing Missing Connections that provide safe access for residences currently without access to a park within a 10-minute walk.



**COMMUNITY CONNECTIVITY GOALS & OBJECTIVES**

**CC – 1. Develop a network of sidewalks, trails, crosswalks, greenways and bike lanes to provide safe places for recreation, more community connectivity and improve access to local amenities.**

CC - 1.1 Construct at least one identified Missing Connection every year.

CC - 1.2 Regularly issue an update to the Missing Connections listing and map to identify any changes.



# PUBLIC ENGAGEMENT

The community and stakeholders were engaged throughout the planning process. This section describes the public engagement process for this Open Space Plan, as well as key themes, highlights and feedback that were received.

## TIMELINE

The graphic below shows how the public engagement process occurred throughout the course of the planning process.



**June 2022**  
Project Kickoff &  
Steering Committee Meeting #1



**July 2022**  
Steering Committee Meeting #2



**August 2022**  
Steering Committee Meeting #3



**September 2022**  
Steering Committee Meeting #4  
Online & Mailed Survey



**October 2022**  
Steering Committee Meeting #5  
Online & Mailed Survey



**November 2022**  
Public Meeting #1  
Steering Committee Meeting #6



**December 2022**  
Steering Committee Meeting #7



**January 2023**  
Key Person Interviews



**February 2023**  
Steering Committee Meeting #8  
Key Person Interviews



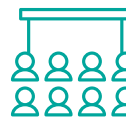
**March 2023**  
Public Meeting #2  
Key Person Interviews



**April 2023**  
Steering Committee Meeting #9



**May 2023**  
Steering Committee Meeting #10



**June 2023**  
Board of Commissioners Meeting



**July 2023**  
Steering Committee Meeting #11

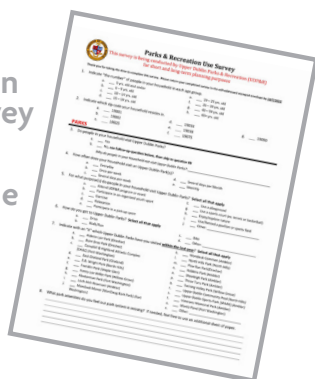
## SURVEY

Due to Upper Dublin Parks & Recreation's past success in surveying the community for opinions on projects and visioning, the department conducted a survey related to the Open Space Plan. Mailed to 2,500 randomly-selected Township households, the survey was also available online for others to complete. The randomized mailed survey was to gather feedback from a sample of the community and not just those with specific interests in the topic areas of this document.

Both the online survey and the mailed survey registered similar feedback; the only notable difference was online respondents indicated attendance at a greater number of Parks and Recreation Department programs. This can be attributed to the survey link being posted online as well as distributed utilizing the department's email list.

The following is a summary of the highlights from the survey:

**29%** response rate on the mailed survey  
**966** responses to the online survey



**18%** of respondents had someone 18 years old or younger in their household



**89%** of respondents have visited a UDT park within the last year

### Top Visited Parks



Mondauk Common



Twining Valley Park



Mondauk Manor



**80%** of respondents visit UDT park(s) to exercise  
**50%** visit to Enjoy Nature  
**43%** visit for relaxation

### How often did respondents visit UDT Parks?



**31%** visited several days per week



**30%** visited several days per month



**26%** visited monthly

### How did respondents get to UDT Parks?



**92%** drive



**48%** walk



**13%** bike



**>1%** other

**88%** of respondents walk or bike in Upper Dublin Township



**96%** walk or bike for exercise



**59%** walk or bike for leisure



**20%** walk or bike to get to a destination

### Over the next 3-5 years, what should UDP&R's focus be?



**64%**

Development of Township trail/path/systems for more walkable community



**33%**

Enhance recreational amenities at existing parks



**33%**

Acquisition of Open Space



**26%**

Environmental improvements to Parks and Open Spaces

## PUBLIC MEETING #1

The first public meeting was in the form of an Open House held on November 30, 2022 at 7:00PM. The Open House included a brief presentation that outlined the purpose of an Open Space Plan, initial survey findings, an explanation of the mapping for the project and the breakout room activities.

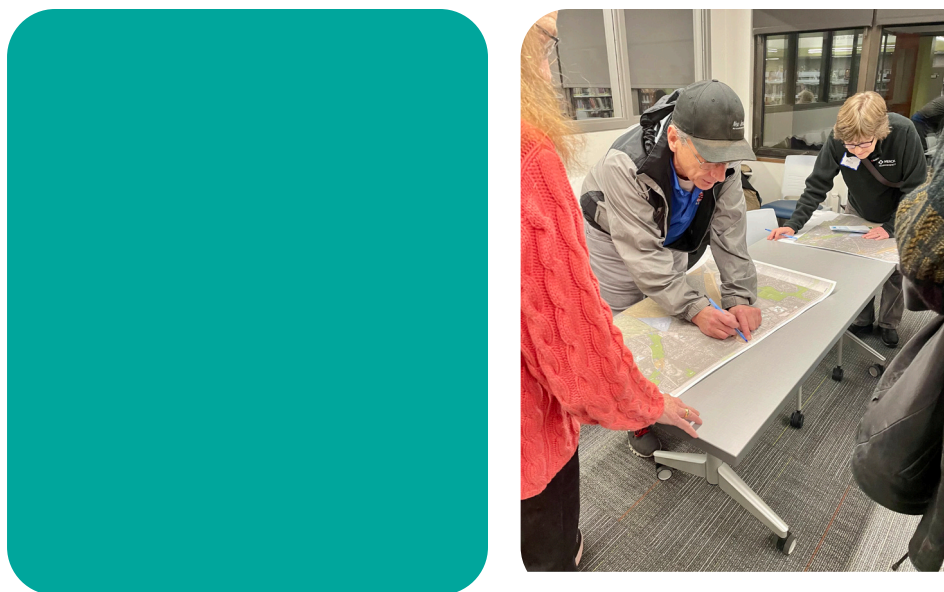
This meeting included four breakout rooms used to help facilitate discussion on specific topic areas. Breakout rooms were organized by geographic quadrants of the Township; each room focused on parks, recreation facilities and open spaces, and missing connections in a specific quadrant.

There were 58 in-person attendees with an additional 28 attendees online. There were 196 comments collected from the breakout rooms.

After the meeting, a recording of the presentation and forum that mimicked the activities conducted in the breakout rooms was posted and promoted by the Township. There were 43 people who responded to the online forum, with an additional 84 comments collected.

**Key take aways identified at Open House #1 by those present and participating through the Online Forum:**

- Many comments were related to pedestrian and bike connections.
- The most significant bike and pedestrian barrier identified is the passageway under the PA Turnpike and Norfolk Southern Railroad overpasses on Susquehanna Road.
- The most commonly visited parks by those who participated in the meeting and online forum are Twining Valley, Mondauk Common, Rose Valley Preserve and Robbins Park.







## PUBLIC MEETING #2

The second public meeting was also held as an Open House on March 1, 2023 at 10:00AM and 7:00PM. Similarly formatted to the first public meeting, this meeting was held at two different times on the same day. In-person and virtual attendance options were available for the presentation portion of the meeting, with an online feedback form being posted on the Township website after the meeting, to gather additional input. There were 110 people in attendance in person and online between the two sessions, as well as 209 responses to the online feedback forum.



This meeting included three breakout rooms used to help facilitate discussion on specific topic areas. Breakout rooms were organized by plan topic area which included Goals and Objectives, Open Space, and Missing Connections. The Goals and Objectives breakout room focused on helping to identify which goals the community felt were most important. The Open Space breakout room focused on what characteristics of the Properties of Interest should be prioritized when looking to acquire property or secure conservation, easement or access easement. The Missing Connections breakout room was similar to the Open Space breakout room as participants were able to identify which characteristics should be a higher priority when looking to develop a Missing Connection.



**Key take aways identified at Open House #2 by those present and participating through the Online Forum:**

### Top Goals

- Develop a network of sidewalks, trails, crosswalks and bike lanes to provide a safe place for recreation, increase community connectivity and improve access to community amenities.
- Improve quality of life by creating spaces for activities that foster a healthier community.
- Preserve, restore, protect, buffer, expand and connect natural spaces within the Township by identifying, protecting, and stewarding vulnerable land and resources.



## Open Space Prioritization

- Identify and work to protect open spaces and natural resources that support the community and improve quality of life while creating spaces for activities that foster a healthier community.
- Provide an opportunity to create, begin, or complete one of the identified missing community connections each year.
- Located within a recreationally underserved community (i.e. no park or open space within a 1/2 mile).

## Missing Connections Prioritization

- Connection to a park or open space
- Connection to a local trail\*
- Connection to community amenities
- Connection to a regional trail\*

*\* Note that regional trails and local trails were separate choices, but both ranked within the top four priorities.*

## KEY PERSON INTERVIEWS

During the planning process 11 stakeholder groups provided feedback related to topic areas of this plan that are relevant to their mission or responsibility. Interviews were conducted in a manner most conducive to the specific group, including in-person and online video conferencing platform group discussion, online forum and virtual meeting.

**The stakeholder groups that were interviewed as part of this planning process included:**

- Planning Organizations
- Neighboring Municipalities
- Youth Sports Organizations
- Natural Resource & Stream Health Experts
- Township Staff

- School District Transportation Staff
- North Hills Neighborhood Residents
- Transportation Organizations
- Business Community Members
- Developer Community Members
- HOA's & Property Management Companies

The conversations and feedback from the above groups helped to identify and inform the goals, objectives, recommendations and strategies for coordination and implementation of this plan.

## OPEN SPACE PLAN STEERING COMMITTEE

From applications submitted by interested community members, the Board of Commissioners appointed 18 residents to a Steering Committee to work with the Parks and Recreation Director and consulting team throughout the planning process. This group met a total of 11 times between June 2022 and July 2023 focusing on specific components and topic areas of the plan including in-depth review and cultivation of missing connections and properties of interest; projected trends and best practices from across the country and similar communities; understanding and interpreting feedback received from public engagement efforts; and, refining goals and objectives. This process provided continuity of focused input while also serving to cultivate champions to support implementation of this plan.





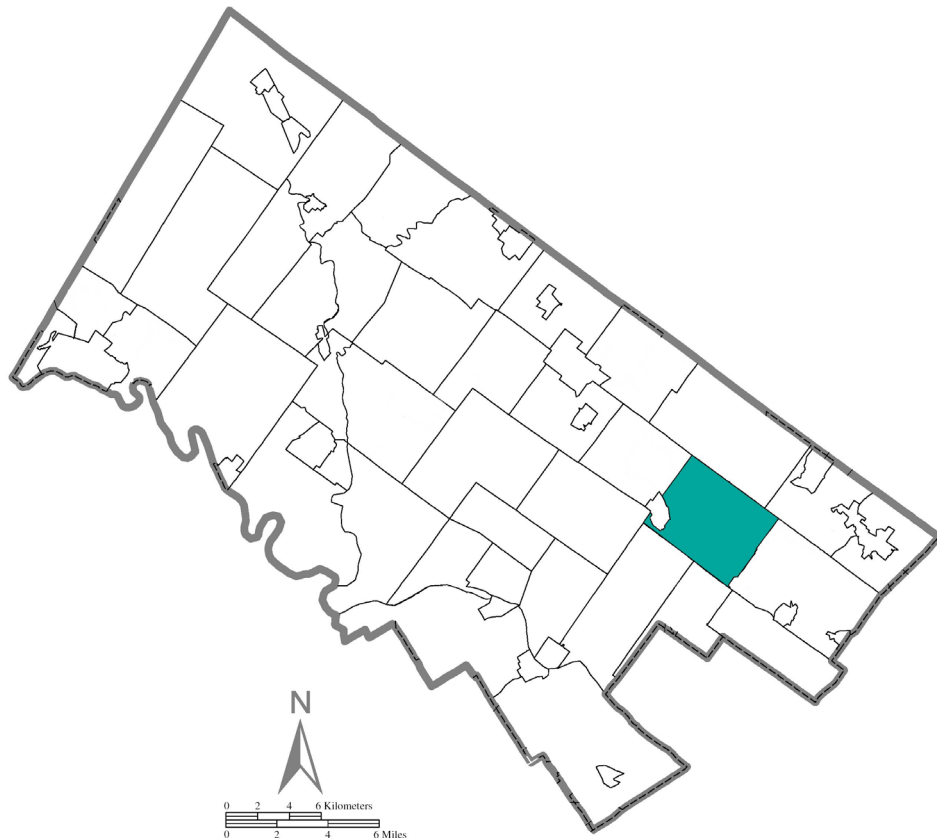
*Twining Valley Park*



# COMMUNITY BACKGROUND

Located in eastern Montgomery County, Upper Dublin Township occupies the suburban inner ring of Philadelphia. Upper Dublin had its early settlement in the 1700s, when William Penn ordered a survey of all Townships in the Commonwealth. The Township became incorporated in 1719, with scattered nodes of settlement known as Fort Washington, Willow Grover, Fittzwatertown, Jarrettown, Maple Glen and Dresher which grew tremendously following World War II, to the present. The Township was granted its current status of First Class Township in the Commonwealth of Pennsylvania on January 1, 1946. Upper Dublin is in a similar class of development history as nearby communities, including Upper Moreland, Abington and Springfield Townships. Today, the Township is over 95% built-out with a population of 26,665 (2020 U.S. Census Bureau). Upper Dublin has an area of 13 square miles, or approximately 8,340 acres. Figure 1 (see back of plan) shows Upper Dublin Township in its regional setting.

Upper Dublin owes much of its growth to its location: the intersection of State Route 309 (S.R. 309) and the Pennsylvania Turnpike (I-76/276 exits #339, Fort Washington and #340, Virginia Drive). Route 309 is a limited access expressway from Philadelphia, through Upper Dublin, and into the Spring House area of Lower Gwynedd Township. It continues as an arterial road through Montgomeryville, Quakertown (Bucks County) and Allentown (Lehigh County). In addition to the PA Turnpike, Route 309 has three intersections in Upper Dublin Township at Butler Pike, Highland Avenue and Susquehanna Road. The expressway portion interchanges with the PA Turnpike at Fort Washington. In the early 2000's, a limited access slip ramp for exit and entrance for westbound travel was completed on the north side of the Turnpike providing a second interchange with the Turnpike in Upper Dublin. The interchange occurs at Virginia Drive, a local road within the Fort Washington Office Park.



The SEPTA Regional Rail Line also provides regional access to Upper Dublin. SEPTA's trains travel through Upper Dublin on their routes between Philadelphia, Lansdale and Doylestown, with many intermediate stops including four stations located along the borders of the Township - Fort Washington, Oreland, North Hills and Ambler. Service is predominantly passenger. Bus service operated by SEPTA serves portions of the Township with key connections at the regional rail stations and employment nodes such as the Fort Washington Office Park and Dresher.

In addition to the regional access noted above, Upper Dublin is well served by a local road network. Motorists enter the Township by these roads through "gateways" that impart a sense of place to the community. Among them are Maple Glen (north), Ambler Borough (west), and Oreland and North Hills (south). Commercial uses in these areas are supplemented by business and retail uses in several sections of Dresher and Willow Grove.

The Fort Washington Office Park, Ambler Borough and Temple University Ambler are three recognized places that help give identity to Upper Dublin Township. One of the first in suburban Philadelphia, the Fort Washington Office Park was developed about the same time as the King of Prussia Industrial Park (mid-1950's). It evolved into a combined light industrial and office center with a variety of uses that became part of a mixed-use pattern that at one time included Honeywell, Wm. H. Rorer Pharmaceuticals, ICC, Richardson-Vicks, the Fort Washington Expo Center and satellite facilities for Temple University, Gwynedd Mercy College and DeVry University. All of these businesses and organizations have either relocated or consolidated their presence with other businesses taking their place. Notably, the Toll Brothers Corporate Office recently moved into space formerly occupied by DeVry University.

Most workers employed in the Office Park are from outside of the Township. Regardless, these individuals add to the richness of the community, support local commerce and make use of Township facilities and services, including parks and trails. Bridge and culvert improvements where the SEPTA line crosses the Sandy Run have relieved some of the flooding that limits access and egress during heavy storm events, but flooding remains a problem and of regional concern. Two flood retarding structures were installed upstream from the Fort Washington Office Park on the Rapp Run and Pine Run; both have aided in additional flooding relief.

The Fort Washington Office Park is once again being re-imagined, now a separate zoning district called the Greater Fort Washington District (GFW District). With its rezoning, residential and commercial mixed-use development is being encouraged.

Ambler Borough is a former industrial and suburban railroad town, at one time the home of the Keasbey & Mattison Company. Based on the 2020 U.S. Census, Ambler's population of 6,807 is up approximately 390 people since 2000. In the last five years, Ambler Borough has had a notable economic upswing and major reinvestment and development in the commercial center. This includes their "Main Street" program and the introduction of new restaurants, small specialty shops, retail stores, refurbished visual and performing arts theaters and additional housing. There are several multi-family residential projects either recently completed or in the process of being completed in Ambler.

Temple University Ambler (TUA) has been part of the community since its establishment here in 1911 as the Pennsylvania School of Horticulture for Women. The campus (187 acres) is a significant area of land that includes institutional facilities and a high proportion of open space. No longer housing residential students on campus, TUA continues to supplement Temple's Main Campus (North Broad Street) and Center City programs with its robust landscape architecture and horticulture program. TUA is one of the many educational and religious institutions in the community adding to the diversity and land stewardship of larger pieces of land.

Natural features include the Wissahickon Creek and Trail, which are managed by Wissahickon Trails. This 12.6-mile trail is part of the "Green Ribbon Trail" network that extends from Parkside Place in Upper Gwynedd Township and ending at Stenton Avenue in Whitemarsh Township. Upper Dublin is located within the Wissahickon Watershed. The Wissahickon Creek flows through many communities en route to its confluence with the Schuylkill River. Tributaries to the Wissahickon Creek in Upper Dublin include the Sandy Run, Tannery Run, Pine Run, Rose Valley Creek, Honey Run, Stuart Farm Creek and Rapp Run.

Development has consumed many of the natural areas of Upper Dublin. Remaining open lands are found at the Temple University Ambler campus, two golf courses (both private) and within the extensive public park and open space system.

## EXISTING LAND USE PATTERNS

A majority of the 13 square miles of Upper Dublin Township has already been committed to the following uses: residential (58%); commercial, office and industrial (10%); and other uses such as institutions, utilities, public and private open spaces, etc. (32%). See Table 1 below for the 13 categories of land use as of 2022. Land use is also demonstrated in Figure 2 (see back of plan). With 628 acres in 2023, Upper Dublin ranks #2 in municipal-owned parks and open space of the 62 townships and boroughs in Montgomery County.

**Table 1: Zoning/Land Use in Upper Dublin**

<b>Zoning/Land Use</b>	<b>Acres</b>	<b>% (rounded)</b>
Single Family – detached	4,220	57%
Single Family – attached	16	0%
Multi-family	69	1%
Twin/Duplex	31	0%
<b>Subtotal Residential</b>	<b>4,336</b>	<b>58%</b>
Office	325	4%
Retail	245	3%
Mixed Use	111	2%
Industrial	92	1%
<b>Subtotal Commercial/Office/Industrial</b>	<b>773</b>	<b>10%</b>
Institutional	629	9%
Public Open Spaces	628	9%
Private Open Spaces	478	7%
Undeveloped (Vacant)	281	4%
Other (r-o-w, water, utilities)	227	3%
<b>Subtotal Other</b>	<b>2,243</b>	<b>32%</b>
<b>Total</b>	<b>7,352</b>	<b>100%</b>
<i>Source: Parcel Data 2022 - Montgomery County Planning Commission</i>		
<i>Note: Numbers are for township land area within parcel boundaries only, rounded to the nearest acre.</i>		

As evident from Table 1, the primary land use in Upper Dublin Township is residential with it constituting 58% of the total parcel land area of the Township (7,352 acres). Within this use category, the majority is single-family detached units (57% of total land and 96% of the residential use categories). The other residential categories represent a very small proportion of the total residential use acreage in Upper Dublin. The next largest categories are public and private open spaces, which combined represent about 16% of the total land area. The next largest uses are institutional (9%), office (4%), vacant land (4%), retail (3%) and mixed use (2%). The “Other” category (3%) in the table includes road rights-of-way, water, utilities.

The two previous Open Space Plans (1994 and 2005) noted remaining unused Township land was diminishing; today only 4% of the Township’s land is considered vacant.

## DEMOGRAPHICS

Tables 2 through 11 document some characteristics of Upper Dublin's population and its change since 2010. Information presented in the Tables was obtained from the 2010 and 2020 Censuses and the Montgomery County Planning Commission. Some general observations follow.

Table 2: Township Population				Projections		% Change
1990	2000	2010	2020	2025	2030	2020 - 2030
24,028	25,878	25,569	26,665	27,370	27,961	4.9%

Upper Dublin Township grew 4.2% between 2010 and 2020, from 25,569 to 26,665 persons. Since 1990, the township has grown nearly 11%. The Township's level of growth is continuing as the forecast for the year 2025 is 27,370 persons, and 2030 is 27,961, which will be a 4.9% increase from 2020 to 2030.

This forecast is based on the expectation that fewer new dwelling units will be built as residentially zoned land approaches build-out. A rezoning of some non-residential land to residential or an increase in permitted density would be needed to counter this trend, which is occurring in the GFW District. In addition, a decline in average household size contributes to slowing population growth (see Table 8).

Population density (2020) is 2,051 persons per square mile, ranking Upper Dublin in the top half of the 62 townships and boroughs in Montgomery County.

In 2020, the largest Township age groups were persons 45 to 64 (30% of the total population) and 25 to 44 (21% of the total population). Interestingly, the group with the highest rates of growth since 2010 were residents 65 and older (5% increase). There is a decline in the percentage of young adults as a percentage of the total population. Between 2010 and 2020 the percentage of 5- to 14-year-old dropped 3% and the percentage of 15- to 24-year-old dropped by 2%. It should also be noted that there was a 3% decrease in 45- to 64-year-old age group as well.

