

CENTRAL PERKIOMEN VALLEY

REGIONAL COMPREHENSIVE PLAN UPDATE

February 2014



Collegeville Borough • Lower Frederick Township • Perkiomen Township
Schwenksville Borough • Trappe Borough • Upper Frederick Township

Central Perkiomen Valley Regional Planning Commission

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The Central Perkiomen Valley Regional Comprehensive Plan
was prepared by the Montgomery County Planning Commission.



Central Perkiomen Valley Demographic Profile



Regional Setting and History of the Region

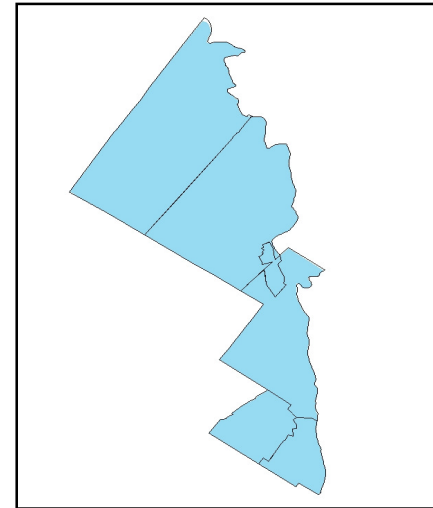
The Central Perkiomen Valley Region is located approximately 35 miles northwest of Philadelphia in Montgomery County. The Region includes the three townships of Lower Frederick, Perkiomen, and Upper Frederick and the three boroughs of Collegeville, Schwenksville, and Trappe. The six municipalities comprise 27.61 square miles.

The Region is situated near U.S. Route 422 and the crossroads of Routes 73 and 29. Prior to the construction of these modern roadways, much of the Region was accessed via the Perkiomen-Sumneytown Turnpike and the Pennsylvania-Reading Railroad. It has been the Region's accessibility and optimum location along the Perkiomen Creek that has helped to define its rich history. Because of its proximity to Philadelphia, the Region played an integral part in the lives of many of the city's residents. The Region was responsible for supplying much of the City's food products. Additionally, its location along the Creek made the Central Perkiomen Valley ideal for mills and icehouses.

With the dawn of the railroad, the Region became a resort destination for weekend and summer visitors from Philadelphia. More recently, the Region has been defined as a "bedroom community" with many of its residents working in either the City or elsewhere in the surrounding Greater Philadelphia region.

Over the past ten years, the Central Perkiomen Valley Region has experienced

significant growth. While not anticipated to continue at this pace, the population of the Region is expected to continue increasing over the next two decades. It is this growth that this plan addresses. Attention is not paid to stopping growth, but rather better managing growth. By evaluating the current resources in the Region, be they housing, infrastructure, or natural resources, the Regional Comprehensive Plan attempts to direct growth into areas that are well suited for a growing population, while being sensitive to those areas that are vulnerable.



Municipal Overview

Collegeville

Collegeville began as two villages along the Philadelphia-Reading Pike known as

“Perkiomen Bridge” and “Freeland.” The first to settle these villages were the English; however, it was the German settlers that were responsible for the strong cultural and social fabric of the community. In 1870, the village of Perkiomen Bridge was renamed Collegeville, a name that had been given to the rail station in 1868. Eventually the two villages decided to consolidate and in 1896 became known as the Borough of Collegeville.

Education has always played a significant role in the Borough. In 1848, Abraham Hunsicker founded Freeland Seminary, which



Ursinus College

later became Ursinus College when it was purchased in 1869. Another institution, Pennsylvania Female College, opened in 1851 and closed in 1880 when Ursinus College began admitting women.

The first mill on the Perkiomen Creek was constructed by Edward Lane in 1708 and was located near the Collegeville Dam. Although

some business development followed, the area did not prosper until the opening of the Perkiomen Bridge in 1799. The Perkiomen Bridge Hotel was in fact enlarged and remodeled from Edward Lane’s house built in 1689. In 1896, trolley service began to Chestnut Hill. The trolley line followed along Ridge Pike and was part of the Schuylkill Valley Lines, which later became part of Reading Transit. Service above Trappe ended between 1927 and 1931. Buses replaced the lines in 1933.

Lower Frederick

Lower Frederick Township was formed from the division of Frederick Township in 1919. The original settlers of the area were Pennsylvania Dutch who brought with them their rich agricultural heritage. In the early years of the Township, farming activity focused on dairy, timber, hay, and ice. Today the area is mostly rural and agricultural; however recently it has experienced an influx of residential growth.

Villages in Lower Frederick are Spring Mount and Zieglerville, known as “Zieglersville” until 1887. The Village of Spring Mount was a resort destination and vacationers stayed at the Zieglerville Inn and the Weldon House, as well as other lodging facilities. While Spring Mount was the recreational and tourist center of the Perkiomen Valley, Zieglerville was the Township’s commercial center. Zieglerville was a stagecoach stop until the railroad line was built

and also was the headquarters of the Perkiomen Turnpike Company. The Turnpike extended from the Perkiomen Bridge in Collegeville to Green Lane.

One of the Township’s oldest remaining historic structures is Sunrise Mill once owned by Dr. Chevalier Jackson the inventor of the bronchoscope. Some of the mill’s earliest buildings date to 1767. In 1971, Montgomery County purchased the property and developed it as a park.

Perkiomen

Perkiomen Township was once called Skippack and Perkioming Township together with what is now known as Skippack. In 1886, Skippack and Perkioming Township was divided along the boundary of the Perkiomen Creek, establishing two separate municipalities. The name “Perkiomen” is derived from a Lenni-Lenape word and has been given two different interpretations. The first meaning “the place where cranberries grow” due to the fact that wild cranberries grew along the banks of the Creek and the second being “cloudy waters.”

Perkiomen’s location along the Perkiomen Creek was essential in the development of several sawmills and gristmills during the 1800s. So that the mills would be accessible by wagon, bridges were constructed near the early mill sites. As a result of this new accessibility, houses and churches quickly developed near the mill sites. These early sites of development are still visible today. They are: East Park Avenue, Plank Road, Graterford, Rahns, and

Pennypacker Mills. Pennypacker Mills is associated with George Washington and his troops. They encamped on the site from September 26-29, 1777. The Keely Church (no longer in existence) served as a hospital and burial ground for a number of soldiers.

The villages in Perkiomen are Rahns and Graterford. Rahns at one point in Perkiomen's history was known as "Iron Bridge," although later the term "Rahns" was reborn as the village name. The name "Iron Bridge" came from the iron bridge that was built in 1873 by the County that spanned the Perkiomen Creek.

The Gravel Pike (Route 29) runs through the Township. In 1846 the route became part of the Perkiomen and Sumneytown Turnpike when it was extended through Collegeville and to Schwenksville. Subsequently, a tollhouse was built in Rahns.

The Perkiomen Creek Railroad contributed to the development of Perkiomen Township. The train reached Perkiomen on July 5, 1869 stopping at Skippack Station, slightly north of Graterford. Passenger service ended by 1960 and August 2, 1978 was the last time a freight car passed through town.

Schwenksville

The Borough of Schwenksville was originally part of Perkiomen Township. Hans Michael Schwenk was the original settler early on, but it was not until the 1880s that a village was settled. Pennsylvania's first copper mine operated near Schwenksville prior to 1720. A flour mill and grist mill were established in

1730 and Peter Pennebacker built a mill in 1775 (which later became known as Pennypacker Mills). A store built in 1818 and a hotel built in 1845 were among the early businesses in the area (built by Jacob Schwenk the great-grandson). Later in the eighteenth century, icehouses, a creamery, and a clothing factory were established.

Bridge construction over the Perkiomen Creek in 1832 opened up the Village further, as did the construction of Gravel Pike, which connected Collegeville to Sumneytown, passing through Schwenksville in 1846. The railroad reached Schwenksville in 1869 making this area a resort destination. Schwenksville Borough was incorporated in 1903 from land from Perkiomen Township. In 1972, the Highland Terrace development was annexed from Lower Frederick Township.



Frederick Muhlenberg House

Trappe

Trappe was originally a village in Upper Providence Township (in fact the oldest in the Township). In 1896, it was incorporated as a borough. The Great Manatawny Road, later the Perkiomen-Reading Pike and now Main Street, passed through the village and made it a natural stopping place for travelers enroute from Philadelphia to Reading. The Village dates from 1717 when John Jacob Schrack settled there. The name Trappe came from Schrack's tavern, which was spelled "Trap" or "Trapp."

Trappe was the center of the Lutheran Church in America during the mid-1700s and home to the "patriarch" of the North American Lutheran Church, Henry Melchior Muhlenberg. Several of the church buildings and Muhlenberg's private residences are still present today and are of great historical importance. Two other Muhlenbergs are important to national history. General Peter Muhlenberg served in Washington's forces, and Frederick Muhlenberg was the nation's first Speaker of the House. Frederick's house still exists today.

The borough grew slowly as its only access was the Philadelphia-Reading Pike until the trolleys came to town in the early 1900s. By 1905, trolley service had been extended from Norristown through Trappe and Collegeville to Pottstown. Service beyond Trappe ended in the late 1920s followed by the last service between Collegeville and Trappe ending in 1933. Growth continued as a result of the automobile and the opening of Route 422 in 1984-1985.

Upper Frederick

Upper Frederick Township was formed from the division of Frederick Township in 1919. Upper Frederick was also settled by the Pennsylvania Dutch, who brought with them their rich agricultural heritage. Today, the area remains mostly rural and agricultural, however recently it has experienced increasing residential growth. Villages in Upper Frederick are Frederick, Obelisk, and Perkiomenville. Frederick was one of the first villages to develop along the Great Road (now known as Route 73).

Upper Frederick had four or five inns. One still stands at the intersection of Salford Station and Kratz Roads known as the “Halfway House.” Another of the inns was known as the Green Tree Inn located at the corner of Big and Fagleysville Road. It burned down in 1922 and was rebuilt across Route 73 as the Country Harvest Tavern, which is the unofficial boundary between Frederick and Obelisk. The Rahn Hotel built in 1846, is still standing and is known as the Perkiomenville Hotel.

The only mill still standing is Sunrise Mill discussed in the Lower Frederick municipal overview.

Demographics

This section details the socio-economic characteristics of the Central Perkiomen Valley Region as of the 2010 Census. The data provides useful information about changes in population, housing, and income over the past

ten years. Evaluation of this data will help direct future planning in the Region. The information contained in this chapter comes from a number of sources including: the 2010 United States Census, the Montgomery County Planning Commission, and the Delaware Valley Regional Planning Commission (DVRPC).

Population

Table 1.1 summarizes the overall population trend in the Central Perkiomen Valley from 1960 to 2010. Over this fifty year time period, the Region’s population has experienced a dramatic increase. Between 2000 and 2010, the Region grew by 11.9%. Comparatively, this is almost double the percentage of growth that Montgomery County experienced (6.6%) over the same ten year time period. Since 2000, the municipality with the highest population in the Central Perkiomen Region has been Perkiomen Township. During the fifty year time span described in **Table 1.1**, Schwenksville Borough has consistently been the municipality with the smallest population within the Region.