Table 3: Age Structure	2010		2020		% Change
	# of Total	% of Total	# of Total	% of Total	2010 to 2020
Under 5 Years	1,229	5%	1,657	6%	1%
5 to 14 Years	3,995	16%	3,557	13%	-3%
15 to 24 Years	3,123	12%	2,664	10%	-2%
25 to 44 Years	5,223	20%	5,590	21%	1%
45 to 64 Years	8,347	33%	7,947	30%	-3%
65 and older	3,688	14%	4,975	19%	5%
Total Population	25,605	100%	26,390	100%	3%

Table 4: Educational Level <sup>1</sup>	2010		2020		% Change
% High School Graduate or Higher	16,794	97%	17,961	97%	0%
% Bachelor's Degree or Higher	10,736	62%	12,155	66%	4%

<sup>1</sup> Population 25 years and over

Table 5: Income Levels <sup>2</sup>	2010	2020	% Change
Per Capita Income	\$49,462	\$59,271	20%
Median Household Income	\$107,285	\$138,316	29%
Median Family Income	\$123,619	\$161,923	31%

<sup>2</sup> For comparison purposes, income figures are adjusted for inflation

Table 6: Special Needs Groups	2015		2019		% Change
	Number	%	Number	%	2015 - 2019
With an ambulatory difficulty	1,026	34%	737	23%	-11%
With an independent living difficulty	400	13%	722	22%	9%
With a cognitive difficulty	503	16%	664	21%	5%
With a hearing difficulty	516	17%	514	16%	0%
With a vision difficulty	265	9%	329	10%	1%
With a self-care difficulty	345	11%	269	8%	-3%
Total Special Needs Population	3,055	100%	3,235	100%	6%

These trends show the Township's population is aging and highlight the need to plan appropriately for open space facilities for all age groups.

Race and Ethnic Diversity: The total number and percentage of non-white residents in Upper Dublin has been growing. In the 2000 Census there were 3,241 non-white residents, 12.5% of the 2000 population. In 2010 about 17% of Township residents identified as non-white. In the 2020 census these numbers increased to 5,567, 21% of the 2020 residents identify as a minority race, or two or more races. 6% of residents identified as African American, 9% identified as Asian and about 5% identified as two or more races. Additionally, about 3% of Township residents identify as Hispanic or Latino.

Table 7: Race	2010		2020	
	Number	%	Number	%
White	21,218	83.0%	21,098	79.1%
Black or African American	1,695	6.6%	1,610	6.0%
American Indian & Alaskan Native	22	0.1%	26	0.1%
Asian	2,171	8.5%	2,394	9.0%
Native Hawaiian or Pacific Islander	3	0.0%	1	0.0%
Some Other Race	120	0.5%	247	0.9%
Two or More Races	340	1.3%	1,289	4.8%

## HOUSING INFORMATION

Between 2010 and 2020, Upper Dublin's housing stock increased from 9,649 to 10,088 dwelling units, a 5% increase. The bulk of all housing units in the Township (74%) is comprised of single detached homes built on minimum lot sizes of 26,000 sq. ft. Although single attached units (town homes and twins) accounted for only 14% of all units in 2020, they decreased by almost 300 units, from 1,616 to 1,321 units. During this same period the number of multi-family units increased by 4% from 763 units to 1,100 units.

Table 8: Housing Types	2010		2020		% Change
	# of Total	% of Total	# of Total	% of Total	2010 - 2020
Single Family Detached	6,692	74%	6,993	74%	4%
Single Family Attached	1,616	18%	1,321	14%	-4%
Multi Family (2 or more units)	763	8%	1,100	12%	4%
Mobile Home/Trailers/Other	9	0.1%	0	0%	-100%
Total Occupied Housing Units	9,080	100%	9,414	100%	4%

Upper Dublin's average household size (2.78 persons per household) is relatively high for Montgomery County (2.53 persons per household), and the state (2.44 persons per household).

Table 9: Households	2010	2020	% Change
			2010-2020
Persons in Group Quarters	248	151	-39%
Total Number of Households	9,080	9,414	4%
Average People per Household	2.78	2.78	0%

## EMPLOYMENT INFORMATION

Regional employment forecasts show the Township's job base increasing by 15.8% between 2015 and 2045, from 21,556 to 24,996 jobs.

Table 10: Employment Estimate	Forecast						
	2015	2020	2025	2030	2035	2040	2045
Total number of jobs in Township	21,556	22,207	22,846	23,485	24,048	24,546	24,966

Most Township residents have occupations in management, business, science and arts (64%), with the next highest occupation type being sales and office occupations (16%). The remaining 20% of occupations fall into the remaining three categories. From 2010 to 2020 service occupations saw the largest growth of 4%, and sales and office occupations saw the largest decrease at 7%.

Table 11: Labor Force by Occupation <sup>3</sup>	2010		2020		% Change
	# of Total	% of Total	# of Total	% of Total	2010 to 2020
Management, business, science and arts occupations	7,937	61%	9,184	64%	3%
Sales and office occupations	2,982	23%	2,334	16%	-7%
Service occupations	735	6%	1,443	10%	4%
Production, transportation, and material moving occupations	810	6%	725	5%	-1%
Natural resources, construction, and maintenance occupations	579	4%	638	5%	1%

<sup>3</sup> Persons 16 years and over

## DEMOGRAPHIC SUMMARY

Upper Dublin Township's population was 26,665 in the year 2020, a 4.3% increase above the 2010 Census figure of 25,569. The Township's growth between 1990 to 2020 was nearly an 11% increase (2,637 people). This trend is expected to continue as the Montgomery County projections for 2030 estimate a total population of 27,961, a growth rate of just under 5%.

While the Township's population is growing, it is aging. The largest age group is the 45- to 64-year-old (30%), while the age group with largest rate of growth since 2010 is "Senior Citizens, 65 and older" (5%). It should be noted that the percentage of people 5- to 24- years old dropped 5% from 2010 to 2020. Additionally, the township is becoming increasingly diverse, with an upward trend in residents that identify as non-white. Since 2010 there has been 9% increase in minority residents.

The total number of housing units continued to increase (9,649 in 2010 and 10,088 in 2020, with 3% vacancy). However, the average household size remained the same at 2.78 persons per household.



## RELATED PLANS

The foundation of this plan is the Township's adopted Open Space and Environmental Resource Protection Plan (2005), commonly referred to as the "Open Space Plan." Other plans used as resources include:

### Open Space Plans

#### Pennsylvania Statewide Comprehensive Outdoor Recreation Plan (2020)

The Pennsylvania Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides goals, objectives and recommendations that aim to help communities provide recreation opportunities for all across the Commonwealth. Some of the goals from the Pennsylvania SCORP that are considered applicable to this plan update include:

- Create walking and biking networks that provide safe, close-to-home access to recreation and encourage healthy behavior in communities.
- Support programs that connect health and outdoor recreation.
- Provide opportunities for everyone to regularly engage in outdoor recreation.
- Protect and conserve lands and waters considering the impacts of climate change on outdoor recreation.

#### Montgomery County Trail Plan and Open Space Plan (2015)

As part of their Comprehensive Plan, Montgomery County updated its Open Space Plan with a vision that by 2025 the County will have interconnected open space and greenways and preserved natural, historic and agricultural resources. The Trail Plan includes the Cross County Trail, which will connect Upper Dublin to the established Schuylkill River Trail in Conshohocken. The Township will seek to develop more local connections to the County trail network.

### Outcomes to Date

Upper Dublin Township has built, is building and/or is in the design phase of all section of the Cross County Trail within the Township. Several of the proposed Missing Connections in the 2023 Open Space Plan are planned to connect to the Cross County Trail.

#### Comprehensive Parks and Recreation Plan, Vision for the 21st Century (1998)

This plan follows-up on the 1994 Open Space Plan with specific recommendations in the areas of Management and Operations, Programs and Services, Facilities and Financing.

### Comprehensive Plans

#### Montgomery County Comprehensive Plan (2021)

Montco2040: A Shared Vision is the Montgomery County Comprehensive Plan that sets the vision for the county from 2020 to 2040. This plan examined the county as a whole and developed broad goals as guides. Goals from Montco2040 that are considered applicable to this plan update include:

- Encourage collaboration among governments, businesses, institutions, schools, higher education and other stakeholders.
- Improve transportation network and expand options for county residents and workers.
- Expand and connect county trails, local trails, natural areas and parks.
- Provide more opportunities for residents to exercise and have healthy lifestyles.
- Conserve natural resources, environmentally-sensitive areas and farmland.

#### Upper Dublin Township Comprehensive Plan (2010)

In 2010 Upper Dublin Township worked to develop a comprehensive plan to lay out the framework for future decision making over the next 10 to 15 years. Some of the key aspects considered include jobs and the economy, housing, new development, transportation, utilities and the area's natural and historical resources. The following Comprehensive Plan goals were considered germane to this plan's goals and recommendations.

Land Use – Protect and enhance the physical character and economic vitality of Upper Dublin by using remaining vacant land wisely, preserving priority open spaces as identified in the Open Space and Environmental Resource Protection Plan and maximizing the economic potential of new development.

Sustainability – Promote a better quality of life for current and future generations by ensuring that our

economy, our society and our environment develop in a balanced way.

Transportation – Expand travel options and improve traffic flow by making strategic new connections and improving management of the existing network to better serve the needs of pedestrians, bicyclists, drivers and transit users.

Natural, Historic and Cultural Resources – Conserve and enhance Upper Dublin's natural, historic and cultural resources.

Recreation and Community Facilities – Continue to provide excellent and cost-effective community and recreation facilities and services for residents with a broad range of interests and ages, including the elderly, children and families.

Infrastructure and Community Services – Maintain and enhance high-quality and cost-effective infrastructure and community services that will enable the Township to attract and retain a diverse population while ensuring long-term financial stability as the Township approaches development build-out.

#### Active Transportation Plans

##### Bike Montco – The Bicycle Plan for Montgomery County (2018)

Bike Montco is a new bicycle plan for Montgomery County that provides a vision of a safe and efficient bicycle network for everyone. Bike Montco imagines a Montgomery County where every citizen has the freedom to choose bicycling without fear of danger or difficulty and where bicycling is equal to any other transportation or recreational choice. It is intentionally ambitious and inclusive. Bike Montco is designed around six themes: Connected Communities, Equity, Safety, Education & Enforcement, Health & Environmental Sustainability and Vibrant Economy. The goals of this plan noted below helped inform the goals, objectives and recommendations included in this plan:

- Connect communities with a robust network that supports bicycling as a daily transportation option.
- Expand bicycling opportunities for everyone.
- Ensure that bicycling is safe for all.

- Support education and enforcement efforts that increase awareness of bicycling.
- Promote bicycling as a healthy and environmentally sustainable way to travel.
- Create and nurture a county bicycling industry.

##### Walk Montco – Montgomery County Walkability Study (2016)

Walk Montco expands on Montgomery County's Comprehensive Plan, and their goal to improve walkability to provide transportation choices, improve health, create better community connections, make the county more appealing for young workers, and improve the environment. To address walking issues and the comprehensive plan's goals, Walk Montco provides guidelines and case studies for improving the ability of people to walk. For much of Montgomery County, walking is challenging where there are no sidewalks, development makes walking unappealing or driving is easier and safer. The areas of the Walk Montco study noted below, helped to inform the goals, objectives and recommendations included in this plan:

- Safe Routes to School
- Access to Downtown Areas
- Access to Suburban Commercial Areas
- Transit Oriented Walkability
- Sidewalk and Trail Standards

#### Land Management Plans & Vegetation Assessments

Each Land Management Plan (LMP) has four primary management goals to create and maintain a sustainable public open space. The specific goals of the LMP included:

- Broaden Use and Provide Recreation Facilities
- Create Linkages to Other Open Spaces and Facilities
- Achieve Low Maintenance and Habitat Enhancement
- Provide for Safety of Users and Neighbors

## Vegetation Assessments

Upper Dublin Township has completed vegetation assessments for a number of parks. These assessments were reviewed as part of the planning process:

- Burn Brae Park (2013)
- Dillon Road / Rapp Run Woodland (2007)
- Dillon Road / Rapp Run Woodland (2010)
- Henry Lee Willet Park (2012)
- Mondauk Park (2011)
- Pine Run Park and Holly Hill Open Space (2013)

### Rose Valley Preserve Land Management Plan (2009)

The Rose Valley Preserve LMP developed goals and recommendations for this site's land stewardship and passive uses. The LMP contemplates preserving and enhancing all aspects of this place – the natural and cultural environments.

#### Outcomes to Date

Deriving from the land management plan, a soft trail has been established around the perimeter of the property. Other amenities have not pursued due to the passive nature of how the community has been using the preserve.

### Aidenn Lair Park Land Management Plan (2002)

Aidenn Lair Park is a “neighborhood park” located off of Dreshertown Road in the eastern portion of Upper Dublin. The plan provides recommendations and priorities to improve the 10.2-acre park over the next 10 years.

#### Outcomes to Date

This plan had 4 distinct recommendations: Reduce Maintenance & Enhance Habitat; Ensure Safety & Convenience; Improve Existing Parks Facilities and Image; and Broaden Park Use. Inspired by the plan, park upgrades and improvements have been made that satisfy all 4 recommendations. Improvements have included naturalization of portions of the park not actively used; conversion of the basin to primarily native plants and installation of a low flow system to encourage stormwater infiltration; planting of native trees and shrubs along riparian buffer areas;

upgrades to the basketball court, tennis courts and play structure; and the addition of pickleball court lines to the tennis courts.

### Veterans Memorial Park Land Management Plan (2000)

Veterans Memorial Park is a “neighborhood park” located on Highland Avenue at Farm Lane in the southwestern portion of Upper Dublin. The plan provides recommendations and priorities to improve the 5.2-acre park over the next 10 years.

#### Outcomes to Date

This plan had 4 distinct recommendations: Reduce Maintenance & Enhance Habitat; Ensure Safety & Convenience; Improve Existing Parks Facilities and Image; and Broaden Park Use. Inspired by the plan, park upgrades and improvements have been made that satisfy all 4 recommendations. Improvements have included a crosswalk added across Highland Avenue; upgrades to the interior turf grass to remain durable; addition of a play structure; removal of the exterior fence; relocation of park identification signs; upgraded walking trail to an asphalt surface; addition of the Memory Garden with seating; planting of new canopy trees; and removal of non-native, invasive trees.

### Mondauk Common Land Management Plan (2000)

Developed for Upper Dublin Township's 50-acre “flagship park” located in the center of the Township, the LMP contains recommendations to sustain and enhance this treasured resource. It provides alternatives and initial priorities to guide changes over time.

#### Outcomes to Date

This plan had 4 distinct recommendations: Reduce Maintenance & Enhance Habitat; Ensure Safety & Convenience; Improve Existing Parks Facilities and Image; and Broaden Park Use. Inspired by the plan, park upgrades and improvements have been made that satisfy all 4 recommendations. Improvements have included naturalization of portions of the park not actively used; construction of native plant gardens; planting of native trees and shrubs along riparian buffer areas; 4-year phased play structure upgrade completed in 2020; security cameras added in 2023; and Temple Sinai community connection pathway completed in 2023.

## Township Park Plans

### Twining Valley Feasibility Study (2016)

This study sought to determine the highest and best use of the Twining Valley Golf Course property for the Upper Dublin Township community prior to the third-party lease expiring in 2019. The study did recommend converting the property from a golf course to a public park.

#### Outcomes to Date

On December 1, 2019, daily management of the Twining Valley property reverted back to the Township. Renamed Twining Valley Park, the property was encouraged to begin naturalizing while visitor access was maintained with mowed pathways. Utilizing designs and themes from the feasibility study, a phased park development plan was created and the first project began in 2020. By the end of the 2023, park amenities will include a nearly 5-acre dog park, 6 miles of hard and soft surface trails, parking capacity expansion and stormwater management facilities to support current and future park development. Additional amenities will be added as resources are available.

### YSM Report on Recreation Opportunities at the Prudential Site (1999)

In 1999, the land planning consulting firm of YSM evaluated the proposed office development for the Prudential site at Dreshertown and Welsh Roads. SJP Properties was granted land development approval to construct five new office buildings with an estimated 3,391 employees, but their plans included no recreation facilities while proposing the elimination of seven private recreation fields and courts. YSM recommended the replacement of these facilities with similar ones; a reconfiguration of the parking area to provide open space for recreation; and trail linkages to the proposed Cross County and Horsham Township Power Line Trails.

#### Outcomes to Date

The Cross County Trail being constructed on this property is listed as a Missing Connection in the 2023 Open Space Plan and will be priority if/when the property is redeveloped. This is also reflected in the Cross County Trail East Feasibility Study that was recently completed by NV5.

### Dannenberg Estate Recreation Planning Study (1998)

Land Planners with RETTEW Associates studied the Dannenberg property, a 9.6-acre estate on the east side of Fitzwatertown Road. The Sandy Run intersects the tract. Among others, the study recommends establishment of a walking trail along the Sandy Run, a park for passive recreation and an arboretum for the exploration of various plants.

In 2001, by public bid the Upper Dublin Commissioners sold 2.5 acres including the historic home and its surrounding grounds for private residential use. Approximately 7.0 acres are reserved for public use at the Dannenberg Arboretum.

#### Outcomes to Date

Upper Dublin Township staff continues to maintain its portion of the Dannenberg Arboretum, but not as an active arboretum. Trees and grounds are maintained and the Sandy Run, which runs adjacent to the property, is regularly cleared of tree debris and trash.

### Robbins Park for Environmental Studies Masterplan (1995)

Prepared by Habitat by Design, this land management plan meets the criteria established for the PA Bureau of Forestry's "Forest Stewardship Plans." It inventories existing conditions; provides recommendations for preservation, protection and restoration of native flora and fauna; addresses natural habitat improvements; outlines steps to restore Creepy Pond for aquatic diversity; and, suggests ways to improve environmental education areas and programs.

#### Outcomes to Date

Inspired by this masterplan, work continues to combat non-native, invasive vegetation and promote native vegetation through planting and maintenance. Through staff and volunteer efforts, environmental education areas and programs have been maintained and renovated. Notably, the bird blind was upgraded courtesy of an Eagle Scout candidate project in 2019 and a natural playground area was developed by Upper Dublin High School Project Based Learning class in 2021.

## Watershed Plan

### Sandy Run Creek Watershed Conservation Plan (2004)

The Sandy Run Coalition worked with Montgomery County, the Wissahickon Valley Watershed Association and four municipalities (including Upper Dublin) to establish a greenway of “preserved lands and appropriate trails between the creek’s headwaters in Abington Township and its confluence with the Wissahickon near Fort Washington State Park” (excerpt from the County Open Space Plan). Upper Dublin recognizes the need to preserve this greenway due to its propensity to flood during major storms.

#### Outcomes to Date

With the creation of the Parks & Recreation Department’s Natural Resource Manager position in 2020, efforts for replanting trees and cleaning up trash at Sandy Run Park have begun and will continue. Regular maintenance of the waterway, i.e. tree debris removal, occurs several times per year and remains a priority.

## Wissahickon Trails

### Wissahickon Trails (formerly Wissahickon Valley Watershed Association) Plans

Wissahickon Trails has a long history of conservation and stewardship of the Wissahickon Creek. Plans recommend continued preservation and trail access to the creek through Upper Dublin and adjacent townships.

#### Outcomes to Date

As part of the 2023 Open Space Plan, Upper Dublin Township has identified opportunities to improve Wissahickon Trail pedestrian crossings on 2 roadways (Butler Pike and Morris Road) that connect to the Township. These 2 Missing Connections will be pursued as resources are available. Additionally, Township staff and Wissahickon Trails maintain open communication and continue to collaborate on programs and events.

## Additional Township Plans & Initiatives

### Zoning Overlay Districts in Dresher and Jarrettown (2005)

These zoning districts provide a wider variety of land uses while requiring improved pedestrian access, thus contributing to better connections to Township parks.

## U-DIRECT Feasibility Study (2004)

With the support of the Board of Commissioners, a task force of community leaders worked with a consulting team to study the community’s need for indoor recreation facilities. An analysis of needs and the results of a community survey led to a recommendation to construct a facility that includes a running/exercise track, various fitness areas and a leisure pool/aquatics center. The plan provides construction and operating cost projections. A follow-up 9,300 household survey conducted by U-DIRECT ended with 87% of respondents (approx. 4,000) indicating they did not support a \$13 million expenditure for indoor recreation at the time the feasibility study was published. The UDHS opened 2009-2012 with larger pool, larger indoor gymnasiums, large performing arts center, etc.

### Maple Glen Action Plan (2000)

The Maple Glen Plan recommends zoning changes (implemented in 2004) to shape this commercial/residential area to more of a “village” scale of development. This plan helped the township in identifying connectors to existing parks and open space in the Maple Glen area, as well as potential new areas for preservation.

### Year 2010 Plan, Fort Washington Office Park (1998)

This report describes development trends in the Fort Washington Office Park and proposes a number of new land uses. The plan includes a description of the Cross County Trail that is currently built in some areas and in development in other areas– a pedestrian and bicycle trail that will run through the Office Park and continue to Upper Moreland Township. The plan also proposes additional open space to supplement the Camphill & Highland Field (CHAC) – a project that has since been accomplished.

### Fort Washington Rescape Committee (1990’s)

A Rescape Committee was established in Fort Washington to make streetscape improvements, especially to Bethlehem Pike and Pennsylvania Avenue. The committee’s efforts have resulted in new sidewalks, classic-style streetlamps and a large clock at the entrance to the Fort Washington Office Park. The reconstructed Bethlehem Pike bridge over the SEPTA rail line includes these features, thanks to the influence of the Rescape Committee.



# PARK & RECREATION FACILITIES & AMENITIES

Upper Dublin Township has a total of 45 municipally-owned parks and open spaces which include undeveloped and protected natural areas. The 20 of those 45 parks developed for active and passive recreation opportunities are the focus of this section. These sites feature a range of amenities and facilities that include athletic fields and courts, playgrounds, picnic groves, walking trails, an environmental education center and community pool. The parks vary in size with the largest being Twining Valley at 100+ acres and the smallest being East Oreland Park at just over 1 acre. Although the parks range in size and facilities, all play vital roles in the community and serve different purposes.



## What is active recreation?

Active recreation refers to a structured or unstructured individual or group activity that requires the use of special facilities, courses, fields or equipment. Active recreation activities include playground use, baseball, soccer, pickleball, tennis and basketball.



## What is passive recreation?

Passive recreation refers to recreational activities that do not require prepared facilities like a playground or sports field. Passive recreational activities place minimal stress on a site's resources; as a result, they can provide ecosystem service benefits and are highly compatible with natural resource protection. Passive recreation activities include walking, hiking, running, biking and bird watching.

## PARKS & RECREATION AMENITIES & FACILITIES

The following is a list and map of the Township-owned parks that include active and passive recreation amenities and/or facilities:

Aidenn Lair Park

Burn Brae Park

Camphill & Highland Athletic Complex (CHAC)

East Oreland Park

Evelyn B. Wright Park & Community Pool

Franklin Park

Henry Lee Willet Park

Luther Kosterman Park

Mondauk Common

Mondauk Manor/Mondaug Bark Park

Mondauk Waters/Wentz Pond

North Hills Park & Community Center

Pine Run Park

Robbins Park for Environmental Education

Rose Valley Preserve

Sheeleigh Park

Three Tuns Park

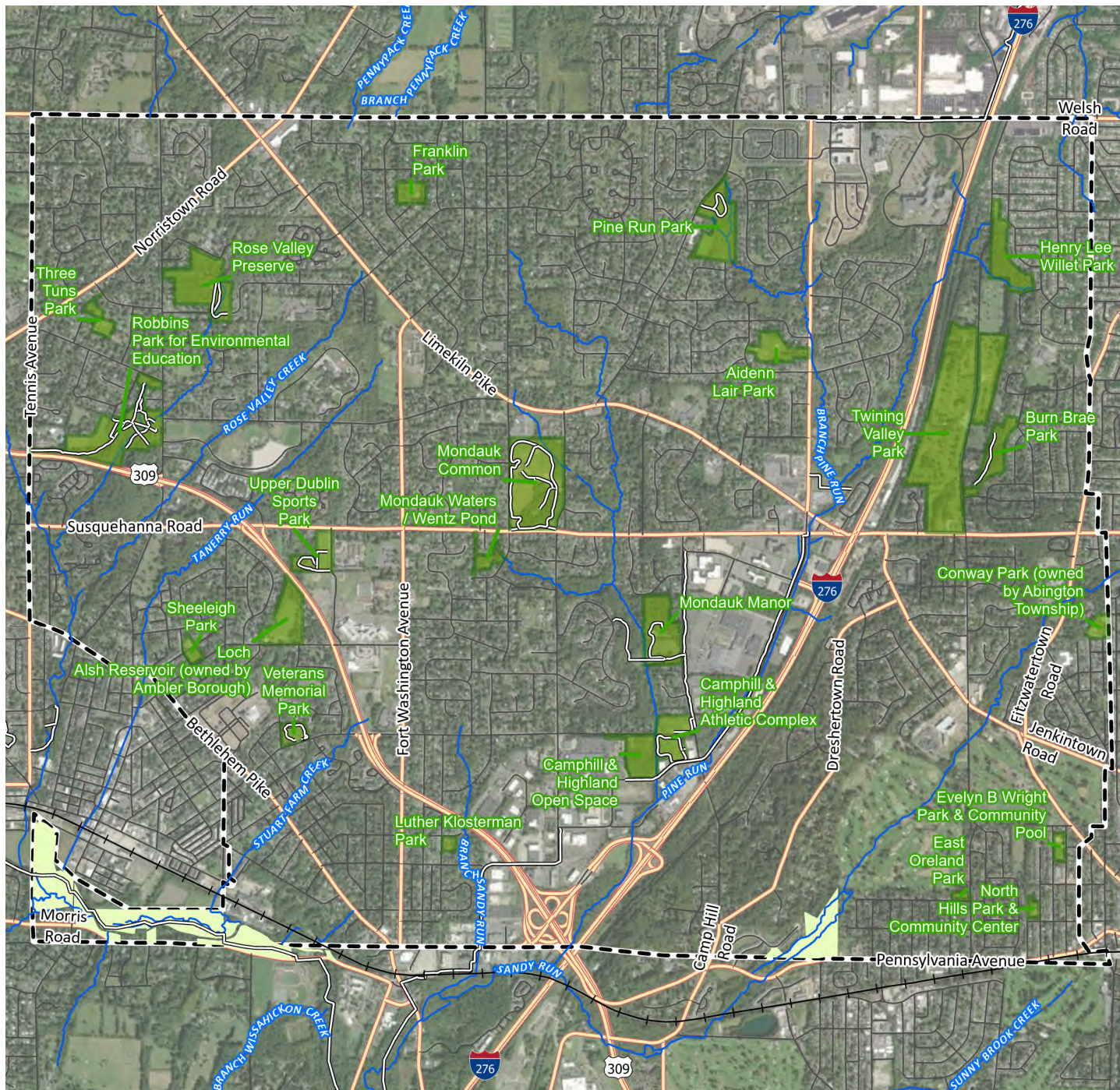
Twining Valley Park & Dog Park

Upper Dublin Sports Park (SPARK)

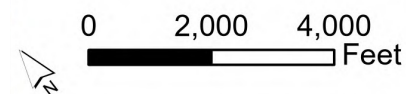
Veterans Memorial Park



Map:  
Active & Passive Recreation Parks in Upper Dublin Township



- Trails
- Upper Dublin Township Parks
- Montgomery County Streams
- Passenger Rail
- State Roads, PA Turnpike & US Routes
- County, Municipal, & Private Roads
- Upper Dublin Township Boundary



Note: A full size map is included in Appendix B.



In addition to the 20 developed Township-owned parks, two public parks located in Upper Dublin Township are owned by neighboring municipalities. Conway Field in Ardsley is a 4.4-acre park owned by Abington Township and features a few sports fields. Loch Alsh Reservoir is owned by Ambler Borough but is leased to Upper Dublin Township for recreational use. The Reservoir is a nearly 18-acre facility that has an 8-acre surface area body of water that is a resource for the Borough owned and operated Ambler Water. For years, Upper Dublin Township and Ambler Borough have maintained a renewable five-year lease that exchanges the Township's routine maintenance of the Loch Alsh Reservoir grounds for open, public recreational use and enjoyment of the property. Ambler Borough maintains responsibility for the maintenance and integrity of the concrete and stone dam wall and the PA Fish & Boat Commission stocks and patrols "the Ressie" during fishing season.

The most popular recreation amenity in Upper Dublin Township is the 1-mile loop trail at Mondauk Common, the most frequently visited park based on the survey responses (78%). During the Open Houses, Twining Valley Park was brought up the most often, due to the number of people who frequent this park, as well as the phased development plan. Twining Valley Park, the Township's largest park, will ultimately offer extensive active and passive recreation amenities. Although the park is in the early phases of development, it has already become one of the Township's most popular parks with 39% of survey respondents noting they have visited Twining Valley within the past year. The number of visitors is only expected to increase as new amenities are added.



## ADDITIONAL RECREATION AMENITIES & FACILITIES

In addition to the Township-owned parks and recreation facilities, there are other publicly and privately owned recreation facilities in the Township, which include private gyms and fitness centers, privately installed play structures and school district play structures, athletic fields, sport courts, gyms and an indoor pool.

Upper Dublin Township School District facilities are used by the community, Township recreation programs, community youth sports organizations and other groups. The School District athletic fields and facilities contribute greatly to the ability of the Township to meet the high active recreation demands. A list of Upper Dublin School District fields is included in Appendix B.

The School District's recreational areas add approximately 50 acres of active recreational space (sports fields) in Upper Dublin Township. If the 50 acres of School District sports fields and other recreational spaces, such as outdoor basketball and tennis courts and play structures, can be permanently protected, the Township would further exceed its standard for public active recreation land according to the NRPA standards (discussed in further detail in the Park Standards section). However, the School District's recreational facilities are not currently permanently protected as open space and/or for recreation.

As stated in the 2005 Open Space Plan, it is recommended that School District recreation areas should be permanently protected as open space and recreation facilities. The details of the arrangement should be explored and agreed upon including the use, management and maintenance of the facilities as well as the allocation of resources to support the facilities' operations.

In addition to the Upper Dublin School District fields and playgrounds, there are sports fields located at the Temple University Ambler Campus. The portion of the campus that contains various sports fields is nearly 79 acres (the entire Temple Ambler Campus is roughly 185 acres). Some of these fields are available to the community when the fields are not permitted, however availability can be limited. These facilities, along with the mowed trails through the campus, provide additional active and passive recreational spaces to Township residents.



## PARK STANDARDS

### Parkland Standards & Needs

The Township has nearly 374 acres of active and passive recreation parks throughout the Township (not including Conway Park – 4.4 acres and Loch Alsh Reservoir – 17.6 acres) to serve a population of 26,665 residents (2020). The 2022 NRPA Agency Performance Review identified that agencies serving 20,000 to 49,000 residents should have a median of 10.6 acres per 1,000 residents. The lower quartile is 5.4 acres per 1,000 residents and the upper quartile is 17.2 acres per 1,000 residents. Based on the Township having 374 acres of active and passive recreation parks, the Township has over 92 acres more than the median for agencies that serve communities of a similar size, which has increased due to acquisitions since the previous Open Space Plan (2005) was adopted, including Rose Valley Preserve.

### Parkland Standards for Agencies Serving of 20,000 to 49,999 Residents

	Acres	Standard Acres	UD Township Acres
Median	10.6	282	92 Acre Surplus
Lower Quartile	5.4	144	230 Acre Surplus
Upper Quartile	17.2	458	84 Acre Deficit

*Note: this calculation only considers Township-owned parks that include active or passive recreation amenities and does not include the 224 acres of Township-owned open space parcels.*

### Park Types

The National Recreation and Park Association (NRPA) has categorized parks based on size, service area and the kinds of facilities generally located within each park type.

#### Mini-Park

Generally, under an acre in size and serves the neighborhood within walking distance, usually less than a .25-mile walk.

Size: Under an acre

Service Area: Mini-Parks generally serve residents within a .25 mile radius.

Facilities: Mini-Parks are normally programmed for more passive recreation opportunities but could include a play structure and/or sport court.

#### Neighborhood Park

Basic unit of the park system in meeting the active and/or passive needs of the neighborhood. Creates a sense of place for a wide variety of ages.

Size: 1 to 15 acres

Service Area: Neighborhood Parks generally serve residents within a .25 to .5 mile radius

Facilities: Neighborhood Parks can be for active or passive recreation or a combination of both. Facilities can include ball fields and sport courts, picnic and sitting areas, play structures, trails and passive areas with natural features.

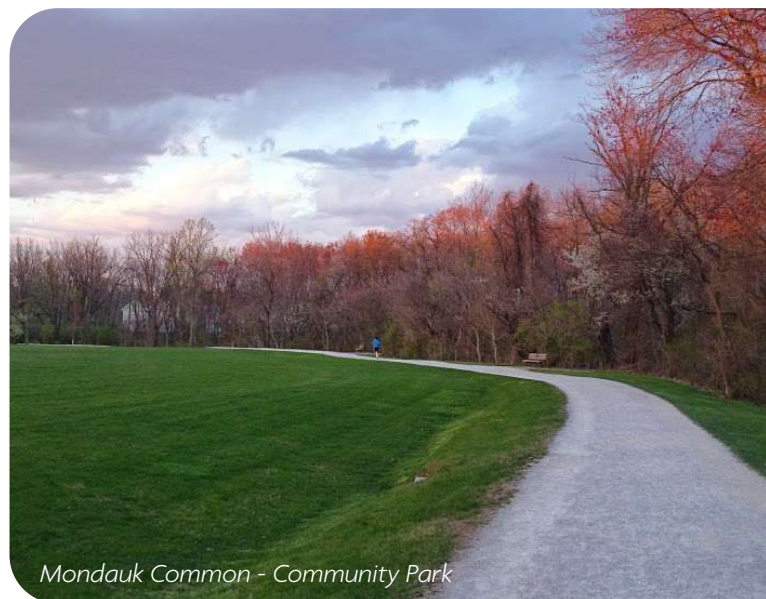
#### Community Park

Meets the broader recreational needs of several neighborhoods. Provides both active and passive recreation and preservation of unique landscapes. Allows for group activities neither desirable nor feasible in neighborhood parks.

Size: 15 to 50 acres

Service Area: Community Parks generally serve a user area of 1 to 2+ miles in radius.

Facilities: Designed for both active and passive uses, facilities can include: large play structures, sport courts, ball fields, ice skating, swimming pools, picnic areas, pavilions, open space, unique landscape features, nature study and ornamental gardens with parking lots and lighting as appropriate.



Mondauk Common - Community Park

## Athletic Complex

Consolidates heavily programmed athletic fields and associated facilities in fewer sites to allow for economy of scale, improved management, greater control over impacts to neighborhood and community parks such as over-use, traffic congestion, parking and domination of facilities by those outside the neighborhood.

**Size:** Depends upon intended use. Consideration should be given to acquiring 25% more land than intended for use to hedge against unforeseen circumstances.

**Service Area:** Strategically located community-wide facilities within reasonable driving times; near non-residential uses if possible.

**Facilities:** Development should be based upon the specific types of fields and/or courts.

## Natural Resource Area

Facilities that are oriented towards the preservation of significant natural features, open space and special landscapes or areas of buffering and/or visual aesthetics.

**Size:** Dependent upon quality and extent of the resources and opportunity for preservation.

**Service Area:** By preserving as much of the area's natural features as possible, enhance the livability and character of the community

**Facilities:** Natural Resource Areas can provide limited passive recreational opportunities such as trails and nature study areas. They can also function as greenways.

## Special Purpose Facilities

Facilities that are oriented toward a single purpose use such as historic landscapes, social sites, cultural features, indoor recreation facilities, environmental centers, sports facilities such as a golf course or any other single purpose facility.

**Size:** Facility requirements determine the size required, e.g., a golf course or a community center needs particular acreage.

**Service Area:** Strategically located facilities versus those serving well-defined neighborhoods or areas of the community.

**Facilities:** Unique to the special purpose or program.

## Greenways

Linear trail corridors that tie park system components together to form a continuous park environment and allow for safe, uninterrupted pedestrian movement between the parks and around the community. Greenways provide people with desired outdoor recreation opportunities. Greenways encourage use to a greater extent than do natural resource areas.

**Size:** 25' minimum width in a subdivision; 50' acceptable and 200'+ desirable.

**Service Area:** Most desirable location is in conjunction with trail system planning.

**Facilities:** Developed for a particular transportation mode, most commonly for biking, hiking and in-line skating. Greenways can also be developed for use by canoes and cars.



The following table lists each of the Township's active and passive parks, and their park type.

Name	Acres	Type
Aidenn Lair Park	11.0	Neighborhood Park
Burn Brae Park	12.6	Neighborhood Park
Camphill & Highland Athletic Complex (CHAC)	27.7	Athletic Complex
East Oreland Park	1.3	Neighborhood Park
Evelyn B Wright Park & Community Pool	2.9	Neighborhood Park / Special Use Facility
Franklin Park	6.4	Neighborhood Park
Henry Lee Willet Park	16.7	Community Park
Loch Alsh Reservoir (owned by Ambler Borough)	17.6	Natural Resource Area / Preserve /Special Use (Facility leased to UDT)
Luther Klosterman Park	1.9	Neighborhood Park
Mondauk Common	47.8	Community Park
Mondauk Manor	23.3	Community Park / Natural Resource Area
Mondauk Waters / Wentz Pond	4.5	Natural Resource Area
North Hills Park & Community Center	2.1	Neighborhood Park / Special Use Facility
Pine Run Park	22.5	Community Park
Robbins Park for Environmental Education	38.4	Natural Resource Area / Special Use Facility
Rose Valley Preserve	28.1	Natural Resource Area
Sheeleigh Park	3.4	Neighborhood Park
Three Tuns Park	5.3	Neighborhood Park
Twining Valley Park	102.0	Community Park
Upper Dublin Sports Park (SPARK)	10.4	Athletic Complex
Veterans Memorial Park	5.3	Neighborhood Park
<b>Total</b>	<b>391.2</b>	



## PARK AMENITIES

The Township's parks vary both in size and provided amenities. Based on the park size, location and site features, park amenities vary widely from park to park throughout the Township. For example, a mini-park or even some neighborhood parks would not be able to accommodate a soccer field, based on the area needed. Or some sites, regardless of size, wouldn't be able to accommodate a field due to slope or grade of the site, such as Twining Valley Park. Over the years the Township has made various improvements to their existing parks including adding new or updating existing play structures, creating temporary pickleball courts and constructing internal park paths. These improvements have helped increase the variety of amenities and, in some cases, replaced amenities that had reached the end of their useful lifecycle. Below is a table that identifies the existing park amenities within the Township's parks.

### Park Amenities for Agencies Serving of 20,000 to 49,999 Residents

Amenity Type	% of All Agencies with Amenity	Median Number of Residents per Amenity	# Based on Median	# of Amenity in UD Township Parks
Playgrounds	95%	3,111	9	11
Basketball Courts	86%	6,839	4	7
Baseball Fields (Youth & Adult)	79%	4,858	5	4
Tennis Courts	78%	5,000	5	8
Multi-Purpose Fields	68%	7,674	3	5
Dog Parks	67%	28,000	1	2
Softball Fields (Youth & Adult)	65%	11,232	2	5
Swimming Pools	53%	29,281	1	1
Community Gardens	51%	24,500	1	0
Soccer Fields (Youth / Adult)	50%	5,011	5	16*
Multi-Use Courts	48%	14,807	2	0
Tot Lots	45%	10,756	2	2
Skate Parks	39%	32,335	1	0
Football Fields	35%	19,351	1	0
Multi-Purpose Turf Fields	22%	24,665	1	2
Pickleball Courts	18%	11,999	2	6

\*Soccer Fields (Youth) include 11v11, 9v9 and 7v7 fields. The 11v11 fields serve both youth and adults. Note: The Township does not distinguish between youth and adult fields.



## Park Amenity Standards

Park amenity standards have evolved over the years. NRPA has begun to examine and compare parks and recreation agencies that serve similar populations to try to better understand the needs of different communities. Although every agency and community are different, standards can help guide amenity considerations. The adjacent table that compares the Township's existing amenities to agencies and communities of a similar size using the NRPA 2022 Agency Performance Review.

*\*Note: Soccer Fields (Youth) include 11v11, 9v9 and 7v7 fields. The 11v11 fields serve both youth and adults*

## PRORAGIS – Park and Recreation Operating

### Ratio And Geographic Information System

NRPA had previously developed standards that were also used to help inform park development. The following table compares PRORAGIS NRPA standards to existing Township's amenities. It should be noted that the table below does not include Upper Dublin School District facilities and amenities, which the community also regularly utilizes. The PRORAGIS standards in the adjacent table are intended to provide some guidance, but it does not mean that these amenity types and quantities are required, as every community is different with different needs and park land that is available.

*\*Note: Soccer Fields (Youth) include 11v11, 9v9 and 7v7 fields. The 11v11 fields serve both youth and adults.*

## Amenity Comparison for Agencies Serving of 20,000 to 49,999 Residents

Amenity Type	1 per # of Residents	Standard	UD Township Actual
Playground	3,706	7	11
Basketball Court	7,375	4	7
Tennis Court	4,803	6	8
Baseball Field	6,608	4	4
Softball Field	11,160	2	5
Multi-Purpose Fields	7,878	3	2
Dog Park	44,330	1	2
Soccer Field	6,883	4	16*
Community Gardens	29,750	1	0
Multi-Purpose Courts	17,667	2	0
Football Fields	26,783	1	0

Amenity Type	1 per # of Residents	Standard	UD Township Actual
Playground	3,706	7	11
Basketball Court	7,375	4	7
Tennis Court	4,803	6	8
Baseball Field	6,608	4	4
Softball Field	11,160	2	5
Multi-Purpose Fields	7,878	3	2
Dog Park	44,330	1	2
Soccer Field	6,883	4	16*
Community Gardens	29,750	1	0
Multi-Purpose Courts	17,667	2	0
Football Fields	26,783	1	0

## A Note on Standards

The most important thing to keep in mind when using standards is the Township and its residents. Standards are not a one size fits all which is why Kevin Ashner, a notable planner, suggests that the true measure of good standards is “level of customer satisfaction”, and suggests the following standard criteria:

**Relevance** – Standards should reflect the needs and lifestyles of today’s residents.

**People Orientation** – Parks and their amenities should reflect the unique needs of the people in the area being served.

**Performance Standards** – The municipality should provide a basis for measuring achievement of the community objectives and should measure the quality of recreation service rather than the quantity.

**Feasibility** – Parks and their amenities should be attainable within a reasonable period and with available funding sources.

**Practicality** – Standards should be simple to understand and apply, while based on sound planning principals and information. They should also be flexible to handle unanticipated situations and rapidly changing needs.

## PARKS & RECREATION TRENDS – NATIONAL

Parks and recreation trends should also be considered during the decision-making process for park development and amenity changes or additions. NRPA publishes a list each year of the top trends in parks and recreation. Recent trends have included improved dog parks and indoor commercial recreation centers such as trampoline parks or multi-sport synthetic turf fields. Some of the trends from 2021 to 2023 include:



### A Decline in Youth Sport Participation

Many studies have found a decline in youth sports participation over the years. Prior to COVID-19 restrictions, a study by the Aspen Institute found a decline in youth sport participation from 45% in 2008 to 39% in 2018. Since the pandemic, studies have found that

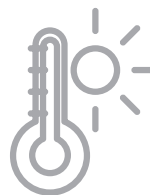
most children ages 6 to 12 quit youth sports by the age of 11 and that 3 in 10 children who played in youth sports prior to the pandemic are no longer interested. It will be important for the Township to monitor local trends in youth sports participation to assure that recreation amenities continue to meet the needs and desires of the community.



### Increase Demand for Pickleball Courts & Pickleball Noise Complaints

These are two different trends that have been noted. In 2021 it was found that the popularity of pickleball began to rapidly increase. Pickleball is an activity that appeals to people of many ages, especially older adults. Many communities responded to the increased demand for pickleball courts by converting tennis courts and developing new courts within their parks. However, with an increase in pickleball courts came an increase in noise.

Pickleball is a noisier activity than tennis, the sport to which is most often compared. Pickleball-related noises can reach 70 decibels from 100 feet away, which exceeds most local community noise standards. With pickleball being so popular that courts can be found packed from dawn to dusk, communities should carefully consider their placement to minimize any negative impact on neighbors.

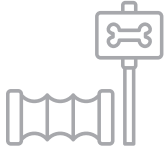


### Accelerating Impacts of Climate Change

With the increased average daily temperatures and changes to weather patterns, assuring that parks and their amenities remain safe and resilient has become vital. Many play structures and park amenities absorb heat and can become so hot to the touch that they can’t be used during the daytime. This becomes a concern as daily average temperatures continue to rise. Providing shade through natural tree canopies or shade structures is important to ensuring safe places to recreate, as well as allowing continued use of the parks as the average

daily temperatures continue to rise. Shade should also be offered throughout parks, including over benches and places where people may sit.

Another impact that climate change can have on parks and their amenities is associated with rainfall. With limited rainfall, drought tolerant plantings should be considered. Conversely, in areas that see increased flooding during larger rainfall events, providing plantings and infrastructure to encourage water to infiltrate should be considered.