Table 1.1
Regional Population Growth, 1960-2010

Geography	1960	1970	1980	1990	2000	2010
Collegeville Borough	2,254	3,191	3,406	4,227	4,628	5,089
Lower Frederick Township	2,108	2,515	2,379	3,396	4,795	4,840
Perkiomen Township	1,992	2,473	3,265	3,200	7,093	9,139
Schwenksville Borough	620	809	1,041	1,326	1,333	1,385
Trappe Borough	1,264	1,676	1,800	2,115	3,210	3,509
Upper Frederick Township	1,157	1,418	1,759	2,165	3,141	3,523
Central Perkiomen Valley	9,395	12,082	13,650	16,429	24,200	27,485
Montgomery County	516,682	624,080	643,371	678,111	750,097	799,874

Source: US Census (1960-2010)

Population Change, 2000-2010

According to **Table 1.2**, all of the municipalities within the Region experienced an increase in population between 2000 and 2010. Schwenksville and Lower Frederick saw marginal population increases, with both seeing the types of very small gains in population that are considered growing at a flat rate. The exact opposite can be stated for Perkiomen Township which saw a 28.8% increase in population between 2000 and 2010. The remaining three municipalities within the Region (Collegeville Borough, Trappe Borough, and Upper Frederick Township) experienced population gains similar to the Central Perkiomen Valley Region as a whole. Between 2000 and 2010, Collegeville’s (10%), Trappe’s (9.3%), and

Upper Frederick's (12.2%) population gains are consistent with the Region as a whole (11.9%). Four of the six municipalities grew at a faster rate than Montgomery County, which had a population growth of 6.6% during this time period.

Table 1.2
Regional Population Change, 2000-2010

Geography	2000	2010	% Change
Collegeville Borough	4,628	5,089	10.0%
Lower Frederick Township	4,795	4,840	0.9%
Perkiomen Township	7,093	9,139	28.8%
Schuylkill Borough	1,333	1,385	3.9%
Trappe Borough	3,210	3,509	9.3%
Upper Frederick Township	3,141	3,523	12.2%
Central Perkiomen Valley	24,200	27,485	13.6%
Montgomery County	750,097	799,874	6.6%

Source: US Census (2000-2010)

Population Forecasts

Table 1.3 contains population forecasts from the Delaware Valley Regional Planning Commission (DVRPC). The population of the Region is expected to increase by 2,707 people between 2010 to 2030, an increase of approximately 9.8%. All of the communities are projected to grow over the next twenty years. The highest growth rates are forecasted for Lower Frederick, Perkiomen, and Upper Frederick Townships.

Table 1.3
Regional Population Forecasts, 2010-2030

Geography	2010	2020	2030	2010-2020	# Change	2020-2030	# Change
Collegeville Borough	5,089	5,141	5,323	1.0%	52	3.5%	182
Lower Frederick Township	4,840	5,037	5,423	4.1%	197	7.7%	386
Perkiomen Township	9,139	9,320	9,950	2.0%	181	6.8%	630
Schuylkill Borough	1,385	1,411	1,504	1.9%	26	6.6%	93
Trappe Borough	3,509	3,571	3,786	1.8%	62	6.0%	215
Upper Frederick Township	3,523	3,726	4,206	5.8%	203	12.9%	480
Central Perkiomen Valley	27,485	28,206	30,192	2.6%	721	7.0%	1,986
Montgomery County	799,874	838,700	873,361	4.9%	38,826	4.1%	34,661

Source: Delaware Valley Regional Planning Commission (DVRPC)

Although the numbers in **Table 1.3** represent the current available forecasts for the Region through 2030, it is important to note the potential inaccuracy of these numbers. These forecasts are derived from a variety of variables including past trends and existing zoning.

Age Characteristics

Table 1.4 presents information for age group trends for the Region and the six municipalities. Approximately 26% of the Region's current population is below the age of 18. This statistic is comparable to the rates for the County as a whole. Of the Region's 27,485 residents, 27% of them are between the ages of

25 and 44. This is an 18% decrease from the data recorded for the 2000 Census. At the time, the 2000 Census reflected the young families that were moving into the Region as a result of new housing and the developing technology corridor along Route 422. Coincidentally, an expected growth shift is shown by the 2010 Census with a 43.1% increase in population for those aged 45-64 within the Region (**Figure 1.1**).

Households

Households, as measured in the US Census, is an approximate measure of occupied housing units. Upper Frederick Township experienced the largest percentage change in

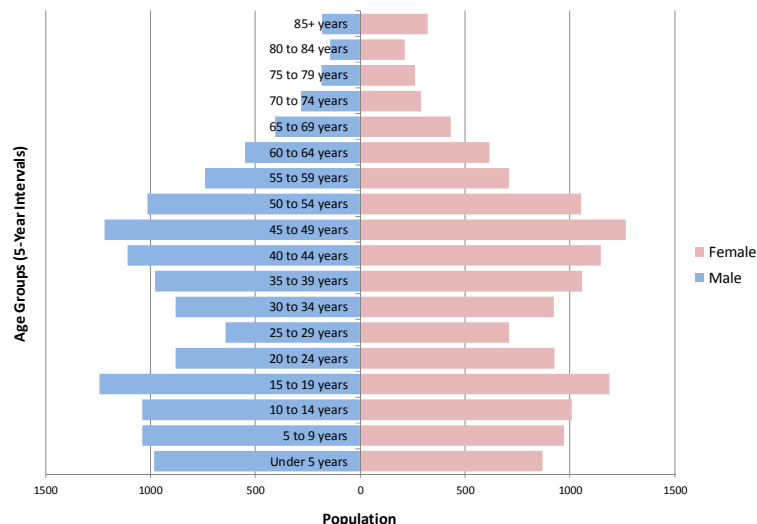
Table 1.4
Population by Age, 2010

Geography	0-4	5-17	18-24	25-34	35-44	45-54	55-64	65-74	75+
Collegeville Borough	226	693	1,761	349	502	632	472	256	198
Lower Frederick Township	291	913	307	638	738	886	599	291	177
Perkiomen Township	766	2,197	495	1,032	1,777	1,583	671	367	251
Schuensville Borough	81	204	85	192	212	249	147	73	142
Trappe Borough	252	693	168	506	546	608	361	218	157
Upper Frederick Township	237	600	181	439	516	595	363	209	383
Central Perkiomen Valley	1,853	5,300	2,997	3,156	4,291	4,553	2,613	1,414	1,308
Montgomery County	47,305	136,194	61,860	96,641	108,884	128,311	99,952	58,492	62,235

Source: US Census 2010

the number of households from 2000 to 2010 with a 32% increase (Table 1.5). Perkiomen

Figure 1.1 Regional Age-Sex Pyramid, 2010



also saw a significant increase with a 22.3% change in the total number of households. This increase in households follows the overall population increase in these municipalities. As a region the Central Perkiomen Valley experienced a 12% increase in the total number of households, while Montgomery County experienced a 7.6% increase.

Average Household Size

Since the first Census of 1890, the average national household size has decreased. Average household size is derived by dividing the total number of persons in households by the total number

Table 1.5
Number of Households, 2000-2010

Geography	2000	2010	% Change
Collegeville Borough	1,408	1,378	-2.1%
Lower Frederick Township	1,730	1,834	6.0%
Perkiomen Township	2,468	3,019	22.3%
Schuensville Borough	626	635	1.4%
Trappe Borough	1,292	1,353	4.7%
Upper Frederick Township	1,045	1,379	32.0%
Central Perkiomen Valley	8,569	9,598	12.0%
Montgomery County	286,098	307,750	7.6%
Pennsylvania	4,777,003	5,018,904	5.1%

Source: US Census (2000-2010)

of households. For the Central Perkiomen Valley as a whole, average household size has declined since 1990. Since 1990, Perkiomen Township is the only municipality within the Region to experience a continuous slight increase in household size (Table 1.6). This increase in household size may be attributed to the large number of single-family homes that were built during this time period, which attracted younger families with children. Besides Perkiomen Township, Trappe Borough is the only other municipality within the Region to see a slight increase in household size between 2000 and 2010. In general, it is expected that the average household size will continue to decline in the Region.

Table 1.6
Average Household Size, 1990-2010

Geography	1990	2000	2010	% Change 1990-2000	% Change 2000-2010
Collegeville Borough	2.61	2.67	2.58	2.3%	-3.37%
Lower Frederick Township	2.79	2.77	2.64	-0.7%	-4.69%
Perkiomen Township	2.69	2.87	3.00	6.7%	4.53%
Schwenksville Borough	2.49	2.13	2.06	-14.5%	-3.29%
Trappe Borough	2.54	2.48	2.59	-2.4%	4.44%
Upper Frederick Township	2.87	2.79	2.51	-2.8%	-10.04%
Central Perkiomen Valley	2.67	2.62	2.56	-1.8%	-2.10%
Montgomery County	2.58	2.54	2.53	-1.6%	-0.39%
Pennsylvania	2.57	2.48	2.45	-3.5%	-1.21%

Source: US Census (1990-2010)

Housing Units

The number of housing units, as measured by the US Census, in the Region increased by slightly more than that of the County between 2000 and 2010. All of the municipalities in the Region, with the exception of Collegeville, saw an increase in the number of housing units between 2000 and 2010 (**Table 1.7**). When looking at the total number of units, the greatest increase occurred in Perkiomen Township, with 551 new housing units built during this time period. However, the largest percentage gain in housing units occurred in Upper Frederick Township, which grew by 33.3% between 2000 and 2010.

Housing Types

The American Community Survey (ACS) 2006-2010 five-year estimate, which also tracks housing type, estimates that there are 9,872 total housing units in the Central Perkiomen Valley Region (**Table 1.8**). The Central Perkiomen Valley Region is comprised of mostly single-family detached units and single-family attached units (**Table 1.9**). Schwenksville Borough leads the Region in terms of multifamily units (2-5+ units) with a total of 449 units.

With 854 units, Perkiomen Township has the largest number of single-family attached units. Upper Frederick has the largest number of mobile home units.

Median Housing Value

In 2010, the median home value for the County was \$260,000. According to the American Community Survey, Collegeville Borough is the only

Table 1.7
Housing Units, 2000-2010

Geography	2000	2010	% Change
Collegeville Borough	1,438	1,427	-0.8%
Lower Frederick Township	1,806	1,908	5.6%
Perkiomen Township	2,556	3,107	21.6%
Schwenksville Borough	662	697	5.3%
Trappe Borough	1,351	1,407	4.1%
Upper Frederick Township	1,088	1,450	33.3%
Central Perkiomen Valley	8,901	9,996	12.3%
Montgomery County	297,434	325,735	9.5%
Pennsylvania	5,249,750	5,567,315	6.0%

Source: US Census (2000-2010)

Table 1.8
Regional Housing Types, 2010

Geography	Total Housing Units	Single- Family Detached	Single- Family Attached	2-4 Units	5+ Units	Mobile Homes
Collegeville Borough	1,272	762	191	159	160	0
Lower Frederick Township	1,950	1,200	653	85	12	0
Perkiomen Township	3,177	2,195	854	77	37	14
Schwenksville Borough	768	197	122	76	373	0
Trappe Borough	1,392	534	646	89	115	0
Upper Frederick Township	1,313	851	370	37	29	26
Central Perkiomen Valley	9,872	5,739	2,836	523	726	40
Montgomery County	322,452	178,483	63,112	23,829	53,875	3,053
Pennsylvania	5,537,308	3,149,545	1,009,775	506,255	631,084	239,848

Source: 2006-2010 American Community Survey 5-Year Estimates

**Table 1.9
Regional Housing Type
Percentages, 2010**

Type	2010
Single-Family Detached	58.1%
Single-Family Attached	28.7%
2-4 Units	5.3%
5+ Units	7.4%
Mobile Homes	0.4%

Source: 2006-2010 American Community Survey 5-Year Estimates

municipality within the Region with a median housing value that exceeds that for the County as a whole (**Table 1.10**). At \$272,450, Collegeville

Borough has the highest median housing value in the Region. Trappe Borough, at \$230,000, has the second highest median housing value. Schwenksville Borough has the lowest median housing value.