### SMART Dog Parks

Dog parks have increased in popularity over the years, but there have been some drawbacks related to dog parks that have caused municipalities to be more cautious when adding this amenity to their community. To help improve dog parks, SMART dog parks are increasing in popularity to help make these special use areas an enjoyable, safe and less anxious experience for all. SMART stands for Safer environment, Manners and humility, Awareness of human and dog behavior, Responsibility in design and operations and Training opportunities for both dogs and owners.



### A Stronger Community Orientation Toward Health Equity & Social Services

One of the most important trends identified in 2021 was the increased focus on health and health equity in communities. The movement toward health and well-being was magnified by COVID-19 and has continued beyond the pandemic. Health and health equity have become intertwined with a greater focus on meeting the social needs of communities.

The NRPA Parks Snapshot surveys identified that up to 60% of parks and recreation agencies have been supporting food distribution, food pantries, daycare for children of essential workers and first responders and safe places for learning. It is predicted that parks and recreation departments will do more to address social and racial equality and disparities in providing services to the public in the coming years. This trend could translate

into a transformation of the parks and recreation workforce with the hiring of health, equity, trauma-informed and community engagement specialists.



### Mindfulness, Meditation and Stress Reduction Programs and Recreation Opportunities

During the pandemic a focus on one's personal health and wellness including mental health came to the forefront. With this, there has been an increase in demand for programming and passive recreation opportunities for mindfulness, meditation and stress reduction. This could include nature walks, meditation classes, yoga and other activities. It was suggested that municipalities assure that their parks provide places for these activities and offer mindfulness, meditation and stress reduction programming opportunities.



### Parks Everywhere – Increased Demand for Access to Parks, Trails & Open Spaces

Throughout the pandemic, communities saw an increase in use of and demand for outdoor parks and recreation spaces and public places in general. This demand has continued within communities post-pandemic. With this lasting community demand and desire, municipalities should be looking to assure that all residents have access to a park or trail within a 10-minute walk.



### Parks as Anchor Institutions

Anchor institutions are defined as enduring non-profit organizations that create strong social, economic and healthy bonds within communities. Most anchor institutions have been “eds and meds” such as universities and hospitals. Parks and recreation systems traditionally have not been regarded as anchor institutions, but there is a strong case to recognize parks and recreation agencies

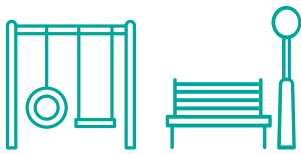


and facilities as being part of a critical community support system of anchor institutions.

Regarding parks and recreation as anchor institutions will help shape a new narrative of the value of those agencies to communities. Parks and recreation agencies have been able to prove that they enable the members of communities to connect to each other daily in a way that ads and meds do not.

NRPA agrees with parks and recreation being viewed as anchor institutions and it aligns with NRPA's strategic vision for health and well-being. NRPA and others are moving away from defining parks as 'amenities', as parks are no longer viewed as spaces that are nice-to-have in communities - they have become essential, vital spaces that offer programs that can be social drivers of health, resilience and equity.

Park standards and park trends should be used as a tool, among many others, when making park amenity decisions, however planning recreation amenities should depend heavily on the community demographics, desires and interests.



## PARK & RECREATION AMENITIES & FACILITIES GOALS & OBJECTIVES

### P&R – 1. Increase and enhance welcoming spaces within Township Parks.

P&R - 1.1 Provide comfortable and safe places that enable formal and informal social interactions and experiences.

P&R - 1.2 Integrate into existing and construct new features and amenities that promote visitor connections.

P&R - 1.3 Seek to offer a like experience for all.

P&R - 1.4 Ensure parks are well signed to provide clear communication and facility information.

P&R - 1.5 Increase access to the arts by installing public and privately owned art media within the Township's parks.

### P&R – 2. Provide parks and recreation facilities and amenities that meet standards and resident needs, while adapting to recreation trends, and plan for the evolving community.

P&R - 2.1 Maintain and enhance recreational amenities in parks by meeting the standards established by the National Recreation and Park Association (NRPA) and other recognized professional organizations.

P&R - 2.2 Assess park and recreation trends on an annual basis and determine applicability to the Township.

P&R - 2.3 Continue to regularly survey the community to determine current park and trail use and solicit feedback for future additions and improvements to the Township Park system.

P&R - 2.4 Develop and maintain a Capital Improvements Plan for updating and replacement of park amenities to help meet standards and provide guidance for prioritization.

### P&R – 3. Continue providing programs that meet the needs of the community as it changes and evolves and address physical and financial barriers to access for all.

P&R - 3.1 Continue to regularly survey the community to determine current program participation and solicit feedback for future additions and improvements to the Township program offerings.

P&R - 3.2 Continue to advertise availability of recreation scholarship opportunities and work to increase the scholarship fund's capacity to provide more assistance each year.

P&R - 3.3 Assess current Township facilities to ensure adequate and accessible community programming space.



**P&R – 4. Ensure that parks are accessible to all by providing reasonable accommodations according to the park's physical features, amenities and mission.**

P&R - 4.1 Complete an accessibility study for the Township's parks and recreation facilities, and work towards the implementation of the recommendations of the study so that the Township's Parks and Recreation Facilities comply with the 1990 Americans with Disabilities Act and the 2010 ADA Standards to the fullest extent possible.

P&R - 4.2 Use universal and inclusive design when updating and developing parks and their amenities.

**P&R – 5. Provide safe access to a neighborhood or school playground within a 10-minute walk of every Township residence.**

P&R - 5.1 Prioritize completing Missing Connections that provide safe access for residences currently without access to a neighborhood or school playground within a 10-minute walk.

**P&R – 6. Implement sustainable and climate resilient practices when constructing, maintaining, updating and enhancing a park and recreation facilities.**

P&R - 6.1 Implement stormwater management practices that meet or exceed MS4 requirements and highlight those benefits to the community.

P&R - 6.2 Plant native vegetation in the Township's parks and open spaces and remove invasive and non-native plantings.

P&R - 6.3 Increase shade at the Township's parks to provide safe places for residents to recreate and enjoy.

P&R - 6.4 Regularly review sustainable and climate resilient parks and recreation practices.

P&R - 6.5 Maintain a list of possible planting locations on Township or other public properties in concert with the Upper Dublin Shade Tree Commission.

# OPEN SPACE & NATURAL RESOURCES

Upper Dublin Township has a vast amount of undeveloped, passive open space. This includes 23 properties that total about 266 acres. The Township's open spaces range in size from just over 2 acres to over 55 acres. The Township-owned open spaces help protect water recharge areas, scenic resources, woodlands, fragile soils, vegetation and other natural attributes. The 1994 Open Space Plan recommended that the Township purchase an additional 8 parcels totaling approximately 114 acres of parkland (four were acquired by the Township, and one was acquired by the School District). Between 1994 and 2003, the Township acquired 54.2 acres of which 21.7 acres were designated for active recreation, 22.7 acres for resource protection and 9.85 acres for passive recreation. Since 2003, the Township has purchased 8 additional properties totaling 71 acres and secured a conservation easement on a 115-acre property.

## PHYSICAL & NATURAL FEATURES

Below is information about the physical and natural features of the Township – these features are areas that the Township desires to protect. Much of this information was carried forward from the previous 2005 Open Space Plan, as many of these natural features typically remain the same or would not drastically change.

### Geology

The foundation of physical conditions in the environment is the bedrock geology. The rock characteristics and weathering directly affect soil conditions, landforms, surface water and groundwater movement and chemistry, and plant and animal life that can inhabit a region. The geology that underlays Upper Dublin Township is typical of the Piedmont Uplands and the Triassic Lowlands. The upland rocks are older,

harder metamorphic and igneous rocks such as granite and schist with incorporated bands of carbonate rock such as limestone as evidenced by the quarries and kilns in the region.

In Upper Dublin, the hard, weather-resistant formations found in the southeast corner of the Township, define the ridge that roughly follows Camp Hill Road, Dreshertown Road and Twining Road east of the PA Turnpike. These formations are composed of rocks formed from sandstone that weathers slowly, have very little available groundwater, and commonly form steep hillsides. Adjacent to these formations and located at the extreme south corner of the Township (Oreland Area) are an assemblage of rocks called Ledger Dolomite, Elbrook, and Conestoga Limestone. The topography in this geology is flatter and found within broader valleys with characteristic limestone soils that are fertile and have good groundwater storage and yields.

The remaining area of the Township from the PA Turnpike to the municipal borders of Lower Gwynedd and Horsham Townships is a geologic formation called Stockton Sandstone, Conglomerate and Shale that is typical of the Triassic Lowlands. The composition is largely sandstone with good groundwater supplies, and the landform is commonly rolling with gentle slopes.

### Physiography

Landform or physiography is determined by the topography of the area. It is commonly shown as contour lines and can be used to depict areas that are flat, rolling or steep. Those areas that are steep are among the most environmentally sensitive and when disturbed, result in impacts such as erosion of soils and rapid runoff of precipitation and consequential flooding down slope. Upper Dublin is sensitive to accelerated runoff due to low-lying areas that regularly flood.

The majority of the Township north and west of the PA Turnpike has flat to rolling topography. Steep slopes are characteristic of the primary ridge that runs east-west and parallel to the Turnpike through much of the southern part of the Township. Slopes that are 15% and more are those of greatest concern and are shown on Figure 6 based on topographic information (10-foot contours). The Township has enacted steep slope and tree protection/replacement ordinances to help preserve these sensitive areas. Undeveloped areas that are steeply sloping and covered with woodland are prime candidates for future protection.

## Hydrology

Upper Dublin Township is a part of the Delaware River Basin, with the majority of the Township within the Wissahickon Creek subwatershed. The Wissahickon Creek flows into the Schuylkill River. Upper Dublin constitutes approximately 20% of the total Wissahickon Creek subwatershed. Most of Upper Dublin drains by tributaries to the Wissahickon Creek as shown on the base map. However, small portions of the Northeastern corner of the Township (Maple Glen area) drains into the Neshaminy Creek and Pennypack Creek. Both of these creeks flow through adjacent municipalities en route to the Delaware River.

Each of the Township's creeks and streams has associated with it a floodway and floodplain. The floodplains extend beyond the banks of the watercourse and to variable distances depending on flow and the adjacent topography. The floodplain areas are important for stormwater management and should be protected and limited from development. Protection of floodplains reduces damage and flooding, and it helps maintain water quality and preserve wildlife habitat.

The soils that are most often associated with wetlands and floodplains are hydric and alluvial soils. Hydric soils are routinely wet with poor drainage and are indicators of shallow water tables (groundwater near the surface) and the presence of wetlands. They are commonly found in low-lying areas. Wetlands have wildlife and water protection values. To minimize potential development impacts such as loss due to filling, the state and federal governments regulate some of them. In Upper Dublin Township, these soils are found throughout the municipality, in both large and small isolated pockets and within linear corridors.

Alluvial soils also are commonly wet soils as they are deposited by floodwaters as a result of storms. These soils are most often found in and are indicative of the limits of the floodplains.

Among the few remaining areas in the Township meeting the criteria of prime soils or soils of statewide importance are the following:

- Limekiln Pike north of intersection with Norristown Road (in plan approval process)
- Virginia Drive east of intersection with Camp Hill Road (undeveloped)
- PA Turnpike to railroad tracks east of intersection with Camphill Road (undeveloped)
- Susquehanna Road north of Butler Pike abutting Rt. 309 (undeveloped)
- Dreshertown Road east to Twining Road, Manufacturers' Golf & Country Club (private golf course)
- Limekiln Pike south of Jenkintown Road, LuLu Country Club (private golf course with Conservation Easement)
- Twining Road north of Susquehanna Road, Twining Valley Park (park)

## Vegetation

Among the most important vegetation communities from the viewpoints of protection, environmental value and sensitivity are woodlands and wetlands, which exist throughout Upper Dublin. Each can enhance the quality of the environment as they protect against erosion, sustain high water quality and quantity, provide wildlife habitat, improve air quality, moderate temperatures, provide visual and physical buffers, and offer a varied aesthetic and visual relief from developed land.

Open space and wooded areas within the Township became even more valuable after the September 1, 2021 tornado. The tornado resulted in the severe loss of mature tree cover in portions of Fort Washington, Ambler and Maple Glen. The remaining woodlands in the Township occupy both wet lowland sites and steep hillsides. The upland woods are dominated by deciduous hardwood species such as oak, hickory and tulip poplars. Wooded slopes provide the best protection from erosion and rapid runoff. Lowland woodlands often

have species such as maples, sycamore, elm, cherry, box elder and birch that inhabit wet conditions. Wetlands are commonly found in isolated pockets, along stream corridors and in floodplains; and range in type from wooded swamps to reed and cattail marshes. State and federal laws protect larger wetlands, and the Township has enacted ordinances that protect all woodland by limiting the clearing of trees and requiring replacement and landscape supplements. Maintaining these natural assemblages in contiguous units with minimal fragmentation enhances their value.

## OPEN SPACE LAND

Open space parcels are important for a number of reasons which include: natural resource protection, wildlife habitat, stream corridor protection and stormwater infiltration and management while providing potential trail connection opportunities and/or greenway linkages.

Below is a table of the Township-owned open spaces:

Open Space Name	Acres
Aidenn Lair Woods	9.7
Avenue G Parcel	0.9
Camphill & Highland Open Space	12.0
Cinnamon Run Open Space	2.2
Dannenburg Arboretum	7.2
Dawesfield Open Space	2.8
Dillon Road Woodlands	11.1
Dublin Chase Open Space	34.3
Dublin Hunt Open Space	55.3
Dublyn Open Space	10.1
Holly Hill Open Space	2.4
Limekiln Pike North Parcel	1.2
Mauchly Park	4.9
Meetinghouse Park	8.9
Mondauk Park	48.0
Mondauk Woods	5.4
Sandy Run Park	20.1
Susquehanna Woods	6.4
Tannerie Run Park	8.5
Whitcomb Family Cemetary	0.3
Williams Park	5.6
Williams Park	5.5
Woodside Park	3.3
<b>Total</b>	<b>262</b>

As previously stated, Upper Dublin Township acquired eight additional properties between 2004-2023. Some of these properties expanded existing holdings, others added open space or recreation facilities. Below is a brief description of the properties acquired since 2004.

### Acquired for Open Space

- Dillon Road Woodlands – an 11-acre parcel located between Dillon Road, Bauman Drive, Lexington Drive and Arthur Avenue.
- The Basich Parcel – an 11.3-acre parcel that is adjacent to the Dublin Hunt Open Space behind Dresher Woods, which expanded existing Township open space.

### Acquired for Active or Passive Recreation

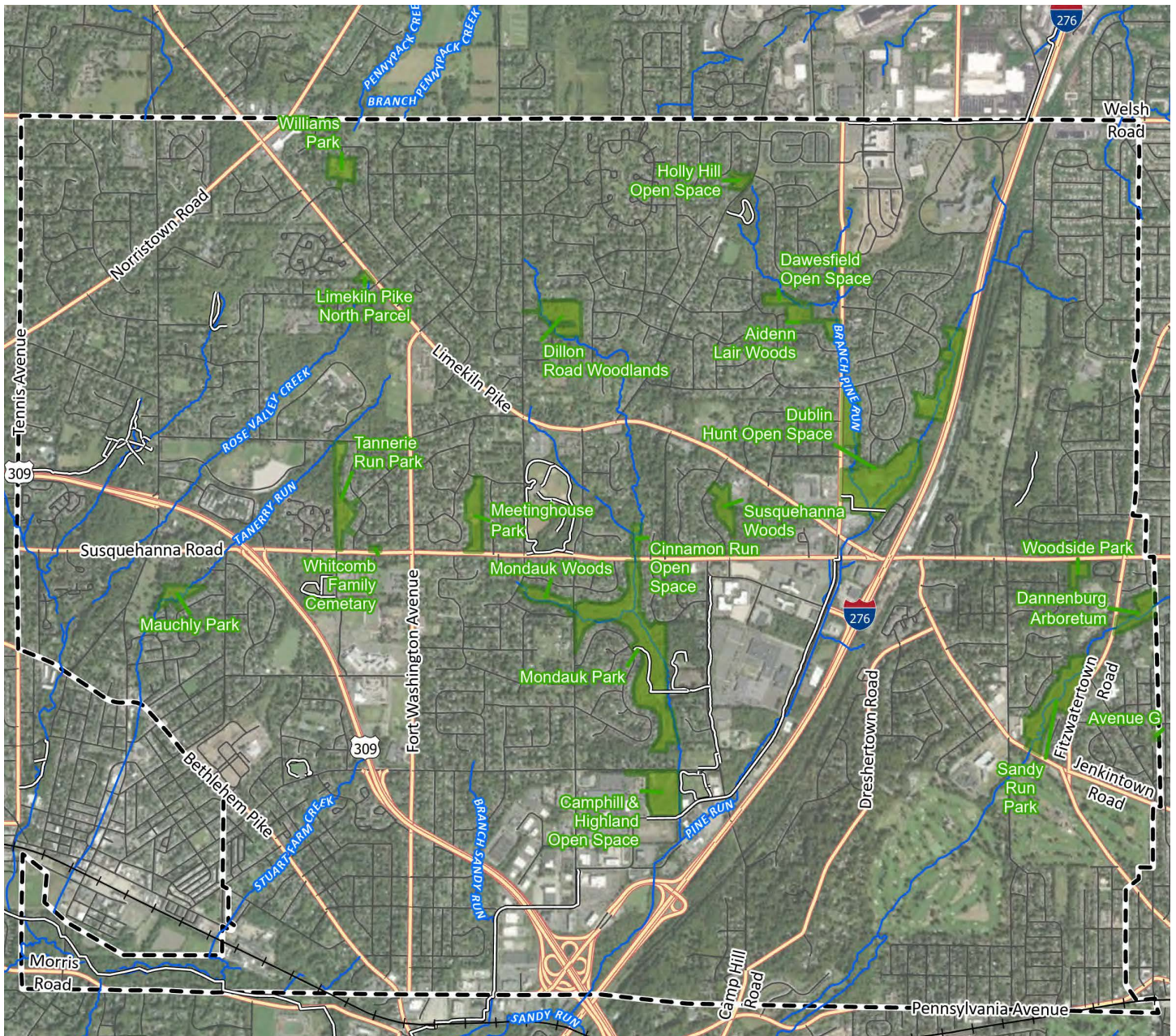
- Rose Valley Preserve – a 28-acre parcel at 1626 E. Butler Pike in Ambler, added a passive recreation park in the Township.
- 730 Susquehanna Road – a 0.9-acre parcel located at the intersection with SPARK Drive, was acquired to expand and connect Tannerie Run Park to Susquehanna Road; the site houses a garage that serves Parks Division needs.
- 1739 Jarrettown Road – a 12.4-acre parcel located adjacent to Pine Run Park was acquired to expand the size of the existing park.
- A 0.9-acre lot adjacent to Mondauk Manor was acquired in a land swap that expanded the size of the existing park.

### Acquired for Community Amenity

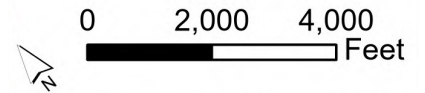
- Fort Washington Ave. near Hawthorne Lane – two parcels (Bonsell & Twiford), totaling 6.1 acres, were acquired and ultimately were developed as the new Fort Washington Fire Station 88-A property. The fire station property is 5.2 acres. Approximately 0.9 acres of the remaining land was sold for a private residence. Although these parcels were not acquired for a park or open space, they now house an essential public safety service in a central location.



Map:  
Township-Owned Open Spaces



- Passenger Rail
- Trails
- Upper Dublin Township Open Space
- Montgomery County Streams
- Upper Dublin Township Boundary
- State Roads, PA Turnpike & US Routes
- County, Municipal, & Private Roads



Note: A full size map is included in Appendix C.



## Open Space Site Visits & Assessment

During the planning process, LandStudies conducted visits of 18 sites of the Township's open spaces and parks, which were the priority sites identified by Township staff. The purpose of the site visits was to conduct visual assessments to document the condition of the stream and floodplain in terms of stability and the condition of the existing vegetation community at each site. An assessment report was compiled that includes a summary of observations made at each site, qualitative ranking of stream and floodplain conditions and numerical ranking of vegetation conditions, and general recommendations for improvements (if applicable).

The following is a description of the scales used in the Site Assessment Report.

Vegetation rankings for canopy and understory were based on the following scale:

1 = Excellent: Full coverage, mature or healthy trees, dominantly native species, high species diversity

2 = Good: Full or majority coverage, young but healthy trees, dominantly native species, moderate species diversity

3 = Fair: Partial coverage, young but healthy trees, dominantly native species but some presence of invasives, minimal species diversity

4 = Poor: Sparse or no coverage, unhealthy trees, dominantly invasive species, minimal species diversity

Stream channel rankings were based on the following scale:

Good: Relatively stable channel with low banks, good connectivity with the floodplain, stable bed substrate, and no vertical and lateral degradation.

Moderate: Moderate channel incision with bank heights generally 1-3', some lateral erosion, actively mobilized bed substrate, some access to floodplain.

Poor: Deeply incised, active lateral erosion, unstable or non-existent bed substrate, minimal to no access to floodplain.

The following table identifies which of the Township's Open Spaces were visited, and their assessment.

Site Name	Sub-Area	Vegetation Ranking-Canopy	Vegetation Ranking-Understory	Stream Channel Ranking	Site #
Aidenn Lair Park	N/A	3	2		--
Aidenn Lair Woods	Dreshertown Road Area	4	4	Poor	1
	Avoca Drive Area	3	3	Poor	--
Burn Brae Park	N/A	2	3	Poor	18
Camphill and Highland Athletic Complex (CHAC)	N/A	2	2		26
Cinnamon Run Open Space	N/A	3	4	Poor	3
Dannenburg Arboretum	N/A	3	4	Poor	14
Dawesfield Open Space Area	N/A	3	4	Poor	2
Dillion Road Woodlands	N/A	2	2	Moderate	17
Dublin Hunt Open Space/Basich Parcel	N/A	3	4	Poor	10
Dublin Hunt Open Space	Swath Along PA 276	2	2	N/A	11
	Rest of Site	4	4	Poor	--
Henry Lee Willett Park	N/A	2	1	Poor	15
Holly Hill Open Space	N/A	1	2	N/A	19
Loch Alsh Reservoir	N/A	2	2		20

Site Name	Sub-Area	Vegetation Ranking-Canopy	Vegetation Ranking-Understory	Stream Channel Ranking	Site #
Mauchly (John P.) Park	N/A	1	1	Moderate	23
Meetinghouse Park	N/A	4	3	N/A	27
Mondauk Common	N/A	3	3		25
Mondauk Manor	Northeast of Driveway	2	2--3	Moderate	4
	Southwest of Driveway	3	3	N/A	
Mondauk Park	Main Stem Corridor	3	4	Poor	5
	Tributary Corridor	2	4	N/A	
	West of Trail	2	3	N/A	8
	East of Trail	3	4	Moderate to Poor	
	Tributary Corridor	2	4	Poor	
	N/A	4	4	Poor	9
Mondauk Waters / Wentz Pond	N/A	3	4	Poor	6
Mondauk Woods	N/A	2	4	Poor	7
Pine Run Park	Main Stem	2	3	Poor	12
	Rest of Site including Tributary	3	2	Moderate to Poor	
Robbins Park for Environmental Education	N/A	1	2	Moderate	21
Robert Williams Park	N/A	1	2	N/A	--
Rose Valley Preserve	West Side	2	3	N/A	16
	Rest of Site	3	3	Good	
Sandy Run Park	N/A	3	4	Poor	13
Susquehanna Woods	N/A	4	4		26
Tannerie Run West	N/A	1	2		--
Twining Valley Park	N/A	3	3		--
Upper Dublin Sports Park (SPARK)	N/A	1	2		--
Veterans Memorial Park	N/A	3	3		--
Woodside Park	N/A	1	1	N/A	22

Note: LandStudies Open Space Site Assessment Report is included in Appendix C.

## The general findings of the Site Assessment Report are:

- Generally, the canopy vegetation of the open space that were visited were in fair condition with some in good condition and a couple in poor condition.
- The understory vegetation at most of the sites was noted to be in poor condition, with some in fair or good condition.
- Of the sites that included a stream, it was noted that most streams were in poor condition. Some of the streams were noted to be in moderate condition with one segment being noted in good condition.
- The stream corridors could benefit from riparian buffer plantings and stabilization.
- There is an increased need for invasive species control, therefore vegetation improvements should include invasive species removal and installation of native species.
- Deer management is needed in some areas as the understories in some areas are sparse due to deer graze.

*The full Site Assessment Report is included in Appendix C.*

## Open Space Management

The Township has made efforts to improve conditions on existing open space. Among these efforts are the drafting of a Township-wide invasive species plan. Included in this plan is the prioritization of passive and natural areas to improve canopy and understory conditions. Priorities include:

- Areas in best condition (ex. Mondauk Manor, Henry Lee Willet, Dillon Road Woodlands)
- Species of special concern (bamboo for early detection/rapid response occurrences, tree of heaven management for spotted lanternfly concerns)
- Parks of special concern (ex. Twining Valley Park restoration)

## ADDITIONAL OPEN SPACES IN THE TOWNSHIP

### HOA Open Space

Homeowner associations (HOA) have open spaces that were created during the land development process. HOAs may still own the open spaces if they have not been dedicated to the Township. If the property has not been dedicated to the Township, then land access is reserved to the property owners within the development. Although these open spaces can include recreation amenities such as play structures or tennis courts, they can also be utilized for required landscaping, detention basins, steep slopes or woodlands. In the Township, the majority of HOA open space is considered common open spaces, with very few HOA open spaces having recreation amenities or even HOA residential access.

Below is a list of Homeowner Association open spaces in the Township:

- Arrowhead (HOA) – common open space
- Bellaire (HOA) – common open space
- Butler Park (HOA) – common open space, swimming pool
- Dresher Commons (rental townhouses) – playground
- Dresher Woods (HOA) – common open space, tennis court, play structure
- Dresherbrooke (HOA) – common open space
- Dublin Meadows (HOA)- common open space and recreation facilities
- Dublin Terrace (age restricted apartments) – common open space, swimming pool, small pavilion
- Mattison Estates (HOA) – common open space
- Meadowview Estates (HOA) – common open space
- Promenade at Upper Dublin (apartments) – has common open space, amphitheater, pathways and a playground which are open to the public
- Regency at Upper Dublin (HOA) – swimming pool

- Stuart Creek Farms (HOA) – common open space
- Tannerie Wood (HOA) – common open space
- Willowmere (HOA) – common open space, pond

## PROTECTED LANDS

Within the Township there are open space parcels that are owned or preserved by organizations whose mission includes protecting natural resources. These properties can be protected through a variety of measures including acquisition, conservation easements or co-holding easements. These properties are identified in the Open Spaces & Preserved Land Map and discussed in the following sections.

### Conservancy & Land Trust Lands

Within the Township there are properties that are owned by conservancies or land trusts. Currently there are three land trust properties in the Township, all of which are owned by Wissahickon Trails. These properties include:

- Wissahickon Waterfowl Preserve – 14 acres (partially within Whitpain Township)
- Four Mills Preserve – 57 acres
- Piszek Preserve – 38 acres (partially within Springfield Township)

The Piszek Preserve and Four Mills Preserve also have conservation easements on them, held by Natural Lands which is discussed in further detail in the following section.



Wissahickon Waterfowl Preserve



### What is a land trust?

Land trusts are similar to other trusts but are meant exclusively for real estate. They act as a legal entity that takes ownership of, or authority over, a piece of property at the request of the property owner. Land trust can also take the form of a conservation land trust, used for managing undeveloped land to maintain natural resources, historical sites, and public recreational areas. The main positives of land trusts are that they generally protect landowner anonymity and keep property out of probate. However, these protections aren't always guaranteed, and there can be a risk of losing redemption rights and being disqualified from secondary market loans.



### Who is Wissahickon Trails?

Wissahickon Trails is one of the most active natural resource protection organizations in the Township. Wissahickon Trails owns lands on both sides of the Wissahickon Creek, which crosses Upper Dublin Township west of Ambler Borough. Wissahickon Trails manages this area as a nature preserve and a public trail. This land links municipalities from Upper Gwynedd Township to the City of Philadelphia. Natural Lands is another organization that holds conservation easements in the Township and works closely with Wissahickon Trails. Both organizations have similar goals to some that are identified in this plan. Efforts between the Township and these organizations should be coordinated to support one another on common goals and efforts.



## Conservation Easements

In addition to the Township-owned open space and privately owned open spaces, there are properties that are protected in the Township through conservation easements. The Township holds one conservation easement, with an additional three being held by the Heritage Conservancy and two by Natural Lands.

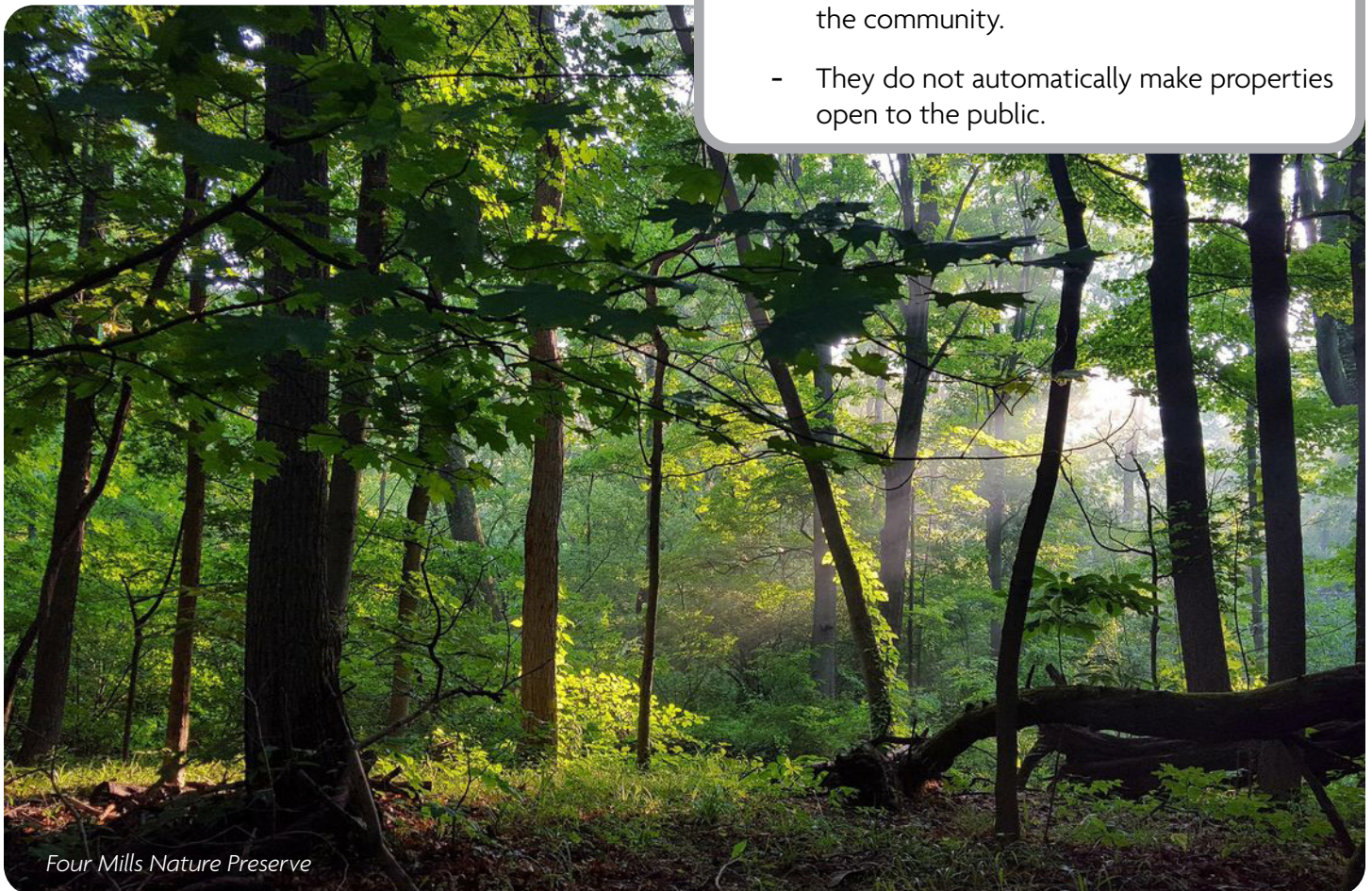
- Cresswell Sutch-Crossing Bridge Farm – Heritage Conservancy (2013) – 15.17 acres
- Dunn Rooney Shim – Heritage Conservancy (2013) – 2.02 acres
- Dannenberg Naessens – Heritage Conservancy (2013) – 8.74 acres Note: Current owner is Sebright, Michael T & Kirsten R. – Naessens sold in 2018
- Natural Lands CE #049 – Natural Lands (2013) – 33.63 acres (partially in Springfield Township)
- Four Mills – Natural Lands (1994) – 56.17 acres
- LuLu Country Club – Upper Dublin Township (2009) – 115 acres



### What is a Conservation Easement?

A Conservation Easement is a voluntary legal agreement that permanently limits the uses of a property or land in order to protect its conservation values. Some benefits of Conservation Easements include:

- They can be an effective tool to protect land, often at a lower cost to public agencies or land trusts.
- It is a legally binding agreement between a landowner and a land trust or government agency, where the landowner retains many of their private property rights.
- If donated, conservation easement may offer valuable tax benefits to landowners.
- They keep land in private ownership, which continues to provide economic benefits to the community.
- They do not automatically make properties open to the public.



*Four Mills Nature Preserve*



## VULNERABLE LANDS

In the 2005 Open Space Plan, 51 parcels were identified as vulnerable lands that should be preserved or protected. The properties included natural and cultural resources, which the number of these have declined as development has occurred in the Township. This list was maintained and updated regularly by the Parks & Recreation Department in the annual Open Space Plan Update. Some of these parcels became protected, others were developed, while some still are considered vulnerable. The most recent update to the Vulnerable Lands List in 2021 was utilized as a starting point for the development of the Properties of Interest List. The Properties of Interest List identifies properties that are considered vulnerable to development and/or hold value for future public use and should be acquired, worth preserving with a conservation easement because of present natural resources or important to the Township for connectivity and an access easement should be secured. Properties of Interest are described in more detail in the following section.

## PROPERTIES OF INTEREST

Throughout the planning process the committee worked to identify properties that should be considered for acquisition or securing an access or conservation easement. The committee started with the list of Vulnerable Lands identified in the 2005 Open Space Plan. The old list was updated and refined to ultimately identify 42 properties in the Township. This list of properties is now referred to as the Properties of Interest. This new list is intended to assist with the decision-making of the Board of Commissioners regarding future acquisition or securing of an access or conservation easement.

### Types of Properties of Interests

**Acquisition** would be sought for properties that the Township is interested in purchasing for current or future recreation needs and/or to permanently preserve the property. The Township could also negotiate with a property owner to secure right of first refusal for the property in anticipation of the property one day becoming available. A right of first refusal agreement would enable the Township to make a fair, market-value offer prior to the property coming up for public or private sale.

**Conservation Easement** would be sought for properties that the Township sees value in protecting while allowing the existing use to continue and the landowner to still own the property.

**Access Easement** would be sought for properties that could improve connectivity or complete an identified Missing Connection, while the land remains privately owned but allows public access.

A map and list of the 42 Properties of Interests is on the following pages, and included in Appendix C.

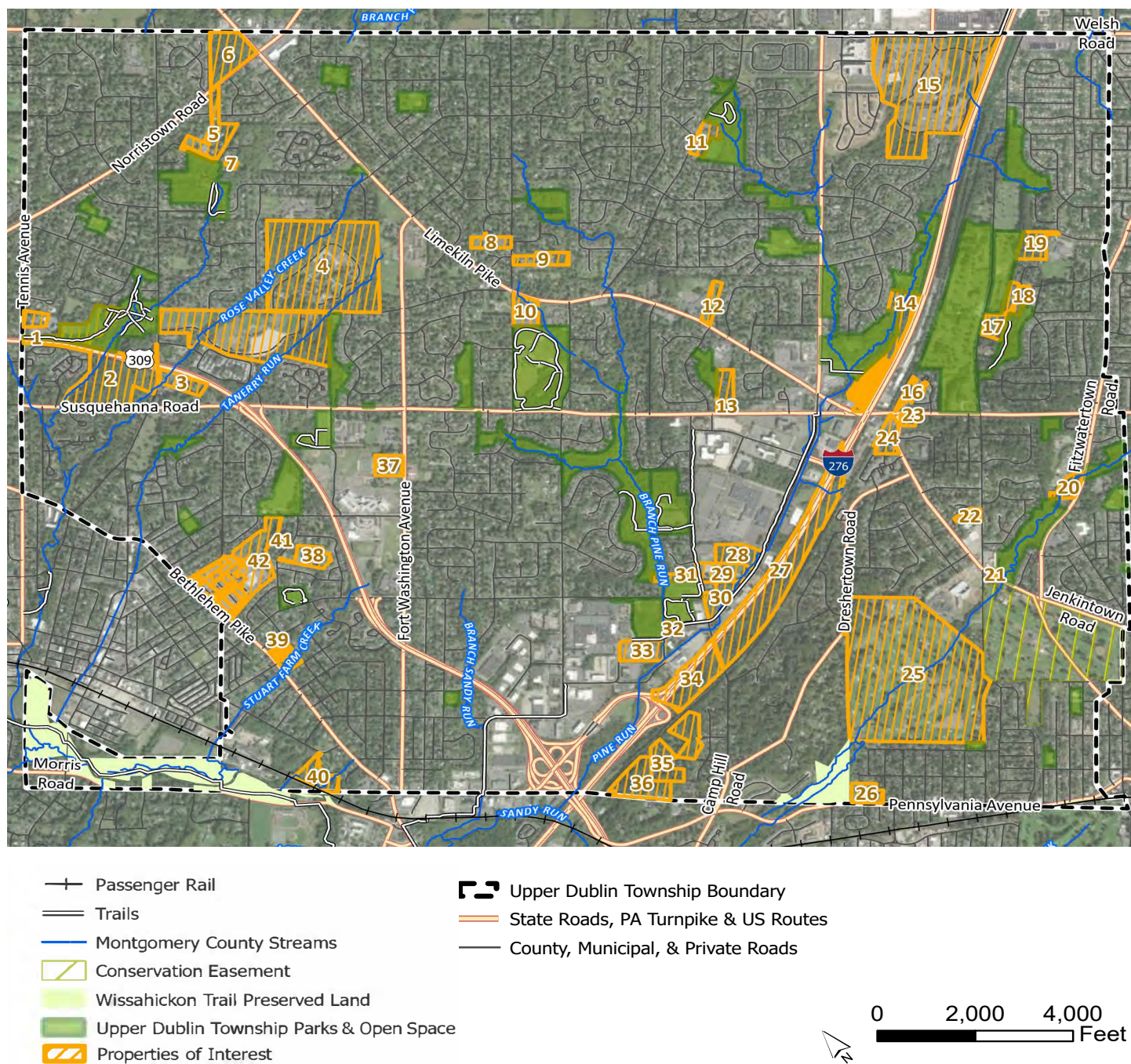
The Properties of Interest list is a “watch list” of properties that range in size, shape, natural features and benefit to the Township. Other properties not identified on the list could also be pursued.



Temple University - Ambler Campus (Property of Interest)



Map:  
Properties of Interest



Note: A full size map is included in Appendix C. However, for the best viewing experience please use our on-line map at:  
<https://bit.ly/458wBZj>

## Properties of Interest List

Number	Owner	Address	Acres	Type
1	RACQUET REALTY PARTNERS LLP (UD SPORTS)	680 Tennis Ave, Ambler, PA 19002	17.7	A / CE
2	HART MARY N & JOSHUA F	Adjacent to 300 Susquehanna Rd, Ambler, PA 19002	43.1	A / CE
3	YOAST JOHN S III & JUDITH M	1320 E Butler Pk, Ambler, PA 19002	6.6	A
4	TEMPLE UNIVERSITY	580 Meetinghouse Rd, Ambler, PA 19002	181.9	Fields- A School - AE
5	TWIN SPRING FARM REAL ESTATE PART LP (TWIN SPRING FARM DAY SCHOOL AND CAMP)	1632 E Butler Pk, Ambler, PA 19002	13.7	A / CE / AE
6	UPPER DUBLIN REALTY PARTNERS LP	1840 Norristown Rd, Maple Glen, PA 19002	17.3	A / AE
7	BROWN PAUL HARLAN & VIRGINIA B"	1634 E Butler Pk, Ambler, PA 19002	0.8	A / AE
8	MAPLE MANOR SWIM CLUB	1552 Dillon Rd, Maple Glen, PA 19002	4.7	A / CE / AE
9	FOX HUNT FARM LLC	1537 Dillon Rd, Maple Glen, PA 19002	6.5	A / CE
10	TEMPLE SINAI	1401 Limekiln Pk, Dresher, PA 19025	7.5	A
11	NEW HORIZONS MONTESSORI SCH ASSN	1701 Jarrettown Rd, Dresher, PA 19025	6.4	A
12	UPPER DUBLIN SCHOOL DISTRICT	1520 Limekiln Pk, Maple Glen, PA 19002	4.4	AE
13	RANKIN ALEXANDER & SHARON	1632 Susquehanna Rd, Dresher, PA 19025	7.5	A / AE
14	DRESHER WOODS CORP (HOA)	1716 N Limekiln Pk, Dresher, PA 19025	16.4	A / AE
15	PRUDENTIAL PROPERTY (BET INVESTMENTS INC)	2101 Welsh Rd, Dresher, PA 19025	115.0	AE
16	UPPER DUBLIN TOWNSHIP	Green Valley Cir, Dresher, PA 19025	3.6	AE
17	RISKO CAROL G	1329 Twining Rd, Dresher, PA 19025	5.4	A / CE
18	SHIRA 12 LLC (BURN BRAE ARTS)	3212 Woodland Rd, Dresher, PA 19025	9.0	A / CE / AE
19	SUNNY WILLOW SWIM CLUB	40 School Ln, Willow Grove, PA 19090	2.7	A / CE / AE
20	ABINGTON TOWNSHIP	Fitzwatertown Rd, Glenside, PA 19038	5.2	A / CE
21	SHARPE BRIAN L	1783 Limekiln Pk, Glenside, PA 19038	0.5	A

Key : A = Acquisition, CE = Conservation Easement, AE = Access Easement



Number	Owner	Address	Acres	Type
22	MANORLU SWIM CLUB	850 Twining Rd, Dresher, PA 19025	2.96	A / CE
23	NAK WON PRESBYTERIAN CHURCH	3364 Susquehanna Rd, Dresher, PA 19025	1.3	AE
24	SCHMIDT FREDERICK J JR	2038 S Limekiln Pk, Glenside, PA 19038	7.3	A
25	MFG GOLF COUNTRY CLUB	511 Dreshertown Rd, Fort Washington, PA 19034	189.5	A / CE
26	CHRISTS EVANGELICAL LUTHERN CHURCH	700 East Pennsylvania Ave, Oreland, PA 19075	6.1	AE
27	WFP PENNLAND CO LP	Camp Hill Rd, Fort Washington, PA 19034	61.0	A / AE
28	WFP PENNLAND CO LP	Virginia Dr, Fort Washington, PA 19034	9.2	A / CE
29	BELL TELEPHONE CO OF PENNA	1050 Virginia Dr, Fort Washington, PA 19034	9.6	Existing AE
30	WFP PENNLAND CO LP	585 Camp Hill Rd, Fort Washington, PA 19034	8.4	A / CE / AE
31	TOLL THOMAS E JR &	1040 Camp Hill Rd, Fort Washington, PA 19034	3.4	A
32	550 VIRGINIA DRIVE LLC	550 Virginia Dr, Fort Washington, PA 19034	1.8	A / CE
33	PAMCPA REAL ESTATE LLLP	525 Virginia Dr, Fort Washington, PA 19034	9.5	A
34	WFP PENNLAND CO LP	Camp Hill Rd, Fort Washington, PA 19034	21.9	A / AE
35	SCHATZ GERALD	Scott Ln, Fort Washington, PA 19034	12.5	A / CE
36	WORLDWIDE EVANGELIZATION FR CHRIST	709 Pennsylvania Ave, Fort Washington, PA 19034	16.1	A / CE
37	GORDON MELISSA & WILLIAM R	1252 Fort Washington Ave, Fort Washington, PA 19034	6.1	A / CE
38	HIGHLAND PARK INC / FORT INVESTORS GROUP (FORT WASHINGTON SWIM CLUB)	1003 Farm Ln, Ambler, PA 19002	6.8	A / CE
39	BROOKWOOD PROPERTY OWNERS ASSN	Bethlehem Pk, Ambler, PA 19002	4.1	AE
40	BEVILACQUA MICHAEL A (FORT WASHINGTON DAY CAMP)	445 Ambler Rd, Fort Washington, PA 19034	8.7	A / CE
41	SENESE EDNA K TRUSTEE	1018 Farm Ln, Ambler, PA 19002	0.9	A / AE
42	SBLP UPPER DUBLIN LLC	800 Grayson Ln, Ambler, PA 19002	89.5	AE

Key : A = Acquisition, CE = Conservation Easement, AE = Access Easement

*Note: A detailed Properties of Interest List is included in Appendix C.*

The Open Space Plan Steering Committee assisted in the development of a Properties of Interest Prioritization Worksheet that would be used as a tool during the decision-making process should a property become available for acquisition or easement. Criteria included on the Prioritization Worksheet include:

Adjacency to an existing park, open space property or other Township property

#### Property Size

- Number of residences within a 10-minute walk
- If the property is located in an underserved community
- If there are any historic structures or events that took place, on the property
- Types of natural features are present on the site
- Streams, waterbodies and floodplains
- Woodlands and vegetation
- If there are any endangered species on the property
- If there is existing pedestrian access to the site
- If the property helps complete a Missing Connection
- Price of the property
- If the Township is able to maintain the property if acquired
- If the property is vulnerable to development

During the second Open House, community members that attended in person or participated in the online forum were able to provide feedback on which of eight selected characteristics should be prioritized. Items that ranked as a high priority were:

- Properties that would allow for the preservation of natural areas.
- Properties that help create, begin or complete one of the identified Missing Connections.
- Properties located within an underserved community, especially areas that lack access to a park within a 10-minute walk.