**Table 1.10
Median Housing Value, 2010**

Geography	2010
Collegeville Borough	\$331,300
Lower Frederick Township	\$247,100
Perkiomen Township	\$294,000
Schwenksville Borough	\$144,800
Trappe Borough	\$269,200
Upper Frederick Township	\$248,400
Montgomery County	\$297,200
Pennsylvania	\$159,300

Source: 2006-2010 American Community Survey 5-Year Estimates

Rental Units

In 2010, the Central Perkiomen Valley as a whole had 1,461 rental units (**Table 1.11**). Collegeville Borough had the greatest number of rental units while Schwenksville Borough had the greatest percentage of housing units that were renter-occupied.

**Table 1.11
Number of Rental Units, 2010**

Geography	2010	% of Housing Units
Collegeville Borough	331	26.8%
Lower Frederick Township	187	10.0%
Perkiomen Township	291	9.5%
Schwenksville Borough	297	40.6%
Trappe Borough	237	17.7%
Upper Frederick Township	118	9.3%
Central Perkiomen Valley	1,461	15.4%
Montgomery County	79,034	25.8%

Source: 2006-2010 American Community Survey 5-Year Estimates

Median Gross Rent

With regards to residential rents, Perkiomen Township has the highest median gross rent in the Central Perkiomen Valley Region for 2010 (**Table 1.12**). Lower Frederick Township has the second highest at \$1,085 per month. The median monthly rent for Montgomery County as a whole is comparable at \$1,028. Schwenksville Borough is the most

affordable, with an average median monthly rent of \$784.

**Table 1.12
Median Gross Rent, 2010**

Geography	2010
Collegeville Borough	\$1,018
Lower Frederick Township	\$1,085
Perkiomen Township	\$1,271
Schwenksville Borough	\$784
Trappe Borough	\$1,023
Upper Frederick Township	\$882
Montgomery County	\$1,028

Source: 2006-2010 American Community Survey 5-Year Estimates

Schools

All of the municipalities in the Region are within the Perkiomen Valley School District, with the exception of Upper Frederick Township, which is included in the Boyertown School District. **Table 1.13** includes school enrollment projections calculated by the Pennsylvania Department of Education and the Montgomery County Planning Commission. The 11-year time frame represented in **Table 1.13** is broken down into three separate time periods (2010-2011, 2015-2016, and 2020-2021).

Based on the Pennsylvania Department of Education projections, enrollment in the Perkiomen Valley School District is expected

to decrease between 2010 and 2021 with a loss of 79 students (or -1.3%) between the 2010-2011 and 2015-2016 school years and an even more significant loss of 552 students (or -9.5%) between the 2015-2016 and 2020-2021 school years.

An enrollment projection analysis completed by the Montgomery County Planning Commission in 2013 suggests that the enrollment decline between 2010 and 2021 may be greater than that projected by the State Department of Education. The MCPC analysis, which looked at recent and future births; home sales; age-restricted housing; and growth in private, charter, home and cyber schools, projects a loss of 357 students (or -6.0%) between the 2010-2011 and 2015-2016 school years and a loss of 585 students (or -10.5%) between the 2015-2016 and 2020-2021 school years.

The Boyertown School District enrollment is projected to increase during the 11-year period by approximately 6.7% or 475 students.

Table 1.13
Projected School Enrollment, 2010-2021

Public School District	2010-2011	2015-2016	2020-2021
Boyertown School District	7,099	7,349	7,574
Perkiomen Valley School District (PA Dept. of Ed.)*	5,899	5,820	5,268
Perkiomen Valley School District (MCPC)*	5,911**	5,554	4,969

*These projections include students from Skippack Township.

**Actual enrollment figure used in 2013 MCPC analysis

Source: Pennsylvania Department of Education, Montgomery County Planning Commission (2013)

Educational Attainment

28% of the Central Perkiomen Valley's residents over the age of 25 have a high school diploma, while 7% of the population never received a high school diploma. 65% of the population possesses an education beyond a high school diploma (**Table 1.14**). Perkiomen Township has the highest percentage of college graduates and Collegeville Borough has the highest percentage of people with post-graduate degrees. The Region as a whole has a greater percentage of the population with a high school education or more than both the County and the State.

Table 1.14
Educational Attainment (persons Age 25 and Older), 2010

Geography	Less than 9th Grade Education	9th to 12th Grade Education No Diploma	High School Graduate	Some College No Degree	Bachelor's Degree	Post Graduate Degree
Collegeville Borough	1.3%	6.9%	23.9%	21.5%	26.3%	20.2%
Lower Frederick Township	0.5%	8.6%	36.1%	21.0%	20.3%	13.5%
Perkiomen Township	1.5%	3.3%	26.2%	22.7%	29.9%	16.4%
Schwenksville Borough	1.1%	8.1%	28.5%	39.0%	18.3%	5.0%
Trappe Borough	0.4%	6.1%	26.3%	26.0%	29.5%	11.7%
Upper Frederick Township	1.4%	5.7%	27.3%	34.4%	19.7%	11.5%
Central Perkiomen Valley	1.1%	5.9%	28.0%	25.2%	25.4%	14.5%
Montgomery County	2.2%	5.2%	26.3%	22.1%	25.7%	18.5%
Pennsylvania	4.0%	8.6%	37.8%	23.2%	16.3%	10.1%

Source: 2006-2010 American Community Survey 5-Year Estimates

six municipalities in the Region exceed the County's median household income of \$76,380. With a median household income of \$104,830, Collegeville Borough leads the Region, followed closely by Perkiomen Township. All of the municipalities except for Schwenksville have a median household income greater than that for the State.

With regard to per capita income, which is defined as an average derived by dividing the total income of a given area by that same area's total population, all of the municipalities are below the County's per capita income of \$40,076. However, all six of the municipalities evaluated have a greater per capita income than the State.

Income

Table 1.15 presents two separate measures of income, median household income and per capita income, which are meant to be evaluated separately. Three of the

Conclusions

This demographic profile for the Central Perkiomen Valley Region shows that growth in the Region has been steadily increasing over the past fifty years. Although the increase in new housing units, congested regional road networks, overcrowded schools, and overall reduction in open space did not have as huge of an impact during the 2000-2010 decade as they did during the 1990-2000 decade, these results indicate increasing growth which warrants putting appropriate planning measures in place to ensure that growth becomes more of a benefit than a detriment to the Central Perkiomen Valley Region.

Table 1.15
Income, 2000-2010

Geography	Median Household Income		Per Capita Income	
	2000	2010	2000	2010
Collegeville Borough	\$77,499	\$104,830	\$23,080	\$29,029
Lower Frederick Township	\$60,125	\$80,030	\$25,113	\$32,272
Perkiomen Township	\$74,878	\$100,495	\$27,800	\$36,362
Schuylkill County	\$44,514	\$47,697	\$19,679	\$27,726
Trappe Borough	\$67,500	\$73,935	\$31,281	\$34,825
Upper Frederick Township	\$60,742	\$75,625	\$22,640	\$32,593
Montgomery County	\$60,829	\$76,380	\$30,898	\$40,076
Pennsylvania	\$40,106	\$50,398	\$20,880	\$27,049

Source (2000): US Census 2000

Source (2010): 2006-2010 American Community Survey 5-Year Estimates

Natural Environment & Cultural Resources

Natural Environment

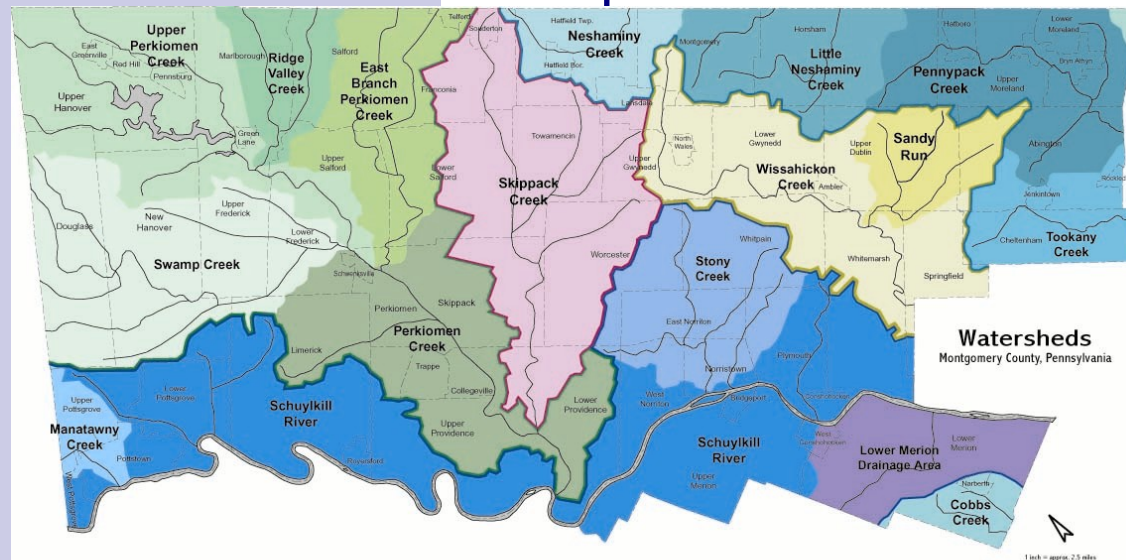
The natural environment affects how we can use the land and how we use the land affects the natural environment. Therefore, good planning requires knowledge of, and respect for, the various elements that make up the natural environment. These elements form the foundation for the quality of life that residents often seek when choosing a place to live or work. A quality of life founded on clean and accessible waterways, scenic views,

A variety of elements make up the natural environment, including geology, hydrology, soils, vegetation, and wildlife. If we consider these individual natural resources as parts of interrelated functional systems, we can provide better protection for them and enhance their value to the Region. Although farmland, in itself, is not a natural resource, it is a significant cultural feature of the Region based on natural resources, including soil types.

As growth continues in the Region, it will be increasingly important to use techniques that help to preserve natural resources and the quality of the natural environment. By directing growth to certain limited areas, large, valuable areas of natural resources and farmland may be preserved.

This chapter identifies and describes various natural features of the Central Perkiomen Valley and how they relate to one another. The Comprehensive Plan must balance other factors with protection of natural resources, including previously established land uses, growth pressures, legal requirements, and water, sewer, and road systems. However, every effort should be made to protect the natural resources that make the Central Perkiomen Valley a desirable location to live and work.

The focus of discussion of the Central Perkiomen Valley's natural resources will be examined from the perspective of the Region's watersheds. A watershed is defined as a land area drained by a particular river, creek or stream. Most large watersheds are made up of several smaller watersheds associated with



farmland, woodlands, and outdoor recreation is particularly important in today's mobile society where people and companies move more often than in the past.

tributary rivers, creeks, and drainages that contribute flow from areas known as sub-basins. Watersheds are more than just drainage areas, they are where we live, work, and play. Additionally, they provide habitats for wildlife and contribute to the ecological biodiversity of the Region.

Our everyday actions greatly impact the health of our watersheds. Irresponsible development can forever affect the health of our watersheds and the biological diversity they support. This chapter examines the natural resources of the Central Perkiomen Valley from the perspective of its watersheds. By focusing on the watersheds we will gain a clearer knowledge of their composition and how our activities directly impact these living systems.

The second section of this chapter will focus on the historic and cultural resources of the Central Perkiomen Valley. In the Municipal Overview section of Chapter 1, the rich history of the Region is discussed and it is clear that the Valley played and continues to play an important role in the County and greater Philadelphia Region. The intent of this section is to bring attention to these valuable resources; so that as future development occurs these resources can be properly protected and integrated into the overall development plan to be enjoyed for generations to come.

Watersheds of the Central Perkiomen Valley

There are three main watersheds in the Central Perkiomen Valley. They include the Lower Perkiomen Creek Watershed, the Swamp Creek Watershed, and the Mingo Creek Watershed. It is important to note however, that a portion of Upper Frederick Township near Green Lane Reservoir is included in the Upper Perkiomen Creek Watershed. Additionally, the Mingo Creek Watershed can also be considered part of the Schuylkill River Watershed. The streams, tributaries, and municipalities within the four watershed are listed in **Table 2.1**.

A drainage basin is an area drained by, or contributing water to a body of water. The term drainage basin is synonymous with watershed. Drainage basins do not follow municipal boundaries. The drainage basins that encompass the Central Perkiomen Valley can be seen in **Figure 2.1**. **Table 2.2** indicates the basin, its type, the square mileage for the entire area of the basin, and the municipalities in the Central Perkiomen Valley that are within the basin. A major basin is one that is more than 25 square miles, drained by a prominent stream, with a significant number of branch streams. A minor basin is one that has an area of more than 10 square miles, with the principle stream tributary to the stream of a major basin. A sub-basin is one that is more than 2 square miles but less than 10 and the principal stream is a tributary to the stream of either a major or minor basin.

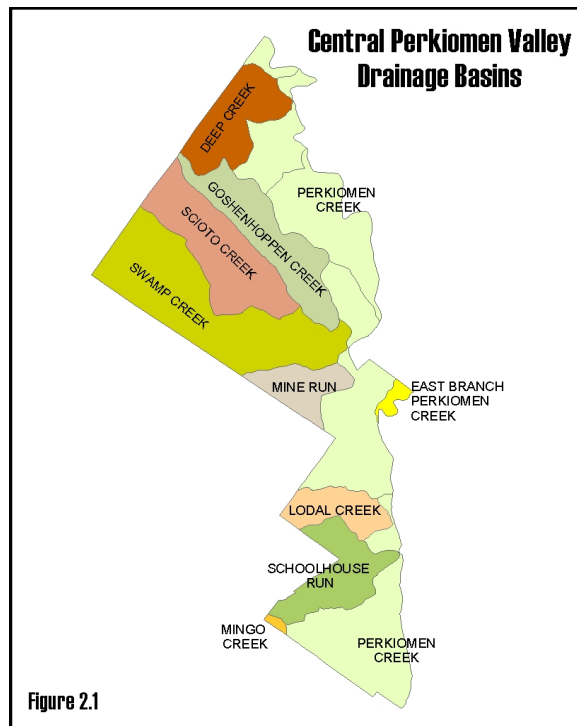
Table 2.1 Watersheds of the Central Perkiomen Valley		
The Lower Perkiomen Creek Watershed		
Streams and Tributaries		
Donny Brook Landis	Mine Run Perkiomen Creek	Schoolhouse Run
Municipalities		
Portions of: Limerick Lower Frederick	Lower Providence Perkiomen	Upper Providence
All of: Collegeville Lower Salford	Schuylkill Trappe	
The Swamp Creek Watershed		
Streams and Tributaries		
Goshenhoppen Creek Minister	Schlegel Scoto	West Branch of Swamp Creek
Municipalities		
Portions of: Douglass Limerick Lower Frederick	Lower Pottsgrove New Hanover Schuylkill	Upper Frederick Upper Pottsgrove
The Mingo Creek Watershed		
Municipalities		
Limerick Royersford	Trappe Upper Providence	

Geology

An area's geology affects soil types and groundwater yields. Additionally, elevation changes, steep slopes, and watercourse locations are a result of geology and the long-term effects of wind, water, gravity, and chemical activity on the geologic formations.

Geologic Formations

Four types of geologic formations are found in the Central Perkiomen Valley. These include Brunswick Shale, Diabase, Lockatong, and Hornfels. The major geologic formations are described in the following sections and are shown in **Figure 2.2**.

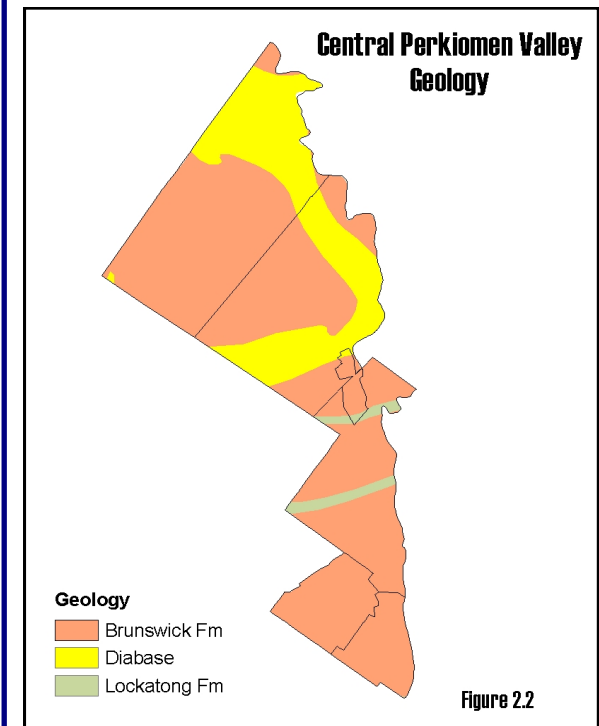


Brunswick Shale. Brunswick Shale is the predominant geology of the Central Perkiomen Valley. This bedrock is typically reddish brown shale, mudstone, and siltstone and is moderately resistant to weathering. The topography of the formation is typically characterized by rolling hills. Although the weathered zone can be excavated with heavy power equipment, unweathered rock requires blasting. It is considered to be a good to fair source for road material and fill, and part of the formation can be an excellent source of lightweight aggregate and material for common brick.

Diabase. Diabase is found in Upper and Lower Frederick and in a small portion of Schwenksville. It is an igneous rock that was forced into large cracks in the surrounding Brunswick formation. Often referred to as “black granite,” it is usually black, dense, and very fine grained. The molten diabase intrusions transformed adjacent areas of Brunswick shale into a hard black or gray slate known as Hornfels. In many areas, the diabase intrusions are highly resistant to weathering, water infiltration, and groundwater movement. Areas of diabase are often steeply sloped and wooded, with numerous surface outcrops and boulders. Soils on steep slopes within this formation tend to be shallower and have a thin surface layer, making them highly susceptible to erosion, especially when vegetation is

Table 2.2
Drainage Basins

Basin	Type	Square Miles	Municipality within the Central Perkiomen Valley
Perkiomen	Major	166.42	All municipalities in region
Swamp	Minor	41.50	Upper Frederick, Lower Frederick
Scioto	Minor	4.50	Upper Frederick, Lower Frederick
Goshenhoppen	Minor	2.60	Upper Frederick, Lower Frederick
East Branch	Major	23.30	Skippack
Deep	Sub-	5.60	Upper Frederick
Lodal	Sub-	5.20	Perkiomen
Mine Run	Sub-	4.30	Lower Frederick
Mingo	Sub-	7.70	Trappe
Schoolhouse	Sub-	3.10	Trappe, Perkiomen
Skippack	Major	55.96	Skippack
Zacharias	Sub-	8.20	Skippack
Towamencin	Sub-	11.00	Skippack



removed. Given these factors, the formation poses severe limitations and, combined with the high mineral content of igneous rocks, creates an extremely unique natural environment. Excavation requires considerable blasting and large boulders present special problems.

Lockatong. The Lockatong formation can be found in Schwenksville and Perkiomen. It is primarily composed of thick-bedded dark gray to black argillite (hard claystone or siltstone) with occasional zones of thin-bedded dark shale, impure limestone, and limy argillite.

Lokatong is resistant to weathering and the formations usually protrude from the ground in a ridge-like fashion.

Hornfels. Hornfels are intrusions in the Brunswick shale similar to diabase. However, Hornfels intrusions are metamorphic rather than igneous rock. The Hornfels are also more resistant to weathering and almost impenetrable for excavation purposes. Water yields for Hornfels are similar to those yields found with Lokatong formations.

Watershed Geology

Swamp Creek. The Swamp Creek is primarily made up of the Brunswick formation. The edge of the Swamp in the eastern part of Lower Frederick Township extending slightly into Schwenksville Borough is made up of Diabase.

Lower Perkiomen Creek. The Diabase formation follows the Lower Perkiomen Creek Watershed along the northern portions of Upper and Lower Frederick Townships. The Lokatong Formation is found in bands in Perkiomen Township and through the lower end of Schwenksville Borough.

Mingo Creek. The Mingo Creek Watershed is made up of the Brunswick Formation.

Soils

Soils are a natural assortment of organic materials and mineral fragments and their composition changes slowly over time as a result of weathering and the activity of soil organisms. These changes lend to soils differing in color, texture, fertility, and mineral characteristic as well as affecting depth to bedrock and groundwater.

Soils are classified into several groups called soil series. Soils listed within the same series for the most part display similar subsurface characteristics with some variation in slope, degree of erosion, size of stones, etc. Soils can be further classified into hydric soils, alluvial soils, and prime and important agricultural soils. Hydric, alluvial, and other frequently wet soils limit development. Detailed information pertaining to soil capabilities for agriculture and building purposes is available in the Montgomery County Soil Survey, which was completed for the county by the Soil Conservation Service of the U.S. Department of Agriculture and published in 1967.

Hydric Soils

Hydric soils are periodically wet soils, in an undrained condition, that often support the growth of wetland vegetation. Since only some hydric soils are found in undrained conditions, not all hydric soils exhibit wetland vegetation. Soils with major hydric components are a

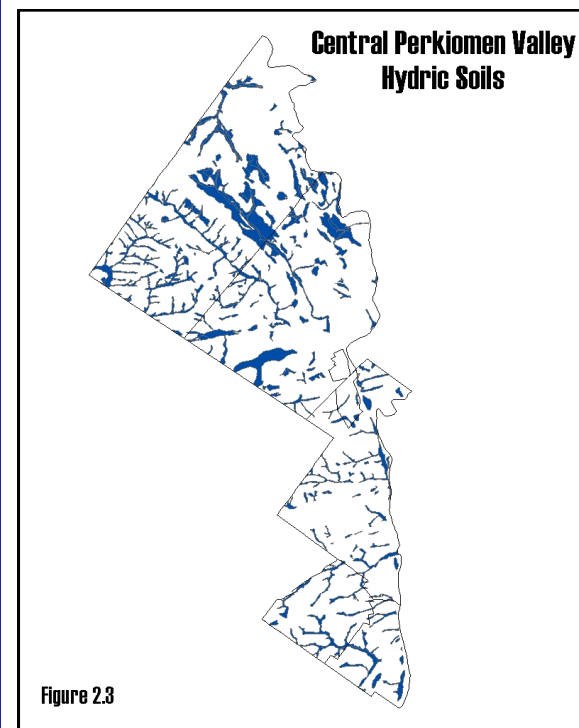


Figure 2.3

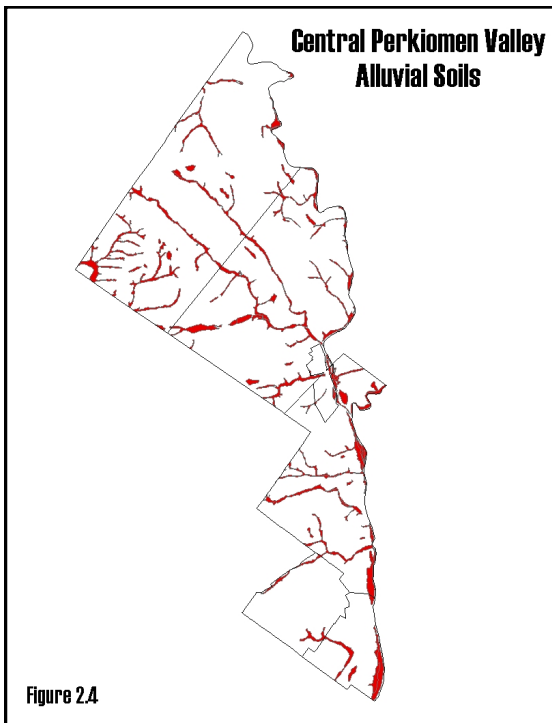
conservative indicator of wetlands. Other soils have hydric components in limited settings, such as depressions, bottomlands, swales, drainage ways, and alluvial soils. The distribution of hydric soils within the Region is shown in **Figure 2.3**.