The worksheet is intended to be a living document that adapts with the community over time. Criteria could be added or removed and their prioritization level of a high, medium or low could be adjusted. Therefore, as part of this plan's recommendations the Township will continue to regularly update the Properties of Interest List and Prioritization Worksheet.

A current copy of the Properties of Interest Prioritization Worksheet is included in Appendix C.



## OPEN SPACE & NATURAL RESOURCES GOALS & OBJECTIVES

**OP&NR – 1. Make Township open spaces a model of best land management practices and policies to preserve and protect the most sensitive and desirable natural resources.**

OP&NR - 1.1 Preserve, restore and protect the Township's natural spaces by identifying and stewarding vulnerable land and resources.

OP&NR - 1.2 Buffer, expand and connect natural spaces within the Township.

OP&NR - 1.2 Restore and enhance native vegetation in open spaces and along stream corridors while working to remove invasive and non-native species.

OP&NR - 1.3 Enhance and develop partnerships with organizations to assist with monitoring stream and vegetation health.

OP&NR - 1.4 Continue to grow the Township's volunteer base to help with open space stewardship.

**OP&NR – 2. Protect open spaces and natural resources that support the community, improve quality of life and strengthen ecosystem services.**

OP&NR - 2.1 Increase, preserve, manage and protect the Township's tree canopy by developing a management and replacement plan.

OP&NR - 2.2 Acquire properties, conservation easements and access easements, to complete Missing Connections and protect Properties of Interest.

OP&NR - 2.3 Regularly issue an update to the Properties of Interest listing and map to identify any changes.

**OP&NR – 3. Provide opportunities to connect with and learn about the environment within the Township.**

OP&NR - 3.1 Develop signage and digital resources within parks, open spaces, and along trails to provide environmental education opportunities.

OP&NR - 3.2 Increase community access to open spaces and stream corridors.

OP&NR - 3.3 Develop environmental recreation programming for undeveloped Township-owned open spaces.

**OP&NR – 4. Balance the community's needs for both managed recreational spaces and natural spaces.**

OP&NR - 4.1 Continue to regularly survey the community to determine current recreation preferences.

OP&NR - 4.2 Regularly work with recognized sports organizations to determine the number of fields needed to avoid the overuse of fields.

OP&NR - 4.3 Regularly assess the growth of programs that require managed recreational spaces to determine if projected growth could impact natural spaces.





# COMMUNITY CONNECTIVITY

Upper Dublin Township residents regard community connectivity as a critically important component of this plan. Community Connectivity includes pedestrian and bicycle infrastructure that provides safe connections for residents as well as places to recreate. A robust pedestrian and bicycle infrastructure network adds to the livability, quality of life and property values experienced by a community's residents. The Township has two connectivity goals:

1. Develop a network of sidewalks, trails, crosswalks, greenways and bike lanes to provide safe places for recreation, more community connectivity and improve access to local amenities.
2. Provide safe access to at least one park for active or passive recreation within a 10-minute walk of every Township residence.

A long-standing Township goal has been to develop a pedestrian and bicycle network, that connects the entire community, while also providing safe places to recreate. Such a network will add to the quality of life for Township residents, neighbors and visitors. However, developing a network of pedestrian and bicycle connections can be very difficult in a municipality that is largely developed, especially one that did not incorporate such corridors into the community's land use plan during its significant growth and development periods. The challenge now is to continue creating linkages to a partial network of existing trails and sidewalks and effectively retrofit and improve many developed areas of the Township to complete this network.

A second, equally important goal, is to assure that all residents in the Township have safe access to at least one park for active or passive recreation within a 10-minute walk. This goes in concert with the first goal, as residents will become connected to parks as the pedestrian and bicycle network expands.

The guiding vision for community connectivity in the Township is to have one continuous network that includes municipal, county, state and local trails and greenways, sidewalks and bike infrastructure that creates a connected community within the Township while also connecting to regional amenities. This plan explores the potential for this. Although viewed ultimately as one system, there are two distinct categories discussed below:

1. Bike and pedestrian connections within Upper Dublin Township.
2. Connections to regional bike and pedestrian corridors.

## PEDESTRIAN & BICYCLE NETWORK

The vision for the Upper Dublin Township pedestrian and bicycle network is depicted on the Open Space Plan Map. The pedestrian and bicycle network are to be a combination of existing and proposed trails, paths, sidewalks and bike lanes that interconnect. The most effective way for the Township to work towards completing the network is to work incrementally by constructing segments one at a time whenever the resources and opportunities are available.

The best way to determine how to develop a larger pedestrian and bicycle network in the Township, was to assess existing infrastructure utilizing GIS data (sidewalks, bike lanes and trails) and local knowledge; examine planned infrastructure identified in various local and regional planning documents; and understand the community's desires and identified barriers through community engagement during the planning process. All this information helped to inform the Missing Connections and Connection Corridors that are described throughout this section.



## Existing Pedestrian and Bicycle Infrastructure

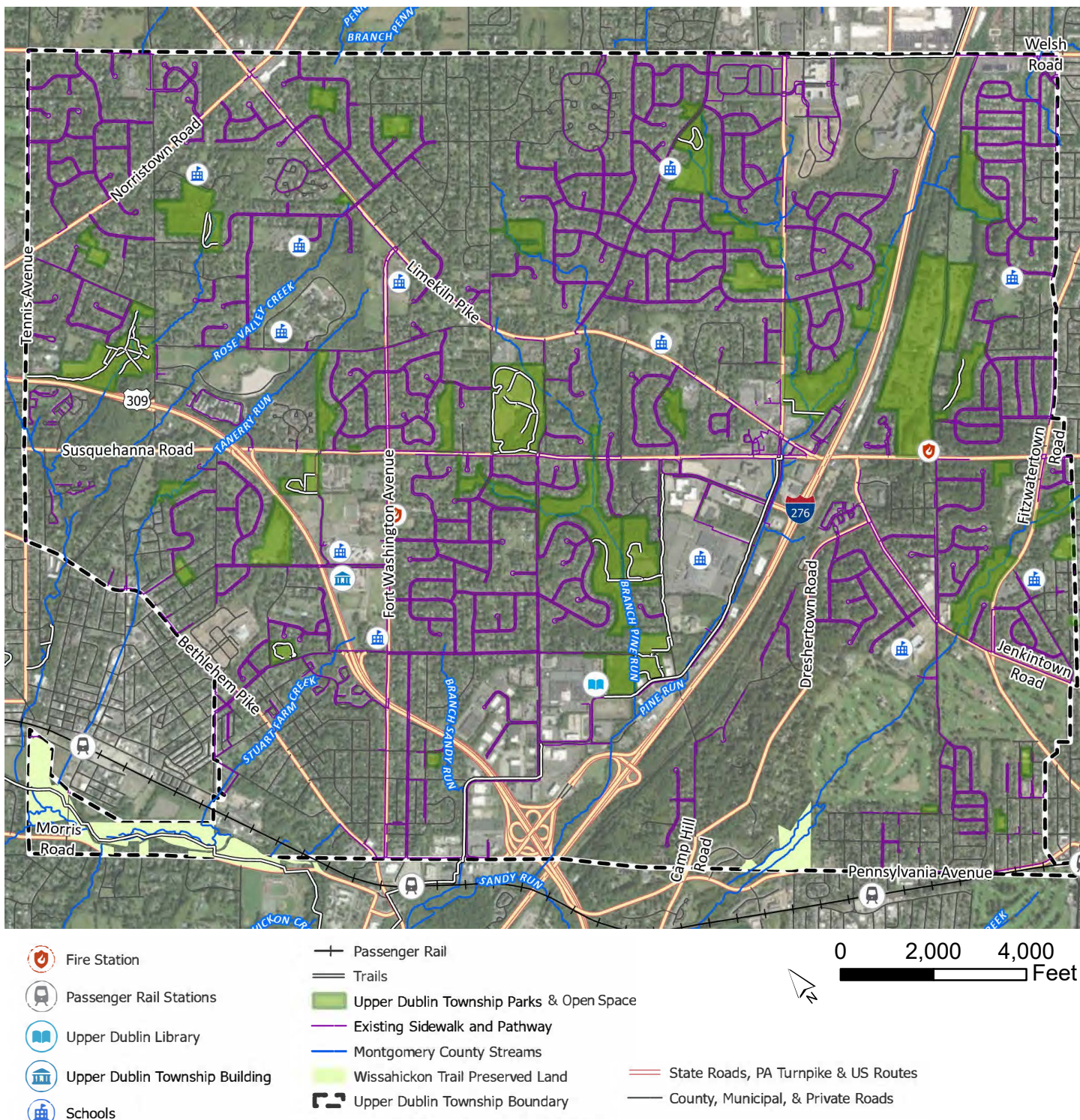
The Township has worked towards developing a more robust pedestrian and bicycle network over the years, through new developments adding trails or sidewalks, to completing critical sidewalk connections, and developing trails. In the 2000's, the Township was able

to develop the Highland Avenue trail connection, the Camphill Road trail and Winterberry Holly Trail.

A map of the existing pedestrian and bicycle network is included in Appendix D.

Map:

### Existing Active Transportation Network



Note: A full size map is included in Appendix D. However, for the best viewing experience please use our on-line map at: <https://bit.ly/458wBZj>

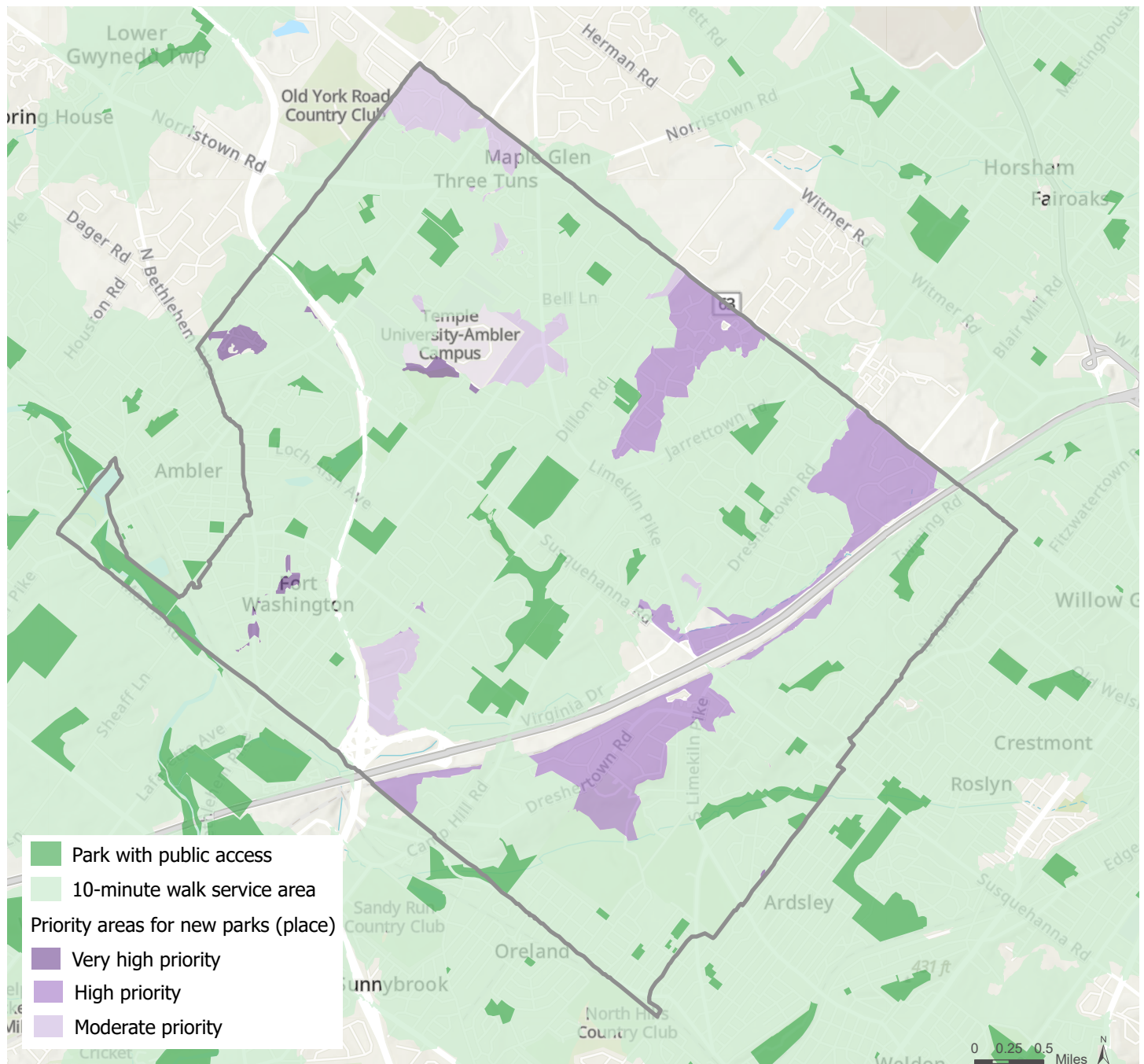


The Trust for Public Land has developed a map that uses available data to determine the percentage of residents within a 10-minute walk of a park for municipalities across the Country. According to this data, about 87% of Upper Dublin Township residents live within a 10-minute walk of a park. Although this is the large majority of

Township residents, the data does not determine a 10-minute walk off of pedestrian infrastructure such as sidewalks and trails but does consider physical barriers that would prevent people from walking such as the PA Turnpike and Route 309.

#### Map:

#### Trust for Public Land 10-Minute Walk Map for Upper Dublin Township



Source: Trust for Public Land ParkServe Map [www.tpl.org/parkserve](http://www.tpl.org/parkserve)

## Existing and Planned Regional Trails

Within the Township there are two regional trails, the Cross County Trail and the Green Ribbon Trail. The following is a brief description of each regional trail.

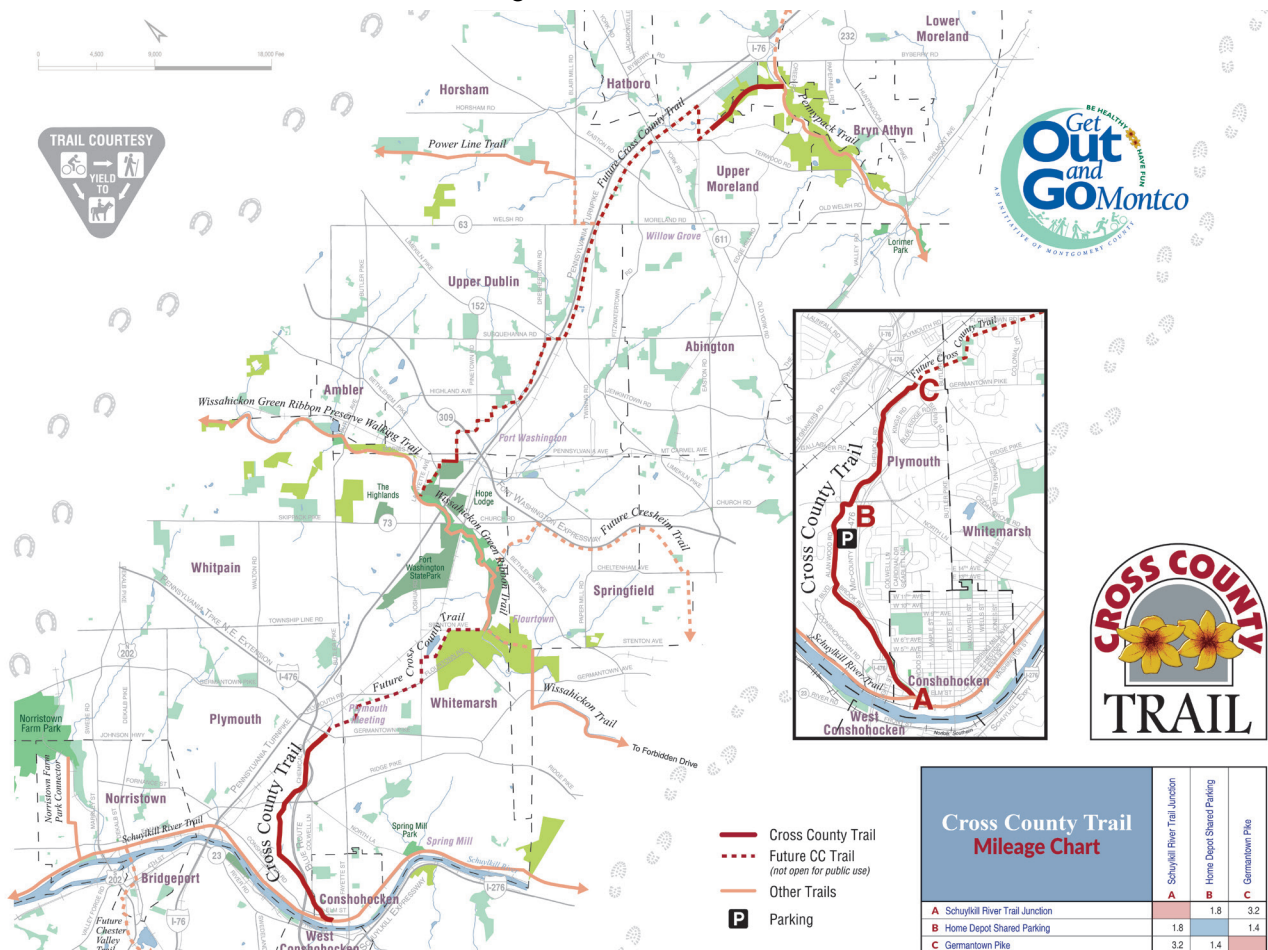
### Cross County Trail

The primary east-west trail system in Montgomery County is the Cross County Trail (CCT). Currently, the Cross County Trail is 3 miles long, but when completed will be 17.5 miles long. The CCT was first proposed in 1993 and is planned to traverse through Upper Dublin Township connecting Welsh Road (Upper Moreland Township border) to Pennsylvania Avenue (Whitemarsh Township border). The route through the Township generally follows Commerce Drive, Delaware Avenue and Virginia Drive, through the former Fort Washington Office Park, to Susquehanna Road at the Drescher Triangle area and continues along Dreshertown Road to Welsh Road. The recently completed CCT East Feasibility Study recommended that the CCT continues from Upper Dublin Township into Upper Moreland Township at Welsh Road and Computer Drive. Several sections of the CCT within the Township have already been completed, with other sections in various stages of

design, development, permitting or construction. Upper Dublin Township supports Montgomery County's effort to develop this trail and looks forward to facilitating the trail and connections within the Township's system.

The CCT continues to be planned and studied by Montgomery County for completion not only in Upper Dublin Township, but also from the Fort Washington SEPTA train west through Whitemarsh Township to the current northern end of the trail in Fort Washington State Park. Planning work continues for the CCT to go east from Welsh Road from Upper Dublin's boundary with Horsham and Upper Moreland Townships. The CCT would connect to the nearby 5.2-mile-long east-west Power Line Trail in Horsham Township.

There are numerous opportunities for the Township's local trails and neighborhoods to connect with the CCT along its route including at Commerce Drive, CHAC, Susquehanna Road, Limekiln Pike and Dreshertown Road. When completed, the CCT will provide connections to the Power Line Trail in Horsham Township, the Schuylkill River Trail in Conshohocken, the Pennypack Trail in Bryn Athyn and the Green Ribbon Trail in Fort Washington.



Cross County Trail Map, Source: Montgomery County



## Green Ribbon Trail

The Green Ribbon Trail is over 12.5 miles long and follows the Wissahickon Creek from Park Place in Upper Gwynedd Township to Stenton Avenue in Whitemarsh Township. Although only short segments of this trail cross through Upper Dublin Township, it is a regional trail within the Township boundaries. Existing access points along the route are located North Wales, Gwynedd Valley, Penllyn, Ambler and Fort Washington.

The Green Ribbon Trail and Preserve was designated by the Pennsylvania Chapter of the American Planning Association as one of the 2022 Great Places in Pennsylvania in the category of Great Greenways and Trails. The trail provides a unique experience to users, as it mirrors the Wissahickon Creek and traverses through

diverse wetlands, woodlands and meadows. The trail passes through several preserves, including Timoney Preserve, Penllyn Woods, Four Mills Nature Reserve (located in Upper Dublin Township – map below) and Fort Washington State Park.

The Green Ribbon Trail is spearheaded by Wissahickon Trails, a non-profit organization that believes that people benefit when nature thrives. Wissahickon Trails works to engage diverse communities of people to protect and enjoy the land and waterways of the Wissahickon Valley. They focus on the Wissahickon Watershed, including the 64 square miles of land that drains into the Wissahickon Creek within Montgomery County, with the Friends of the Wissahickon, working in the Philadelphia portion of the watershed.