The largest concentration of hydric soils in the Central Perkiomen Valley is located within the Swamp Creek. The Lower Perkiomen has hydric soils following the Perkiomen Creek and its tributaries. The Mingo Creek watershed has a very small amount of hydric soils.

Alluvial Soils

Alluvial soils are frequently, but not always, located within a floodplain. These soils have been deposited by flowing water and are not stable as a result of their texture and composition. These are generally among the least suitable soils for development and should be protected from encroachment.

The presence of alluvial soils is an indicator of a floodplain. Changes in the tributary drainage or slope of the adjacent stream may create a floodplain that is either larger or smaller than the area of alluvial soils.



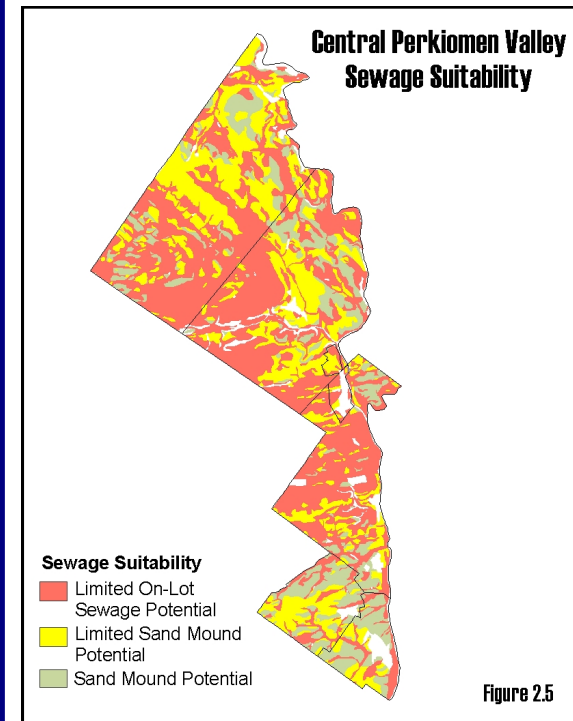
An important aspect of alluvial soils is that they often form aquifer recharge areas. The major concentrations of alluvial soils are shown in **Figure 2.4**.

The Lower Perkiomen Creek Watershed's concentration of alluvial soils is mostly around the Perkiomen Creek and its tributaries. Concentration of alluvial soils in the Swamp Creek Watershed is centered on the three basin boundaries. There are no alluvial soils within the Mingo Creek Watershed of the Central Perkiomen Valley.

Soil Suitability for Sewage Disposal

Soils that provide very limited potential or no potential for on-lot sewage disposal are found in all areas of the Region, ranging in extent from small pockets to broad swaths. Depth to a limiting zone (bedrock or groundwater) and the soil's ability to percolate water will affect on-site disposal. **Figure 2.5** shows the suitability for on-lot sewage disposal based on soil categories. Conventional in-ground systems require 60 inches of soil to limiting zone and must percolate an inch of water between 6 and 90 minutes. An elevated sand mound requires 20 inches of soil above a limiting zone and must percolate an inch of water between 3 and 120 minutes.

In areas not served by municipal sewer systems, soil suitability tends to restrict development to lower density uses served by on-lot systems or by various forms of community disposal systems, where appropriate. Such sewage disposal systems



should help to recharge the groundwater supply. These include spray irrigation, sand mounds, and traditional in-ground systems.

Within the Central Perkiomen Valley, the Swamp Creek Watershed has the greatest amount of limited on-lot sewage potential. The Mingo Creek Watershed has limited sand mound potential and the Lower Perkiomen Creek Watershed has a significant amount of soils that limit on-lot sewage potential particularly in Perkiomen Township.

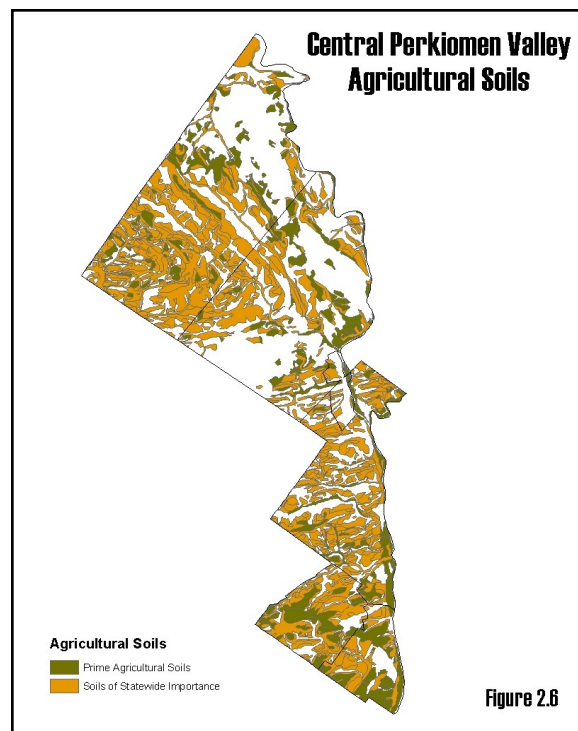
As technology improves, soil suitability is becoming less important in determining development potential. Consequently,

comprehensive plans, zoning ordinances, and Act 537 plans should be consistent so that development follows the vision for the Region and the individual municipality.

Agricultural Land

Soils in Montgomery County are classified as prime farmland, farmland of statewide importance, or other land. The agricultural potential of soils is based on fertility, depth to bedrock and groundwater, texture, erodibility, slope, and the amount of large stones. Prime farmland includes deep, well drained, and moderately sloped soils that can support high yields of crops with little management. Farmland of statewide importance includes soils that support cultivation but require careful crop management. The agricultural use of other land is typically limited to pasture and woodlands. **Figure 2.6** shows the extent and location of prime and important farmland.

There are significant areas of prime and statewide important soils in Trappe and Collegeville Boroughs within the Lower Perkiomen Creek Watershed. The area along the Perkiomen Creek itself around Perkiomen Township has some areas of prime agricultural significance. Around the Perkiomen Creek, from Schwenksville Borough and below there is land of prime agricultural soils. The Swamp Creek Watershed has some areas of statewide important farmland to the west of Sunrise Mill. The area around the Green Lane Reservoir in Upper Frederick Township has the largest



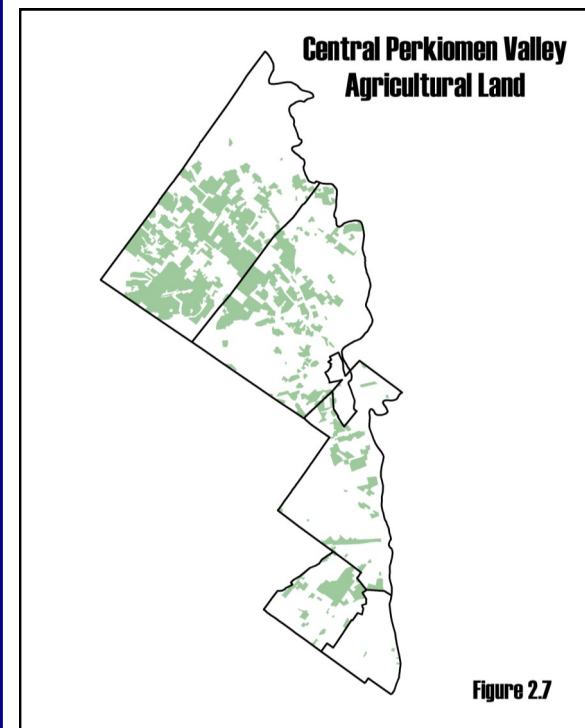
amount of other soils not conducive for agriculture.

The best farmland tends to have gentle to moderate slopes that make them easier to develop than other lands that contain steep slopes or shallow bedrock with rock outcrops. Although it is inevitable that some farmland will be developed, strong efforts should be made to continue farming the better quality agricultural soils. In the Central Perkiomen Valley, farming contributes to the rural character of the area and also is a base for economic activity. **Figure 2.7** shows the extent

of agricultural land as identified by aerial photography in 2010.

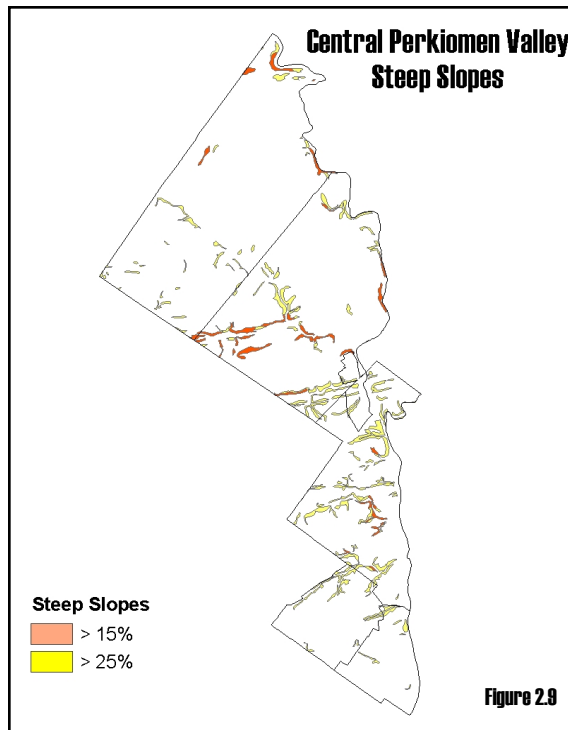
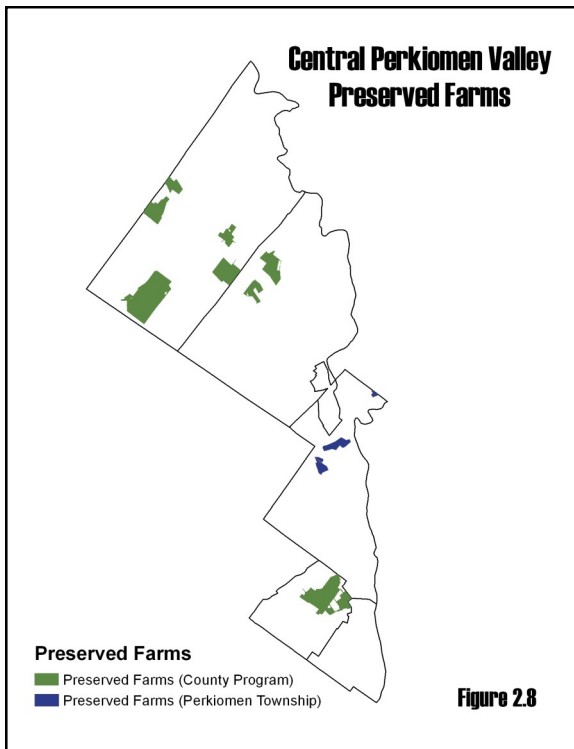
As of 2010, the most prevalent amount of agricultural land was within the Swamp Creek Watershed. No agricultural land exists within the section of the Mingo Creek Watershed located in the Central Perkiomen Valley.

In the Central Perkiomen Valley, there are three agricultural security areas (ASAs). The Upper Frederick ASA includes farms in Lower Frederick and Upper Frederick Townships. Twenty-nine of those farms in the ASA are in Upper Frederick Township, while 2 are in Lower Frederick Township for a total area of 1,415 acres. The Upper Providence, Perkiomen



ASA contains four farms in Perkiomen Township totaling 158 acres. As regulated by state law, inclusion in an agricultural security area protects farming activities from local nuisance ordinances and complaints from neighbors who may be offended by noise, odors, dust, or other routine characteristics of farming.

Farmers within an agricultural security area are eligible to sell their development rights. The development rights of thirteen farms within the Region have been sold to Montgomery County through the farmland preservation program. These include eight



farms in Upper Frederick Township, three in Trappe Borough, and two in Lower Frederick Township with a combined acreage of 916 acres (**Figure 2.8**).

Additionally, three additional farms, with a total area of 78 acres, have been preserved by Perkiomen Township separate from the County farmland preservation program.

Steep Slopes

Steep slopes, a result of geology, hydrology, and climate, create dramatic landscapes that define community character

and limit development. Land with a slope of 15 percent or more is typically considered steeply sloped (**Figure 2.9**). Steep slopes, which are often easily eroded, are environmentally sensitive areas. Generally, as slope increases the depth of topsoil and the ability of the soil to support structures decreases. It is important to lessen the disturbance of steep slopes because any disturbance increases runoff and sedimentation. Erosion is particularly more likely when vegetation is removed. Increased runoff necessitates further public expenditure for flood control and stormwater management. Additionally, disturbance destroys steep slope environments that support unique plants and wildlife. Areas having steeper slopes are often only suitable for low-intensity uses or for open space and natural resource preservation because these areas are more susceptible to erosion.

Steep slopes are associated with the diabase geology, given its resistance to weathering. The association of steep slopes and diabase geology is especially important because the combination of an extremely thin soil cover and rapid rates of runoff lead to increased erosion.

The Region as a whole has more slopes of 15% or more than 25% or more. The highest concentration of steep slopes in the Central Perkiomen Valley can be found near the Perkiomen Creek in Perkiomen Township. In particular, within the Lower Perkiomen Creek Watershed, steep slopes are prevalent around the Deep Creek, the Goshenhoppen, Mine Run, the Lodal Creek, and Schoolhouse Run. In the

Swamp Creek Watershed, steep slopes are present around the Swamp Creek with some around the Scioto Creek. There are no steep slopes in the Mingo Creek Watershed.

Hydrology

Water is an extremely valuable resource supporting the botanical and wildlife population as well as the needs of the public for water supply and even as recreation. The geology of the Region and its climate affect its surface and groundwater supplies.

Surface Water

The most visible components of the Region's hydrology are the streams and creeks that drain the landscape. Streams are fed by two natural sources, direct runoff and groundwater. Effluent from sewage treatment plants also contributes to stream flow.

Each stream has received a water quality designation that relates to the different water uses. The designation indicates the stream's value in protecting and propagating aquatic life. Because each protected use has chemical and biological characteristics and other stream conditions that need to be maintained, the designations also indicate stream quality. These designations are codified in Title 25 PA Code Chapter 93, as required by the Federal Clean Water Act. In the Central Perkiomen Valley, the Deep Creek, the Perkiomen Creek and its tributaries, the Swamp Creek, Mine Run, the Lodal Creek, and Schoolhouse Run are trout

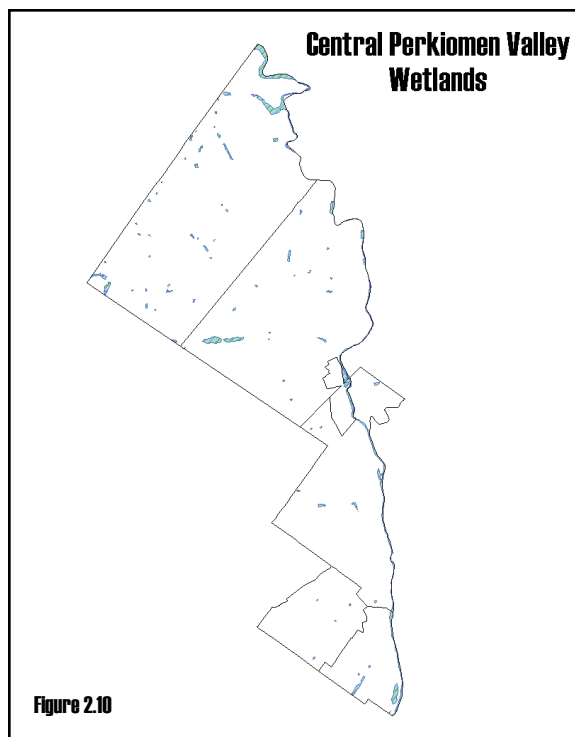


Figure 2.10

stocking streams. These are higher-quality streams that support stocked trout, other fish species, and additional flora and fauna that are indigenous to cold-water habitats. The Mingo Creek is classified as warm water fishes protected use. Water bodies classified as warm water fishes possess a level of quality that supports fish species, flora, and fauna that are indigenous to a warm water habitat.

The Pennsylvania Department of Environmental Protection (DEP) lists the streams that are not achieving its designated use. In the Central Perkiomen Valley, the Perkiomen Creek, Schoolhouse Run, and the

Swamp Creek are considered impaired. There are many reasons that the DEP may classify the stream as impaired, for example, siltation and algal growth.

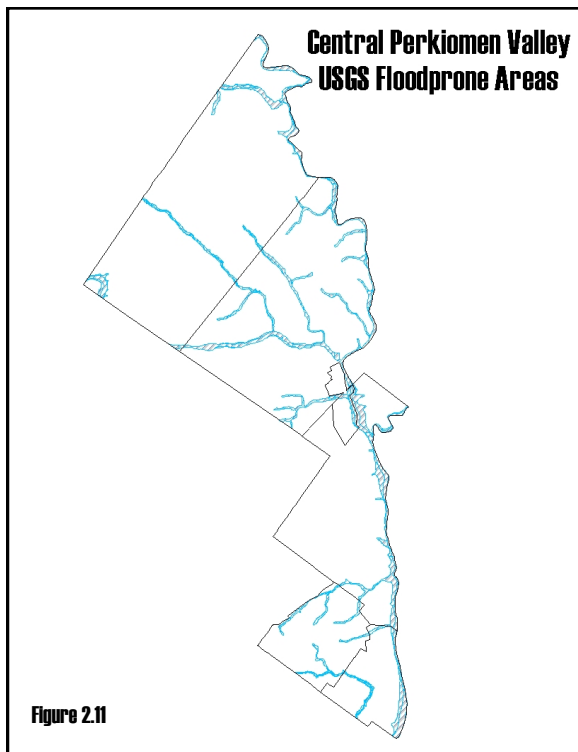
To improve the quality of these surface waters and better manage the impact of development on them, several plans are currently underway. They are:

- Swamp Creek Watershed Stormwater Management Plan
- Swamp/Scioto Sub-basin Integrated Resource Plan
- Lower Perkiomen Rivers Conservation Plan
- Upper Perkiomen Creek Watershed Conservation Plan

Stormwater management plans deal exclusively with the guidelines of Act 167. The Swamp/Scioto Sub-basin Integrated Resource Plan is a pilot program dealing with a comprehensive water resources study. Conservation plans allow for watersheds to apply for the Rivers Registry through the Department of Conservation and Natural Resources, which allows the communities within those watersheds to apply for funding.

Wetlands

As discussed under the soils section, wetlands are identified by the presence of hydric soils, surface water, and wetland vegetation. The National Wetlands Inventory (NWI), prepared by the U.S. Department of the



Interior, Fish and Wildlife Service, identifies wetlands of one acre in size and larger within Montgomery County. **Figure 2.10** shows the location of these wetlands. Although certain wetlands can be mitigated to allow for development, it is often a costly practice, disturbs wildlife, and can prove to be a maintenance problem for potential stakeholders.

Wetlands are found in the Swamp Creek and Lower Perkiomen Creek Watersheds. There are no wetlands in the Mingo Creek Watershed as designated on NWI maps.

In addition to using alluvial soils as a floodplain indicator, the United States Geological Survey (USGS) has identified areas considered to be flood-prone (**Figure 2.11**). Floodplain protection is important since development of the floodplain reduces the carrying capacity of a stream, increasing the height and destructive ability of floodwater, and prevents groundwater recharge. Preservation of stream corridors in a natural state is essential to flood protection efforts.

Preserved floodplains also offer opportunities for trails and other forms of recreation. For example, the Perkiomen Trail is located along the Perkiomen Creek Floodplain. A floodplain map shows that the floodprone areas primarily follow the Region's creeks and streams particularly along the Perkiomen Creek and the Swamp Creek. Wetlands and floodplains deter most kinds of development. These resources are protected by law and frequently by local ordinance. Permanent protection of these resources is needed because increased development pressure, new technology, and changes to legal interpretations can facilitate the destruction of these resources. Tools to protect wetlands and floodplains include zoning and subdivision and land development regulations.

Groundwater

Groundwater behaves much like surface water, flowing like a stream, only much slower. The quantity and quality of groundwater yields depends on the type of bedrock formation. The

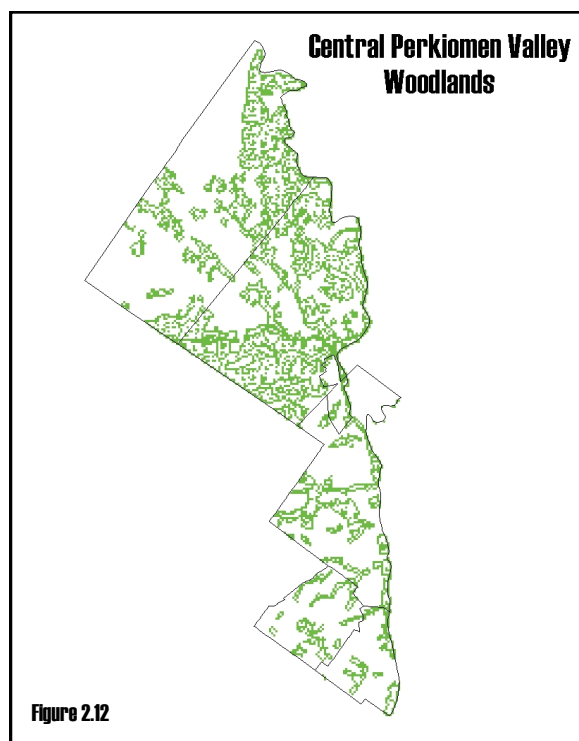
groundwater characteristics of each geology type is listed below:

Brunswick Shale. This is a relatively porous formation that is considered a reliable source of small to moderate quantities of groundwater. Brunswick shale has been reported to yield 100 gallons of water per minute from wells drilled more than 200 feet deep. However, groundwater yields from this formation are highly variable. Secondary openings such as joints and fractures are key to adequate groundwater flow.