Source: Wissahickon Trails



Love the trails? Help us care for them by making a donation at [wissahickontrails.org](http://wissahickontrails.org)

## Green Ribbon Trail

0 miles 1 mile



### Trail Information



**Encouraged Activities:** Hiking, Wildlife Observation, Leashed Dog Walking, Horseback Riding

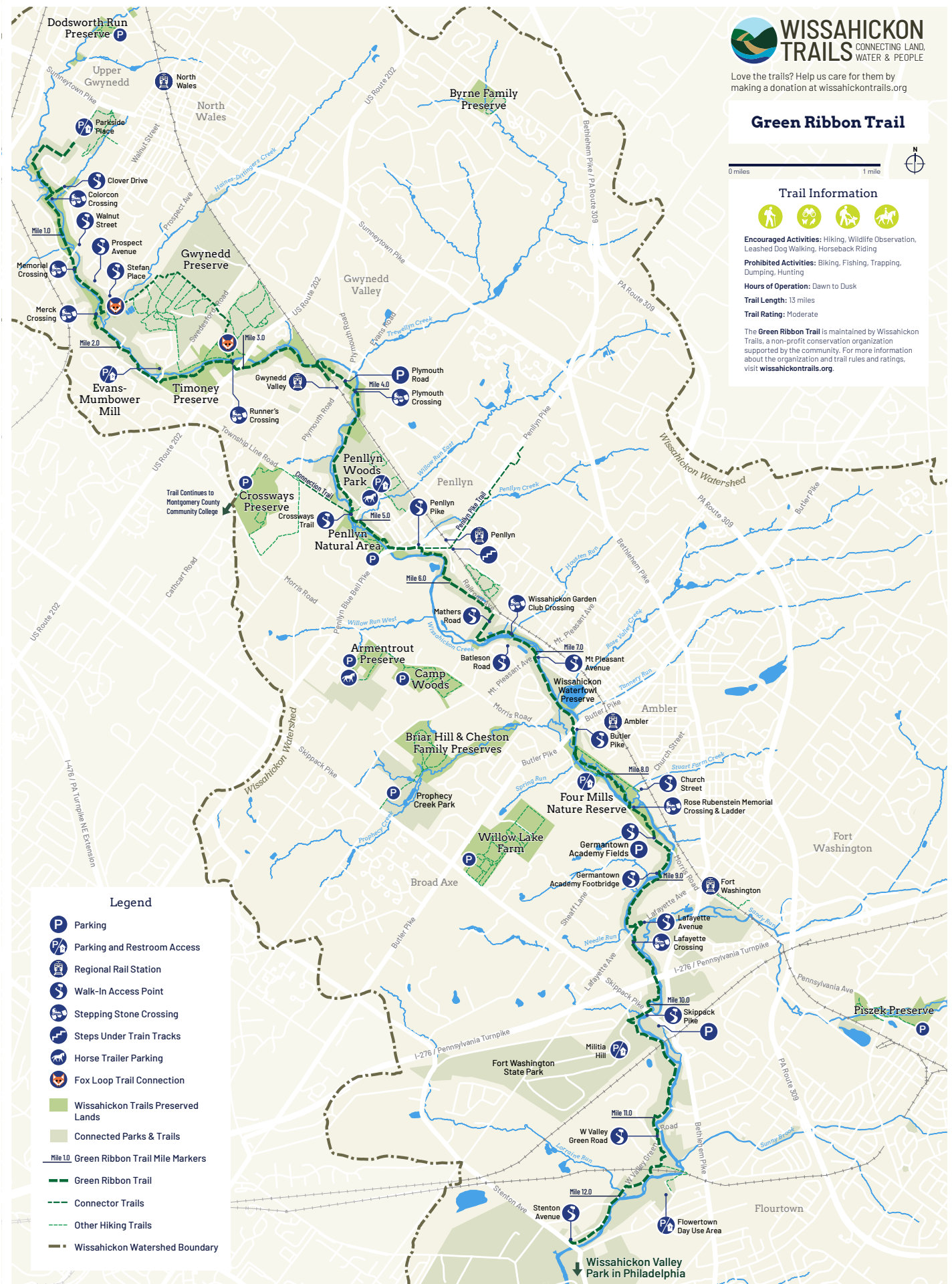
**Prohibited Activities:** Biking, Fishing, Trapping, Dumping, Hunting

**Hours of Operation:** Dawn to Dusk

**Trail Length:** 13 miles

**Trail Rating:** Moderate

The **Green Ribbon Trail** is maintained by Wissahickon Trails, a non-profit conservation organization supported by the community. For more information about the organization and trail rules and ratings, visit [wissahickontrails.org](http://wissahickontrails.org).



### Legend

- Parking
- Parking and Restroom Access
- Regional Rail Station
- Walk-In Access Point
- Stepping Stone Crossing
- Steps Under Train Tracks
- Horse Trailer Parking
- Fox Loop Trail Connection

Wissahickon Trails Preserved Lands

Connected Parks & Trails

Mile 1.0 Green Ribbon Trail Mile Markers

Green Ribbon Trail

Connector Trails

Other Hiking Trails

Wissahickon Watershed Boundary

## Related Trail and Connectivity Plans and Initiatives

In preparing this Open Space Plan Update, other related studies, plans, maps, and resources were evaluated. Key documents related to trails and connectivity were identified and analyzed to guide the recommendations posed in this plan update. These planning documents included, but were not limited to, the following:

### 2005 Upper Dublin Township Open Space Plan / 2021 Open Space Plan Annual Progress Report

The 2005 Open Space Plan served as the primary and most current complete document for open space and environmental resource protection in the Township. This plan had a progress report that was prepared annually - last updated in 2021. The 2005 Open Space Plan will be replaced by the 2023 Open Space Plan Update providing updated information and recommendations on open space and environmental resource protection, as well as community connectivity.

### 2012 Upper Dublin Township Sidewalk, Pedestrian Trail & Bicycle Route Map

This map, prepared by Metz Engineers in 2012, provides an overview of the existing and proposed sidewalks, trails and bike routes in the Township. It includes information on Township walking paths, as well as Montgomery County planned paths. Although outdated, this map provided context to past approaches to the trail and bicycle network in the Township.

### 2016 Upper Dublin Township Trail Plan Update

This map serves as the most recent trail plan for Upper Dublin Township and provided baseline information for existing trail efforts. Completed by LandConcepts and Metz Engineers in 2016, this map identifies proposed and existing trails, sidewalks, and bike routes, as well as soft surface trails and municipal destinations. Although portions of this network have since been developed, several proposed connections are still relevant and are yet to be completed. Most of the incomplete proposed connections found on this map have been integrated into the list of Missing Connections found within the 2023 Open Space Plan.

## 2023 Montgomery County Planning Commission (MCPC) Trail Network Map Update

Montgomery County Division of Parks, Trails, and Historic Sites is responsible for constructing and maintaining all county trails. The County is home to nearly 100 miles of existing regional county trails connecting greenways, waterways, and heritage corridors. The department regularly updates a trail network map and plans to construct additional trails in the County.

### DVRPC - The Circuit Regional Trail Network Map

The Circuit is Greater Philadelphia's multi-use trail network connecting people to jobs, communities, parks, and waterways. Governments, non-profits and foundations have collaborated to complete over 300 miles of the envisioned 750-mile regional network. This is a continually developing network of trails covering DVRPC's 9-county Pennsylvania & New Jersey region and is comprised of existing, in-progress and planned trails.

## CONNECTION CORRIDORS & KEY CONNECTIVITY

In developing a vision for multimodal connectivity for Upper Dublin Township, a map of Essential Corridors for Key Connectivity was developed. This map identifies the primary connector routes and their destinations both within and beyond the Township boundary. In preparing recommendations for pedestrian and bicycle improvements withing the community, it is important to recognize the destinations and transit connections beyond the Township. As shown, the key connection corridors are often vehicular corridors. These vehicular corridors often transect the Township and reach into adjacent communities and destinations. Because of their nature, vehicular traffic has traditionally been prioritized along these corridors with often limited space or attention provided for cyclists and pedestrians.

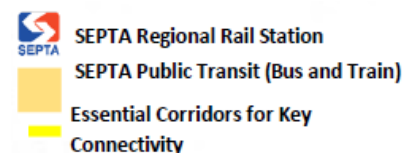
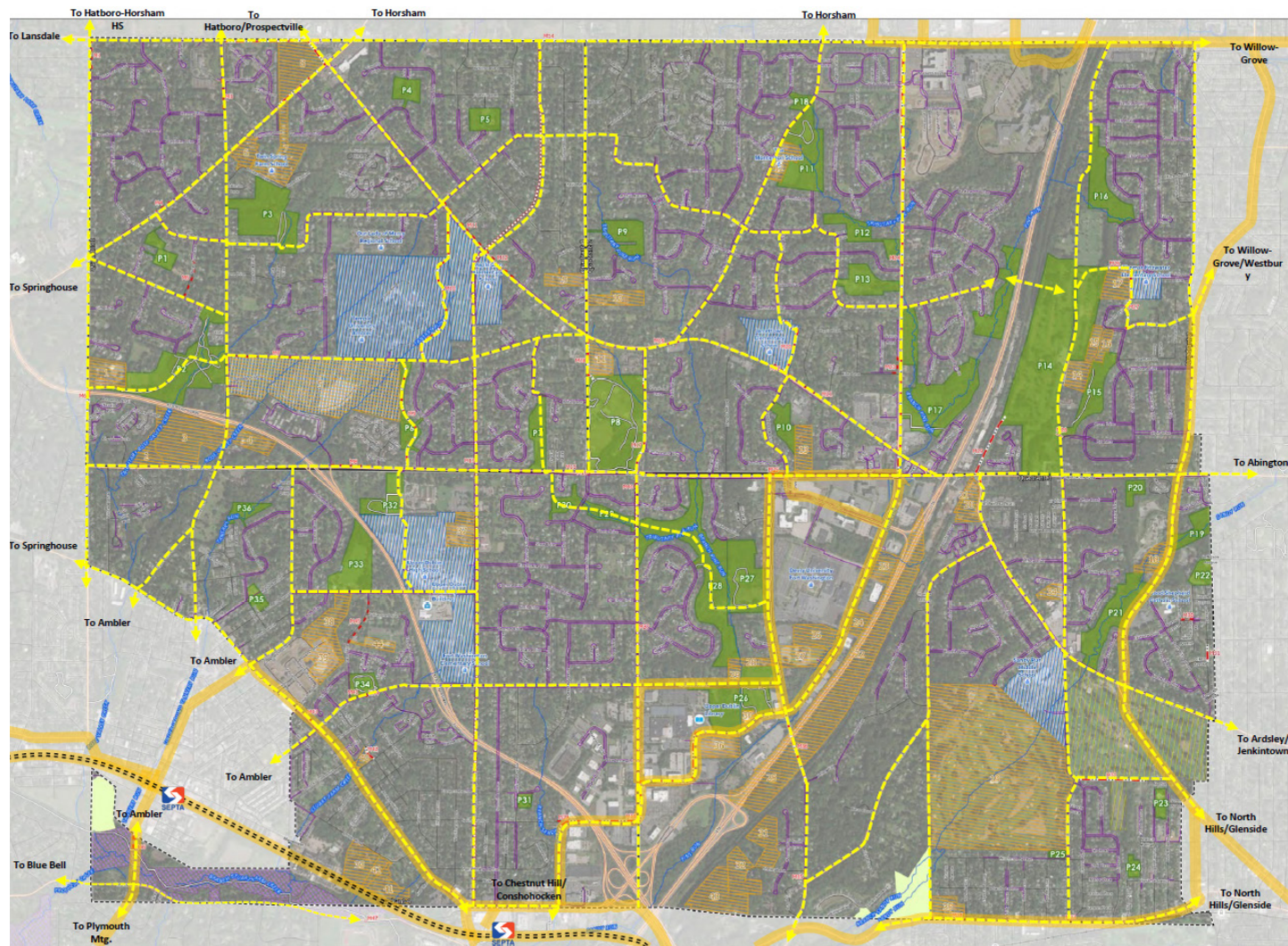
In-between the essential corridors are largely residential "island-like" communities. Within these island communities, lower vehicular speed and traffic volume are common and there is generally an increase in sidewalks and space for bicycling. This creates an area



that is largely accommodating to walking and bicycling. However, to cross between two or more of these areas becomes a challenge due to the barriers formed by the major vehicular traffic corridors.

Developing complete streets that accommodate all modes of transportation is not an easy task, but in time pedestrian and bicycle improvements along these corridors should be considered, particularly as part of planning and construction roadway repaving and reconstruction projects.

## Map: Connection Corridors



Note: A full size map is included in Appendix D.



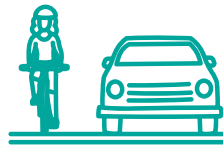
## MISSING CONNECTIONS

A vision for the Upper Dublin Township pedestrian network is depicted on the Open Space Plan Map. The pedestrian and bicycle network is a combination of existing and proposed trails, paths, sidewalks, bike lanes and shared roadways that interconnect and are intended to serve pedestrians and bicyclists. The best way for Upper Dublin to work towards completing the network is to work incrementally by constructing individual segments one at a time as resources and/or opportunities are available. To help guide this incremental approach, 70 Missing Connections were identified.

Missing Connections are sections of sidewalk, trail, bike lanes, pedestrian crossings, tunnels and bridges that, when completed, will enhance the existing network. Missing Connections are a key component of this plan, as the community values a safe pedestrian and bicycle network that serves to create connections and provide safe places to recreate (such as walking, running or biking). Throughout the planning process, the Township worked with its staff, stakeholders, the steering committee and community members to identify barriers and possible Missing Connections that, upon completion, will make Upper Dublin Township a better-connected community.

The Missing Connections come in various types including:

- Proposed Pedestrian Crossing – recommended locations where streets need improvements to provide safer crossings for pedestrians
- Proposed Sidewalk – recommended locations that sidewalks are needed to enable continuous pedestrian access
- Proposed Trail – recommended locations for a standalone multi-use trail
- Proposed Bike Lane – recommended streets where there is a designated lane of traffic for bicycles
- Proposed Tunnel – recommended location where a tunnel would provide pedestrian and bicycle access



### What is a bike lane?

Bike lanes are typically 5-6 feet in width but can be narrower if the roadway is constrained. Bike lanes provide a marked space along the length of the roadway and are designated by pavement markings and/or signs for the preferential or exclusive use by bicyclists traveling in a single direction. Although physical separation is not used, bike lanes can be color backed to visually define a separation between the bicycle lane and the roadway.



### What is a multi-use trail?

Multi-use trails are one of the safest pedestrian and bicycle facilities. They allow for complete separation from vehicular traffic. Due to limitations in the availability of public right-of-way, multi-use trails are less common in urban environments, but can be suitable facilities in parks and along highways and waterways. Multi-use trails are typically 10-12 feet in width and come in a variety of surfaces.





The 70 Missing Connections identified during this planning process range in length from 100 feet to over 3 miles, with a total of 20+ miles of new infrastructure to improve connectivity:

- 34 Sidewalk Connections totaling about 6 miles
- 28 Trail Connections totaling about 9.75 miles
- 2 Bike Lane Connections totaling 4.5 miles
- 6 Crosswalks / Crosswalk Improvements
- 1 Pedestrian Tunnel
- 1 Pedestrian Bridge

The following table and map help to identify the 70 Missing Connections. For a more detailed map, reference the maps included in Appendix D.

### Map: Missing Connections

*Map Note: Missing Connections are shown in red, labeled with a number that corresponds with the following Missing Connections List. A full size map with key is included in Appendix D.*



Note: A full size map is included in Appendix D. However, for the best viewing experience please use our on-line map at:

<https://bit.ly/458wBZj>

### What is an example of a Missing Connection ?

The Temple Sinai Trail connection that was developed in 2023 is an example of a Missing Connection. The connection was originally placed on the Missing Connection list, but was completed during the duration of the project.





## Missing Connections List

#	Type	Est. Length (ft)	Location
1	Sidewalk	647	Tennis Ave from Annasmead Rd to Welsh Rd
2	Trail	3,504	Meadowview Estates Entrance Loop
3	Sidewalk	689	Butler Pk from Harner Rd to Beth Or
4	Sidewalk & Ped Crossing	381	Norristown Road (northside) & Tally-Ho Drive
5	Sidewalk & Ped Crossing	813	Three Tuns Ln from 1558/1561 to Stout Rd
6	Trail	330	Tennis Ave from Arrowhead Trail (roadway) to Robbins Park Tennis Ave entrance
7	Sidewalk	828	Sidewalk connection on Meetinghouse Rd
8	Sidewalk	1,955	Meetinghouse Rd from Butler Pike to Temple Dr
9	Sidewalk	882	Lincoln Dr to Honey Run Rd
10	Trail	1,687	Thornbury Dr to Rose Valley Preserve
11	Sidewalk	401	Limekiln Pk to Norristown Rd
12	Sidewalk	216	600 Limekiln Pk
13	Sidewalk & Ped Crossing	863	Limekiln Pk (northside) from Fulton Dr to Fort Washington Ave
14	Sidewalk	896	Sidewalk connection on Limekiln Pk
15	Sidewalk	1,218	Limekiln Pk (northside) from Bell Ln to Fort Washington Ave
16	Sidewalk & Ped Crossing	445	Welsh Rd from Fort Washington Ave to Mann Rd (Horsham)
17	Trail	3,281	Temple Ambler/UDSD Admin/McInaw Field from Joel Dr/ Meetinghouse Rd to Limekiln Pk
18	Sidewalk	404	Susquehanna Rd (northside) from Crystal Valley Dr to Dillon Rd
19	Trail	2,304	Joel Dr from Susquehanna Rd to Meetinghouse Rd
20	Bike Lane	17,836	Fort Washington Ave from Pennsylvania Ave to Welsh Rd
21	Ped Crossing		Susquehanna Rd & Dillon Rd
22	Sidewalk	266	Sidewalk gap on Meetinghouse Rd
23	Trail	639	Trail Connection from Blair Ln to Dillon Rd
24	Sidewalk & Ped Crossing	885	Sidewalk and Ped Crossing on Meetinghouse Rd
25	Sidewalk	721	Limekiln Pk from Jarrettown Inn to Broad St
26	Ped Crossing		Limekiln Pk & Candlebrook Dr
27	Trail	1,287	Mondauk Common & Dresher Estates on Broad St from Limekiln Pk to Susquehanna Rd
28	Trail	1,420	JES from Kenmare Dr to Limekiln Pk
29	Sidewalk & Ped Crossing	454	Susquehanna Rd (northside) from Candlebrook Dr to Camphill Rd
30	Sidewalk	1,382	Limekiln Pk from JES to Dreshertown Plaza
31	Trail	524	Connection on Susquehanna Rd
32	Sidewalk	4,005	Dreshertown Rd, Limekiln Pk to Welsh Rd

#	Type	Est. Length (ft)	Location
33	Sidewalk/Trail	8,172	Dreshertown Rd from Susquehanna Rd to Welsh Rd
34	Trail	2,475	Cross County Trail on Welsh Rd
35	Trail	1,299	Connecting Overlook Cir with Morningside Dr
36	Sidewalk, Ped Crossing & Trail	1,746	Limekiln Pk & Susquehanna Rd to Twining Valley Park
37	Trail	1,289	SWSC/TFES from School Ln to Twining Valley Park
38	Trail	1,265	TFES from Woodland Rd to School Ln
39	Trail	625	Connection from Dundee Rd to Twining Valley Park
40	Tunnel	129	Twining Rd & Ayr Ln
41	Trail & Bridge	344	Connect two stubs of Ave G
42	Trail	250	Connect two stubs of Spear Ave
43	Sidewalk	755	Sidewalk connection on Twining Rd
44	Sidewalk	455	Sidewalk connection on Twining Rd
45	Trail	236	Spring Ave & Commerce Dr
46	Trail	1,414	Beechwood Ave to Valley Rd
47	Sidewalk	107	Pennsylvania Ave (northside) from Garden Rd to Twining Rd
48	Trail	1,131	Pennsylvania Ave from Piszek Preserve to Bridge St (Springfield)
49	Pedestrian Bridge & Trail	1,290	Pedestrian Bridge over the Turnpike
50	Trail	4,843	Trail through property along the Turnpike
51	Trail & Ped Crossing	1,414	Camphill Rd from Heller Way to Virginia Dr
52	Trail	676	Continuing the Camphill Rd Trail to Virginia Dr
53	Sidewalk	283	Dreshertown Rd & Camphill Rd (westside) to Shelley Ln
54	Trail	6,301	Cross County Trail from Library to Pennsylvania Ave
55	Bike Lane	6,168	Pinetown Rd/Commerce Dr from Susquehanna Rd to Virginia Dr
56	Sidewalk	164	Pinetown Rd (westside) from Crosby Dr to Susquehanna Rd
57	Trail & Bridge	332	500-Block & 600-Block of Bellaire Ave, Randolph Ave & Meadowbrook HOA Open Space
58	Ped Crossing		Morris Rd at the Green Ribbon Trail
59	Ped Crossing		Highland Ave at Veterans Park
60	Sidewalk	336	Highland Ave from Farm Ln to entrance to Veterans Memorial Park
61	Sidewalk	1,052	Farm Ln from Melissa Dr to Loch Alsh Ave
62	Trail	1,413	Trail Connection to Farm Ln and Loch Alsh Ave
63	Sidewalk	548	Bethlehem Pk from Mattison Estates to Highland Ave
64	Sidewalk	2,161	Sidewalk connection on Cedar Rd
65	Sidewalk	445	Sidewalk from Forest Creek Dr to Meadowbrook Ave
66	Ped Crossing		Pedestrian Crossing on Cedar Rd
67	Sidewalk & Ped Crossing	571	Butler Pk at the Green Ribbon Trail
68	Ped Crossing		Fort Washington Ave between MGES and the Edwards Fields
69	Sidewalk	1,733	Fort Washington Ave between Highland Ave and Susquehanna Rd
70	Sidewalk	3,135	Fort Washington Ave between Highland Ave and Pennsylvania Ave

Certainly, 70 Missing Connections exceeds the means and capacity of the Township to complete in the short-term. Incorporating feedback acquired at the Open Houses and through online forums, the Open Space Plan Steering Committee assisted in the development of a Missing Connections Prioritization Worksheet that will help determine the order in which project(s) should be initiated. The worksheet identifies 24 different characteristics to consider, all of which can be adjusted as needed in the future. The following list includes many of the current characteristics included on the worksheet:

- Improves Pedestrian Safety of an Identified Area of Conflict
- Existing Right-of-Way
- Existing Access Easement
- Existing Deferment of Sidewalk
- Number of Property Owners to Negotiate with
- Age of Road Surface
- Estimated Cost Range
- Price per Residential Unit Served
- Grant Worthy Connection
- Number of Residential Units with Direct Access to the Connection
- Number of Residential Units Connected within a Half Mile (Indirectly)
- Connections to a Park / Open Space
- Connection to Local Trail (trail that is contained within the Township)
- Connection to Regional Trail (a public trail system that crosses between multiple municipalities)
- Connection to Schools
- Connection to Community Amenities (Library, Township Building, Post Office, Etc.)
- Connection to Adjacent Neighborhoods
- Connection to Businesses (ex. Groceries, etc.)
- Connects to Public Transit or Bike Share
- Connection to Places of Worship

The current Missing Connections Prioritization Worksheet is in Appendix D.