Diabase. Diabase has some fractures near the surface that allow mineral absorption of water. Groundwater movement through diabase is slow and the formation is notorious for low well yields, having a median yield of five gallons per minute. However fracture zones, sometimes represented by stream valleys or gullies, provide the best locations for wells supplied by diabase aquifers.

Lockatong. This is a poor aquifer due to its porosity and permeability rates. Lockatong yields smaller water supplies for domestic use, 5 to 15 gallons per minute. The water from Lockatong can be highly mineralized and hard. Lockatong also has very poor septic absorption capacity.

Hornfels. Adjacent to the diabase intrusives, the shales of the Brunswick formation have been altered by contact metamorphism into dark, hard hornfels. As



would be expected, the groundwater reserves are small, sometimes less than diabase or Lockatong.

Groundwater is tapped as a source of drinking water and for industrial purposes when surface water is unavailable. Replenishment of groundwater occurs slowly as precipitation and stream water seep through the soil. Undeveloped, undisturbed land is essential to groundwater recharge. Vegetation slows runoff and retains precipitation where it falls, allowing it to soak into the soil rather than run off the surface. Impervious surfaces, such as roads, parking lots, and buildings,

prevent infiltration of precipitation and can reduce the amount of groundwater that replenishes streams during dry weather. Excessive impervious surface also creates flooding hazards because stormwater is concentrated and can dry wells and lead to insufficient aquifer recharge.

Woodlands

Large and small remnants of woodlands are scattered throughout the Central Perkiomen as a result of development and agricultural practices on a landscape that was once entirely forested. Concentrations of woodlands remain in areas that are protected parkland, too steep, too rocky, or too wet for farming. The largest concentration of woodlands according to aerial photographs in 1995 is in the area around Green Lane and Sunrise Mill, given that these areas are parks and have been preserved in much their natural state (**Figure 2.12**).

Woodlands and hedgerows serve many purposes, both functional and aesthetic. Woodlands prevent soil erosion, particularly in areas of steep slopes and shallow soils. In addition, woodlands provide habitat for wildlife and serve as buffers for streams and creeks. These riparian corridors also offer recreational and educational opportunities for residents. Equally as important, woodlands add to the aesthetic character of a region.

The species of tree found within woodlands depends on soil, slope, and orientation. Different species of trees attract different types of wildlife. As a result of the shorter period of

exposure to sunlight, soils on north-facing slopes tend to be cooler and moister than on south-facing slopes. Trees growing on north slopes tend to be softwoods such as pines and hemlocks. Trees on the warmer and drier south-facing slopes tend to be hardwoods (tulip, poplar, ash, and oak). In general, the more diverse the vegetation, the more animal species a woodland can support.

Appropriate vegetation improves water quality of water bodies by filtering pollutants in stormwater runoff before it reaches the creeks and streams. In woodlands, the understory and herbaceous cover help to stabilize the soil and significantly slow the rate of runoff, and decreases erosion and sedimentation, especially on steep slopes. Removal of the understory and herbaceous cover from steep slopes will lead to higher rates of runoff and can contribute to increased levels of downstream flooding.

Scenic Quality

The visual appeal of an area increases with the presence of green areas, vistas, and streams. Landmarks such as farms, forests, and rivers contribute to a community identity or sense of place. In the Central Perkiomen Valley, the Perkiomen Creek is one of the areas of scenic beauty. The preserved farms in the Region add to the rural character of the area. Nearby Spring Mountain, while not within the Region, is one important area that adds to the scenic quality of the area.

Unique Natural Features

The Nature Conservancy completed the Natural Areas Inventory in October 1995, and was updated in 2007. The inventory identifies sites within Montgomery County that contain the best and most unique natural habitats. Protection and proper management of these sites would further the preservation of biological diversity, certain endangered species, and high quality natural environments.

A site is designated as having statewide significance or local significance. The local sites do not include high quality natural communities. They also do not have any documented species of special concern although several of the areas have potential for rare species to occur. The Central Perkiomen Valley has a number of unique sites that are identified in the inventory. In some cases, these sites are preserved through the state, county, or local means. Those that aren't should be considered for preservation. The sites are as follows:

Sites of Statewide Significance by Watershed

Lower Perkiomen Creek

❖ *Deep Creek Reservoir Site* (Upper Frederick Township)

A small population of a plant of special concern was found at the edge of woodland and mowed field within the county's Upper

Perkiomen Valley Park. Late-season annual mowing may provide a balance of conditions that will help the population of this species to persist or expand. This site also contains a threatened aquatic plant in Deep Creek Lake. The use of herbicides, eutrophication, or beach clearing would be potential threats to this plant.

❖ *Deep Creek Woods* (Upper Frederick Township)

A poor population of rare sedge was documented here in 1989. Follow-up surveys are needed to determine if species are still present at the site. No management actions are suggested since viability of this population is poor.

❖ *Perkiomen Creek Floodplain* (Perkiomen Township)

A small population of an endangered plant was found in 1987. The floodplain forest habitat is marginal for this species but supports many other native floodplain species. Nonnative plants, such as garlic mustard, are a problem. The site also provides a buffer along the Perkiomen Creek.

Sites of Local Significance by Watershed

Lower Perkiomen Creek

❖ *Collegeville Floodplain* (Collegeville Borough)

This site, found south of Second Avenue along the Perkiomen Creek, is part of the county's *Central Perkiomen Valley Park*. The site is a

locally significant floodplain community comprised of woods, swales, and gravel bars. The canopy consists of sycamore, red maple, and box elder with a diverse herb layer including sedges, grasses, and wildflowers such as water lily, monkey-flower, forget-me-not, and stonecrop. The site serves as a buffer along the Perkiomen Creek but is impacted by runoff/nutrient input, ATVs, and clearing for adjacent development.

❖ *Goezel Road Seeps* (Upper Frederick Township)

This site is located east of the Hauck Road Marsh site and includes diabase seeps in forest land and wet meadows. The site supports locally interesting flora and has the potential to support species of special concern. Only a portion of the site was visited, and further surveys are recommended to better define the quality of the site.

❖ *Hauck Road Marsh* (Upper Frederick Township)

Located north of Perkiomenville Road, this site contains a small open marsh along a small stream and supports a variety of plant and animal life including birds, reptiles, amphibians, and odonates (dragonflies and damselflies). The site is characterized by tussock sedge, spikerush, willow-herb, goldenrod, and other sedges. Succession, nutrient input, and expansion of multiflora rose are potential threats to the site. Occasional use as pasture may have helped keep shrubs out.

❖ *Otts Road Floodplain*

(Perkiomen Township)

Located north of Maple Avenue, this small, locally significant floodplain with gravel bars along the Perkiomen Creek contains willow, sycamore, false nettle, and wildflowers such as cutleaf coneflower and sneezeweed. The existing forest cover should be maintained. Eliminating vehicle access would also help to restore the site's quality.

❖ *Pennypacker Park Meadow*

(Perkiomen Township)

Protected within a county historic site (Pennypacker Mills), adjacent to the Perkiomen Valley Watershed Association headquarters, the site is ideal for environmental education programs. It contains a diversity of native grasses and wildflowers (big bluestem, Indian grass, swamp milkweed, etc.) and provides good habitat for butterflies. The site is an excellent example of some of the management options available to parks. The current mowing regime – perhaps once a year in late fall – provides a cost savings while providing a very scenic and rich assemblage of native plants and butterflies.

Swamp Creek

❖ *Laughing Waters Hemlocks*

(New Hanover and Upper Frederick Townships)

This site includes older growth hemlocks on steep slopes along Swamp Creek within Laughing Waters Girl Scout Camp. Severe

erosion from heavy foot traffic is a threat to the longevity of the hemlock. Additional trail maintenance and rerouting of the high-use trails could help protect this natural area. The site also includes a young but healthy hardwood forest of sugar maple, shagbark hickory, and ash.

❖ *Scioto Creek Hemlocks*

(Upper Frederick Township)

This site includes a small but fairly intact hemlock forest with oaks and ash, shrubs such as maple-leaved viburnum, and a variety of wildflowers and ferns such as Christmas fern, Lady fern, and Spinulose woodfern. Some of the hemlocks and oaks are estimated to be around 100 years old, a rarity in this part of the country. Minimizing disturbance within the site can maintain this as an example of an older-growth forest in the County and help to protect the water quality of the Scioto Creek.

❖ *Swamp Creek at Sunrise Mill*

(Limerick and Lower Frederick Townships)

Fully encompassing the County's Sunrise Mill historic site, this site contains locally significant woodland (hemlock-hardwoods) and interesting flora in and along Swamp Creek, including a large population of Lizard's tail (*Saururus cernuus*). The site also provides good habitat for a variety of animal species such as damselflies and dragonflies, amphibians, and birds. Preserving the existing woodlands and streamside vegetation will help maintain the current species diversity.

Cultural Resources

Cultural amenities are some of the most valuable resources of a community. The man-made environment creates a reflection of the community's cultural heritage and serves to create a spirit unique to that community. Unfortunately, cultural resources are also some of the most vulnerable of a community. Suburban growth continues to spread and threaten the rural landscape along with the history and culture it brings to the community. The Central Perkiomen Valley has many cultural and historic amenities, including mills, bridges, farmsteads and railroad towns that are worth preserving. Efforts have been made both locally and regionally to preserve some of these sites. Some municipalities have purchased historic sites and preserved them as parks.

What follows is a list of cultural resources, by municipality (**Tables 2.3-2.8**), throughout the Central Perkiomen Valley Region. The information was gathered from local comprehensive and open space plans, *The Montgomery County Inventory of Historic and Cultural Resources*, the Clio Group's inventory of Montgomery County's historical sites and input from local historical societies. **Figures 2.13 through 2.18** indicate the site locations for each municipality.

Table 2.3

Collegeville Borough Regional Cultural Resources

Map Number	Site	Date	Description
1	Perkiomen Bridge - Ridge Pike	c. 1799	Built in the 1790s at a dangerous ford in the river. The bridge is the oldest stone arch bridge in the country.
2	Perkiomen Bridge Hotel - Main St. and Rt. 29	c. 1701	Edward Lane built the hotel. It is said that it is the oldest hotel in operation in the country.
3*	Schuylkill Valley Tractionco Power House - 45 First Ave.		
4*	Collegeville Mills	c. 1708	Located on Route 29, this was the first mill on the Perkiomen Creek and was built by Edward Lane. The mill is no longer there.
5	Collegeville Railroad Station	1880s	Located on Main Street, the station was built in the 1880s to replace an 1868 structure. This building was demolished.
6	Andrew Todd Homestead - 801 Main St.	Mid-18th Century	Built by Andrew Todd, it was on the 28-mile marker from Philadelphia. Todd established the first school in Collegeville, where Ursinus College is currently located. The building now owned by Ursinus is now called Isenberg Hall.
7	Monument to Pennsylvania Female College		Located at the end of Glenwood Avenue, the monument is on the site that was the Pennsylvania Female College, the first accredited women's college started in 1851.
8	Fircroft Hall - 940 Main St.	c. 1840	Currently used as a dormitory for Ursinus College, this house was built by Abraham Hunsicker circa 1840.
9	Clamer Hall - 409 Main St.	c. 1890	Currently used as a dormitory for Ursinus College, this house was built by Francis G. Clamer circa 1890.
10	Fetterolf House - 554 Main St.	c. 1800	This building was one of the original farmhouses in the area.

For various reasons, those sites marked by a number and asterisk (e.g., 20*) have not been identified on the maps.