During the 2nd Open House, it was specifically asked of those in attendance and through the online feedback forum how they would prioritize 11 of the characteristics, with an additional write-in option. Connections the community felt should be prioritized the most were:

1. Connection to a park or open space
2. Connection to a local trail
3. Connection to a regional trail & Connection to community amenities (i.e., library, post office)

A static map of the Missing Connections is located in Appendix D. An interactive web-based map can be accessed using this link: <https://bit.ly/458wBZj>

## **ADDITIONAL AMENITIES AND FACILITIES RELATED TO THE PEDESTRIAN/BICYCLE NETWORK AND TRAILS**

As Upper Dublin Township continues to develop trails and community connectivity grows, ancillary bicycle facilities, signage and pedestrian/bicycle amenities will need to be added. These will provide the necessary resources to support an active transportation network and its users.

### **Ancillary Bicycle Facilities and Needs**

The following are some bicycle facilities that could help to foster the use of bicycle transportation beyond the installation of bicycle infrastructure. Upper Dublin Township should consider:

#### **Bike Parking and Storage**

Ample bicycle parking at a park or open space, community amenities, public transit (bus and train) and other destinations within the Township to encourage bicycle use. Additional on-street parking may be needed at higher density areas, whereas indoor parking facilities can be a welcomed amenity at end-of-trip destinations such as apartment buildings and office complexes.



## Bike Share Program

Although this transportation service is largely found in urban city centers, a bike share can be implemented in a more suburban setting. These bike share programs can be subscription-based or provided as a free service through the municipality with bicycles available for use at key destinations and transportation hubs. The Township has begun requiring bike shares in new multi-unit residential developments, such as at The Promenade development located at the corner of Dreshertown Road and Welsh Road. Bike shares should be something that the Township continues to require as part of mixed-use developments.

## Trail & Park Amenities

At key locations along trails and in parks, additional bicycle and pedestrian furnishings are encouraged. This can include benches, tables and trash receptacles; bicycle racks or shelters, drinking fountains, signage kiosks, bike fix-it stations and restroom facilities.

## Signage

In addition to traffic safety signage required by PennDOT and Upper Dublin Township, directional/wayfinding signage and informational/interpretive signage should be considered:

### Directional/Wayfinding Signage

A trail marking and orientation system benefits both users and the Township. Directional signs should be erected along all major trail and bike lane facilities and at all cross streets and highways, identifying the name of the cross street for both travel and safety purposes. Directional signage should also identify links to town centers and public transit. This should include town centers, such as Ambler and Maple Glen and transportation hubs such as the SEPTA Ambler, Fort Washington, Oreland and North Hills stations and SEPTA bus stops.

On-road or share-the-road signage will also be required for bike routes or on-road facilities. Similarly, township and county names should be posted where the trail enters/exits the municipality. In addition to orienting the trail user, this system helps trail managers to coordinate maintenance activities and assist first responders to quickly locate emergency situations.

## Informational/Interpretive Signage

In addition to directional signage, informational/interpretive signs can be incorporated along trail and bicycle facility corridors to provide information on historical and educational resources, businesses, community amenities, parks, etc.



## COMMUNITY CONNECTIVITY GOALS & OBJECTIVES

**CC – 1. Develop a network of sidewalks, trails, crosswalks, greenways and bike lanes to provide safe places for recreation, more community connectivity and improve access to local amenities.**

CC - 1.1 Construct at least one identified Missing Connection every year.

CC - 1.2 Regularly issue an update to the Missing Connections listing and map to identify any changes.

CC - 1.3 Regularly meet with regional transportation staff, Township traffic engineer, School District transportation staff, Township Police Department, Township Public Works staff, Township Planning staff and others with insight on potential missing connections, barriers and desires related to community connectivity.

CC - 1.4 Regularly survey the community to determine potential missing connections, barriers and desires related to community connectivity.

**CC – 2. Provide safe access to at least one park for passive or active recreation within a 10-minute walk of every Township residence.**

CC - 2.1 Identify missing or damaged infrastructure as well as areas of conflict that prevent residents from accessing a park within a 10-minute walk.

CC - 2.2 Prioritize completing Missing Connections that provide safe access for residences currently without access to a park within a 10-minute walk.

# IMPLEMENTATION

The Board of Commissioners adoption of this plan was the first step towards implementation of the outlined goals, objectives and projects. Actual implementation, ultimately putting the plan into effect, is important to maintaining public, partner and Commissioner support. This plan identifies goals and objectives that the Township will work to achieve over the next 10 to 20 years. Many of the goals and objectives will require time, funds, public support and partners to be implemented. This section of the plan will discuss recommendations to assist with the implementation as well as identifying potential funding sources and laying out first steps to gain forward momentum.

## IMPLEMENTATION RECOMMENDATIONS

The list below of 10 recommendations has been developed to guide the Township through the implementation of the goals and objectives outlined in the previous sections.

With Board of Commissioners action, endorsement and authorization as required; and, with Township Administration permission as required; the Department of Parks & Recreation will:

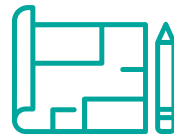
### General

1. Form a working committee of community residents, Township Staff and technical professionals that are focused on the implementation and prioritization of the Open Space Plan's goal, objectives, and projects.

To assist the implementation of this plan, there will need to be continuous public support beyond Township Staff. It is recommended that a working committee of residents, Township Staff and technical professionals be formed and selected by the Board of Commissioners. This working committee will help prioritize the goals, recommendations and projects from this plan, and aid with the other following recommendations.

2. Support the adoption an official map and ordinance that clearly delineates the "Missing Connections" and "Properties of Interest" identified in the Open Space Plan.

Official Maps can be a helpful tool in implementation of a plan. When the Township completes the update to its Comprehensive Plan, it should consider developing an Official Map, which could include the Missing Connections and Properties of Interest included in this plan.



### What is an official map?

An official map shows the locations of planned future public lands and facilities such as streets, trails, parks and open space. The official map expresses a municipality's interest in acquiring these lands for public purposes sometime in the future and notifies developers and property owners of this interest.

### Collaboration

3. Collaborate with various Township entities (groups, organizations, businesses, individuals, others) to implement the Open Space Plan.

Nearly all plans need coordination and support from various Township entities to aid in implementation. There are Township groups and organizations that could assist in meeting the goals and objectives outlined in this plan. Some of those groups and organizations have been identified while others have yet to be identified. Identifying these groups and organization can be supported by the working committee.

4. Coordinate with local and regional organizations that do similar work to assure alignment and limit duplication of effort in implementing the Open Space Plan.

There are organizations in the Township that are working towards similar goals including the Montgomery County Planning Commission and Wissahickon Trails. Through regular conversations with these organizations, the Township can work to assure that they are working together and limiting duplication of effort. One example would be coordinating acquisition and easement goals with Wissahickon Trails, as both the Township and Wissahickon Trails may both be working towards the preservation of the same property.

### Funding

5. Pursue grants and other funding sources on an annual basis to support the implementation of the Open Space Plan and propose potential matching commitments as part of the annual budget. Retain technical professionals to support grant applications and management, as necessary.

Financing could be a continuing challenge towards implementation. A combination of Township staff and technical professionals currently seek, prepare and manage grants. Preparing grant applications and grant administration can be a time-consuming process. To ensure that the Township pursues all possible grants and staff is not overwhelmed with grant management, the Township should seek and retain a technical professional to support these efforts as needed.

6. Assess if the short- and long-term impacts of a mandatory fee-in-lieu of public dedication of land to support parks and recreation facilities according to the MPC is appropriate for the Township.

As the Township works to determine the most appropriate way(s) to fund the goals, objectives and projects included within this plan, the Township should consider and analyze if a fee-in-lieu of public dedication of land is appropriate.



### What is a fee-in-lieu?

To ensure that a municipality has adequate park and recreation opportunities, they are authorized under Section 503 (11) of the Pennsylvania Municipalities Planning Code to offer property developers the option to dedicate public open space within proposed subdivision and land developments, pay a fee to be used instead of dedicating land (i.e., “fee-in-lieu”), or a combination of dedication or construction of recreational facilities. The municipality will need to adopt a Parkland Dedication and Fee-In-Lieu Ordinance.

A fee-in-lieu can be used to provide, acquire, operate or maintain park or recreational facilities reasonably accessible to the development.

7. Explore the short- and long-term impacts of an open space property tax or income tax to support the implementation of the Open Space Plan.

Financing the goals, objectives and projects identified in this plan will take a substantial amount of capital funds while the cost of general maintenance and repair will continue to increase. The Township should explore potential funding options such as the implementation of a property or income tax to determine what option(s) would be the most equitable and appropriate for the community.



## Reporting, Communication & Ongoing Assessment

8. Provide regular reports at Board of Commissioners Planning, Parks, and Library Committee meetings on Open Space Plan implementation.

Keeping elected officials, Township Staff and the public updated on the progress toward the implementation of the plan is important. Regular engagement through the form of reports in a public forum is one method to maintain an open line of communication between the Board of Commissioners and those working on plan implementation. Township Staff or a representative from the working committee will provide updates on the implementation of the Open Space Plan at the Planning, Parks & Library meetings.

9. Formalize methods of regular communication with the community to provide updates on Open Space Plan implementation.

Maintaining open and frequent communication and transparency have contributed to positive community engagement efforts during the development of this plan. The Township plans to continue regular engagement with the public as the plan is implemented with updates. These updates should occur in written form and in a public forum setting.

10. Assess community values, opinions and priorities related to Open Space Plan goals, objectives and/or projects over the lifetime of the document (~20 years) by regularly utilizing feedback and engagement methods.

Within the goals and objectives outlined in this plan, the Township will continue to seek input from the public using techniques they have used in the past (mailed and online surveying) and potentially introducing new methods. The regular engagement of the community will enable the Township staff and the working committee to help prioritize the needs and the desires of the community, as it changes over time. This recommendation is a further commitment to continuing to engage the community in the future and adapting and reprioritizing as needed.

## FUNDING SOURCES

Funding has a substantial impact on the implementation of a plan. Implementation of this plan not only requires adequate funds from the Township to be budgeted annually but will also require securing funds from other sources such as grants. The following are brief descriptions of some of the ways to fund the implementation of this Open Space Plan.

### Property Tax or Income Tax

Property Taxes are levied on properties based on their property value and income taxes are levied on individuals and businesses based on their taxable income. Local governments may impose a property tax or income tax to generate revenue for planning purposes. If the tax is passed as an Open Space tax, and defined accordingly, all funds generated from the tax could be utilized for the implementation of this Open Space Plan.

The Delaware Valley Regional Planning Commission (DVRPC) has compiled information on municipalities within the region that have successfully (and unsuccessfully) levied an open space tax. A static copy is included within Appendix E and can be accessed online at [www.dvrpc.org/openspace/local/](http://www.dvrpc.org/openspace/local/).

### Impact Fee

Impact fees are charges imposed on new developments to mitigate the impact on infrastructure and services resulting from the increased population or demand. These fees can be used to fund planning projects that support infrastructure.

### Special Assessments

Special assessments are charges levied on properties within a specific district or area to finance improvements or services that directly benefit those properties. This can include funding for planning projects that enhance the local community or neighborhood.

## Grants

Townships and counties can seek grants and funding from federal, state and/or regional agencies to support projects. These grants may be specifically allocated to support planning initiatives, infrastructure development or community revitalization. Specific grant programs are listed later in this section.

### Voter-Approved Debt / Bond Issuance

Issuing bonds allows local government to borrow money for capital projects, including planning initiatives. The borrowed funds are repaid over time using dedicated revenue sources, such as other taxes and fees. Bonds are approved by voters through a referendum process.

### Development Agreements & Impact Mitigation

In some cases, townships and counties negotiate development agreements with private developers that require the developer to contribute funds for projects or build the project as part of the development process. This can help offset the impacts of development on the community.

### Private Donation

Private donations are tax-deductible and can help support the efforts of a township or update, replace or build an amenity.

### Sponsorship

Sponsorships are similar to private donations, but the investment, cash or in-kind, creates access to exploitable business potential associated with an event or publicized entity.

### Combination of Projects & Efforts

One way to help with the funding required to complete a project is to identify other projects that could also support it. An example of this would be working with PennDOT when they are completing a road improvement project, to also help complete planned pedestrian or bike infrastructure improvements. Tying projects together is an ideal way to help complete projects in potentially less time, employing economy of scale and reducing the disruption in a community.

## POTENTIAL GRANT FUNDING PROGRAMS

Grants are one of the best ways that the Township can fund the implementation of this plan. Grants help communities by providing funds for implementation that are not in the form of a loan or a bond which would need to be repaid. Some grant programs require up to a 50% match commitment from the municipality, while others have a lower match requirement or have no match requirement. Federal grants cannot be matched utilizing funds from another federal grant. State grants can be used to match other state grants as long as the grants originate from different state agencies. Both federal and state grants can usually be used to match one another as well as local county grants.

The following is a list of grant opportunities that the Township could consider seeking funding from to help support the implementation of this Open Space Plan.

### Federal Grant Opportunities

#### USDA Forest Service - Urban & Community Forestry Program

The USDA Forest Service Urban & Community Forestry Program is the only dedicated urban forest program in the federal government. It is a technical, financial, and educational assistance program, that helps deliver nature-based solutions for climate and environmental justice, and green jobs.

- Grant Deadline: June
- Grant Request Amounts: \$100,000 to \$50,000,000
- Match Requirement: 50% Match Requirement. Match-waivers are available for proposals that deliver 100% of the funding/program benefits to disadvantaged communities.

## USDOT – Reconnecting Communities & Neighborhoods (RCN) Program

The USDOT recently introduced their Reconnecting Communities & Neighborhoods Program which provides grant finding for eligible planning and capital construction projects that aim to build or improve complete streets, multiuse trails, regional greenways, or active transportation networks and spines.

- Grant Deadline: September
- Grant Request Amounts: Planning Maximum Request of \$2,000,000, Construction Minimum Request of \$5,000,000.
- Match Requirement: 20% Match Requirement for Planning Projects. 35% Match Requirement for Construction Projects. Other Federal Funds may be used for 15% of the match requirement.

## State Grant Opportunities

### Commonwealth Financing Authority (CFA) - Greenways, Trails and Recreation

The Commonwealth Financing Authority (the “Authority”) Program provides funds for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects using the Greenways, Trails, and Recreation Program (GTRP). Projects could include development, rehabilitation and improvements to public parks, recreation areas, greenways, trails, and river conservation.

- Submission Deadline: Spring (May)
- Grant Award Amount: Maximum of \$250,000
- Match Requirement: 15% Match Required

## Dept. of Conservation and Natural Resources (DCNR) - Community Conservation Partnerships Program (C2P2)

The Department of Conservation and Natural Resources’ Bureau of Recreation and Conservation assists local governments and recreation and conservation organizations with funding for projects related to Parks, Recreation, and Conservation. Projects could include planning, acquisition, and development of public parks, recreation areas, trails, river conservation, and access / conservation of open space.

- Submission Deadline: Spring Submission (April)
- Grant Award Amount: Depends on the Specific Grant Type
- Match Requirement: 50% Match Required

### Commonwealth Financing Authority (CFA) - Local Share Account (LSA) - Statewide

The Local Share Account – Statewide Program funds projects in the public interest that improve the quality of life of citizens in the community. Projects could include support economic development projects, community improvement projects, and projects in the public interest, including parks and recreation. Eligible projects must be owned and maintained by an eligible applicant or a nonprofit organization.

- Submission Deadline: Spring Submission (March)
- Grant Award Amount: \$25,000 to \$1,000,000
- Match Requirement: No Match Required



## PennDOT - Safe Routes to School Program

Safe Routes to School (SRTS) is a national and international movement to create safe, convenient, and healthy opportunities for students to walk and bicycle to school. The program encourages students to walk, bike, and roll to school, helping to reverse an alarming decrease in students' physical activity and an associated increase in obesity and other health conditions. Applicants must apply for Safe Routes to School project funding through PennDOT's Transportation Alternatives Set-Aside (TASA) Program. SRTS projects, which can be infrastructure and non-infrastructure projects, and must be within two (2) miles of a public or private primary, middle, or high school (kindergarten through twelfth grade) to qualify for funding.

- Submission Deadline: The deadline to submit the mandatory Draft Application is in the Summer. Applicants will discuss the draft application with their local PennDOT District and MPO/RPO before submitting the final application, which is due in the early fall. The SRTS Program is currently only offered on a bi-annual basis, with 2023 being an application year.
- Grant Request Amount: \$50,000 to \$1,500,000 (higher awards can be justified on a case-by-case basis for "exceptional" projects. There is no minimum for non-infrastructure projects.)
- Match Requirement: No Match Requirement

## County & Local Grant Opportunities

### Delaware Valley Regional Planning Commission (DVRPC) - Regional Trails Program

DVRPC's Regional Trails Program provides planning assistance and financial support to trail developers, counties, municipalities and nonprofit organizations to complete the Circuit, Greater Philadelphia's 800-plus-mile network of multi-use trails. Projects could include trail planning and feasibility studies, design and engineering, and construction. Limited funding for right-of-way acquisition is also available, though these projects will be reviewed on a case-by-case basis.

- Submission Deadline: Fall
- Grant Award Amount: Maximum of \$500,000
- Match Requirement: Planning and Feasibility Studies - 20% Match Required; Design and

Engineering – No Match Required, but those that provide a match are prioritized; Construction – 20% Match Required

## Montgomery County - Montco 2040 Implementation Grant

The Montco 2040 Implementation Grant Program is intended to assist municipalities in making targeted physical improvements that achieve real progress toward the goals of the County's comprehensive plan. Every year there are different focus groups for the grant applications. For 2023, the focus groups include Walk and Bike Montco—trails, paths, sidewalk connections, and bike facilities; Downtown and Community Destination Support; and Adaptation and Resiliency.

- Submission Deadline: Spring (usually March 1st)
- Grant Request Amounts: \$10,000 and \$200,000
- Match Requirement: Minimum match must be at least 20% of the total grant amount, Open Space Preservation projects will require a minimum local match of 50%.

## Non-Profit & Foundation Grant Opportunities

### Major League Baseball - Youth Development Foundation Grant Program

MLB-MLBPA Youth Development Foundation (YDF) is a joint initiative by MLB and MLBPA to support efforts that focus on improving the caliber, effectiveness and availability of amateur baseball and softball programs. The program funds capital projects for field renovations, baseball/softball programs and education initiatives.

- Submission Deadline: Rolling
- Grant Award Amount: The Foundation does not set a funding range for grant requests. The Foundation recommends projects have secured funding from other sources prior to applying. Your organization should ensure the submitted budget includes full details of all program/project expenses as outlined in the budget template.
- Match Requirement: No Match Required

### Social Good Fund - PA Parks Fund

All parks located within Pennsylvania qualify for a grant, and funds can be used for any project within the park system.

- Submission Deadline: January
- Grant Award Amount: Maximum of \$30,000 for 2023, but varies year to year
- Match Requirement: No Match Required

### PeopleForBikes - People for Bikes Community Grant Program

The PeopleForBikes Community Grant Program supports bicycle infrastructure projects and targeted initiatives that make it easier and safer for people of all ages and abilities to ride. PeopleForBikes focuses most grant funds on bicycle infrastructure projects, such as bike paths, lanes, trails and bridges, mountain bike facilities, bike parks and pump tracks, BMX facilities, end-of-trip facilities such as bike racks, bike parking, bike repair stations and bike storage.

- Submission Deadline: Fall
- Grant Award Amount: Maximum of \$10,000
- Match Requirement: 50% Match Requirement

### Natural Lands - PECO Green Region Open Space Program

This grant program is administered by Natural Lands, the PECO Green Region program has awarded 246 grants totaling \$1.9 million in support of open space and environmental projects throughout its service area since 2004. Projects can include a wide variety of planning and direct expenses associated with developing and implementing open space programs.

- Submission Deadline: Fall
- Grant Award Amount: Maximum of \$10,000
- Match Requirement: 50% Match Requirement

### Recreational Equipment, Inc. (REI) - REI Cooperative Action Fund

REI Co-op founded the REI Cooperative Action Fund, a community-supported nonprofit that partners with and provides financial support for organizations building a new outdoor culture and improving the health and well-being for all people. The grant program has three different focus areas: Connecting People Outside, Creating Spaces Outside, and Centering Health Outside.

Note: This program does not include a traditional grant application, but potential grantees can submit for consideration by using their “recommend a potential grantee” to be considered to receive funding.

- Submission Deadline: “Recommend a potential grantee” forms can be submitted anytime, with funds being awarded in the Spring and Fall
- Grant Request Amount: No request amount requirements
- Match Requirement: No Match Required

### American Academy of Dermatology - Shade Structure Grant Program

The American Academy of Dermatology’s (AAD) Shade Structure Program awards funds to schools, daycares, parks, and other non-profit organizations for installing permanent shade structures where children learn and play. In addition to the grant, the AAD also provides a permanent sign to be placed near the shade structure featuring sun-safety tips.

- Submission Deadline: Rolling Submission
- Grant Request Amount: Maximum of \$8,000
- Match Requirement: No Match Requirement. AAD notes that \$8,000 will cover most shade sails of 10’ X 10’, however many shade projects require additional resources, therefore, applicants should assure they have additional funding necessary for the project to be installed by calendar year end.

*Note: The above grant opportunities list is current, and there could be some changes to the match and the time of submission noted under each program. Additionally, there could be new programs and others not included on this list that could be used to help fund the implementation of this plan.*



## OFF TO 2040

With the process to develop this Open Space Plan Update being rooted in community engagement and feedback, it is a true reflection of the priorities and vision of the Upper Dublin community. The key to implementing this plan so that it guides and well serves the Township for the next 10 to 20 years is to be consistent, to be transparent and to show progress. Additionally, the Open Space Plan Update and its components are intended to be regularly reviewed, updated and adapted as the community and its priorities change in the future.