Collegeville Borough Historical and Cultural Resources

Historic Resources
 ☆ Property Listed on National Register
 ● Local Resource



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Figure 2.13

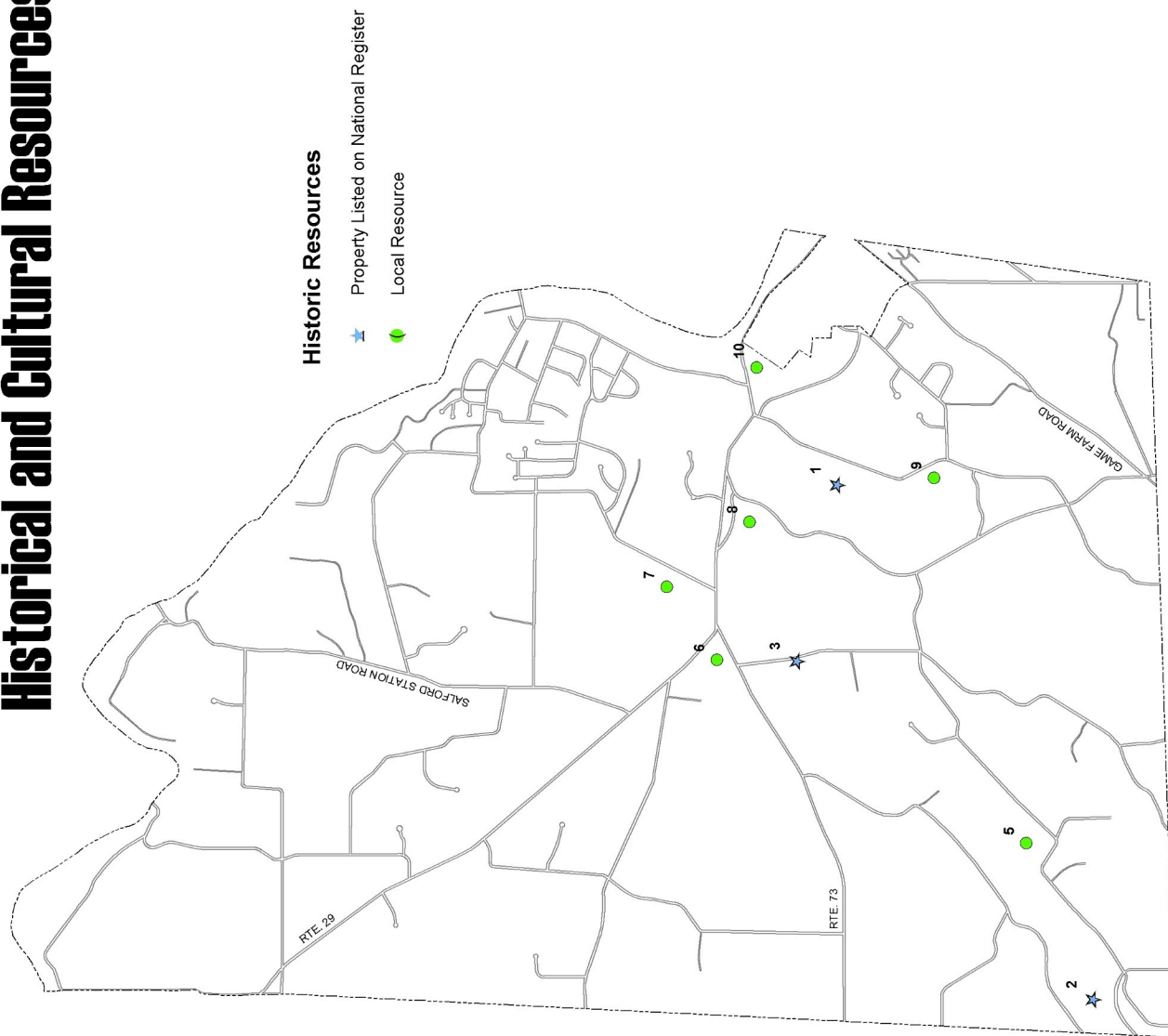
Table 2.4

Lower Frederick Township Regional Cultural Resources

Map Number	Site	Date	Description
1	Knerr Log House	c. 1750	Located on Meng Road, south of Routes 29 and 73, it is considered to be an excellent example of a Germanic log dwelling.
2	Sunrise Mill		Owned by Montgomery County
3	Gerloff Road Bridge		Over Swamp Creek
4*	Old Perkiomen Copper Mine		Bounded roughly by Swamp Creek, Mine Run, Perkiomen.
5	Charles Steffey Farm	House c. 1805 Barn c. 1740	Located on Yerger Road near Rynafor Road
6	Colonial Inn	c. 1840	Located at Routes 29 and 73 in Zieglerville. Demolished in 2004.
7	Underkoffler Graveyard		Located on Zieglerville Road north of Route 29.
8	Ziegler House	c.1785	Located on Old Gravel Road at the Swamp Creek. The house was built by Andrew Ziegler, for whom Zieglerville is named.
9	Meng Homestead		Located on Meng Road.
10	Weldon House	c. 1800	Located on Gravel Pike. It is still in use as a restaurant and tavern.

For various reasons, those sites marked by a number and asterisk (e.g., 20*) have not been identified on the maps.

Lower Frederick Township Historical and Cultural Resources



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Scale: 0 1,200 2,400 4,800 Feet
 Date map prepared: March 2002

Figure 2.14

Table 2.5

Perkiomen Township Regional Cultural Resources

Map Number	Site	Date	Description
1*	Otts Greenhouse - 861 Gravel Pike		
2*	Pawling House and Barn - 729 Gravel Pike		
3*	Pawling/Reiff/Koons House - 842 Gravel Pike		
4	Pennypacker Mansion and Pennypacker Mills Park - 5 Haldeman Rd.	c. 1890	Associated with George Washington and his troops, residence of Samuel Pennypacker (1843-1917). The house was constructed in 1890, in Dutch Mennonite farmhouse style.
5	Pennypacker Mills		Grist mill, saw mill, fulling mill, maybe a country store.
6*	Village of Rahns, Historic District - 5-359 Gravel Pike; 189-465 Bridge St.; 50-307 Centennial Rd.		
7*	Reiff/Landis House - 781 Gravel Pike		
8*	Skippack Pike Bridge		
9	Keely's Cemetery	1750s Last half	
10	DuBois Farm	18th Century	House c. 1781

For various reasons, those sites marked by a number and asterisk (e.g., 20*) have not been identified on the maps.

Perkiomen Township Historical and Cultural Resources



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Scale: 0 1,200 2,400 4,800 Feet
 Date: Map prepared November 2002

Figure 2.15

Table 2.6
Schwenksville Borough Regional Cultural Resources

Map Number	Site	Date		Map Number	Site	Date
A1	131 State Game Farm Road	Earlier than 1870		D1	709 Main Street	1895 - 1918
A2	130 State Game Farm Road	Earlier than 1870		D2	693 Main Street	1895 - 1918
A3	729 Main Street	Earlier than 1870		D3	679 Main Street	1895 - 1918
A4	700 Main Street	Earlier than 1870		D4	609 Main Street	1895 - 1918
A5	51 Park Avenue	Earlier than 1870		D5	526 Main Street	1895 - 1918
A6	637 Main Street	Earlier than 1870		D6	315/317 Main Street	1895 - 1918
A7	623 Main Street	Earlier than 1870		D7	265 Main Street	1895 - 1918
A8	626 Main Street	Earlier than 1870		D8	79 Montgomery Avenue	1895 - 1918
A10	595 Main Street	Earlier than 1870		D9	150 Perkiomen Avenue	1895 - 1918
A11	585 Main Street	Earlier than 1870		D10	251 Perkiomen Avenue	1895 - 1918
A12	565 Main Street	Earlier than 1870		D11	151/153 Second Street	1895 - 1918
A13	549/551 Main Street	Earlier than 1870		D12	190 Second Street	1895 - 1918
A14	541 Main Street	Earlier than 1870		D13	150 Third Street	1895 - 1918
A15	519 Main Street	Earlier than 1870		D14	291 Second Street	1895 - 1918
A16	566 Main Street	Earlier than 1870		D15		
A17	365 Main Street	Earlier than 1870		D16	250 Centennial Street	1895 - 1918
A18	209 Main Street (149 Maple Street)	Earlier than 1870		D17	340 Centennial Street	1895 - 1918
A19	140 Main Street	Earlier than 1870		D18	360 Centennial Street	1895 - 1918
A20	128 Main Street	Earlier than 1870		D19	380 Centennial Street	1895 - 1918
A21	115 Main Street	Earlier than 1870		E1	1005 Main Street	1919 - 1945
A22	91 Main Street	Earlier than 1870		E2	1003 Main Street	1919 - 1945
A23	49 Main Street	Earlier than 1870		E3	1001 Main Street	1919 - 1945

B1	636 Main Street	1871 - 1876	E4	991 Main Street/Boulevard Avenue	1919 - 1945
B2	576 Main Street	1871 - 1876	E5	989 Main Street/Boulevard Avenue	1919 - 1945
B3	180 Centennial Street	1871 - 1876	E6	987 Main Street/Boulevard Avenue	1919 - 1945
B4	160 Centennial Street	1871 - 1876	E7	983 Main Street/Boulevard Avenue	1919 - 1945
B5	140 Centennial Street	1871 - 1876	E8	929 Main Street/Boulevard Avenue	1919 - 1945
B6	337 Main Street	1871 - 1876	E9	925 Main Street/Boulevard Avenue	1919 - 1945
B7	293 Main Street	1871 - 1876	E10	737 Main Street/Boulevard Avenue	1919 - 1945
B8	279 Main Street	1871 - 1876	E11	733 Main Street	1919 - 1945
B9	251 Main Street	1871 - 1876	E12	735 Mountain View Avenue	1919 - 1945
B10	100 Main Street	1871 - 1876	E13	814 Mountain View Avenue	1919 - 1945
B11	96 Main Street	1871 - 1876	E14	93 Woodland Avenue	1919 - 1945
B12	84 Main Street	1871 - 1876	E15	94 Woodland Avenue	1919 - 1945
B13	85 Main Street	1871 - 1876	E16	95 Woodland Avenue	1919 - 1945
B14	78 Main Street	1871 - 1876	E17	97 Woodland Avenue	1919 - 1945
B15	70/68 Main Street	1871 - 1876	E18	110 Woodland Avenue	1919 - 1945
B16	60 Main Street	1871 - 1876	E19	920 Summit Avenue	1919 - 1945
C1	719 Main Street	1877 - 1894	E20	913 Summit Avenue	1919 - 1945
C2	646/656 Main Street	1877 - 1894	E21	908 Summit Avenue	1919 - 1945
C3	616 Main Street	1877 - 1894	E22	906 Summit Avenue	1919 - 1945
C4	556 Main Street	1877 - 1894	E23	904 Summit Avenue	1919 - 1945
C5	546 Main Street	1877 - 1894	E24	902 Summit Avenue	1919 - 1945
C6	536 Main Street	1877 - 1894	E25	808 Summit Avenue	1919 - 1945
C7	487 Main Street	1877 - 1894	E26	Borough Authority	1919 - 1945
C8	449/451 Main Street	1877 - 1894	E27	100 Highland Avenue	1919 - 1945

C9	351 Main Street	1877 - 1894	E28	710 Mine Hill Road	1919 - 1945
C10	233 Main Street	1877 - 1894	E29	720 Mine Hill Road	1919 - 1945
C11	250 Main Street	1877 - 1894	E30	722 Mine Hill Road	1919 - 1945
C12	192 Main Street	1877 - 1894	E31	Borough Authority/809 Mine Hill Road	1919 - 1945
C13	176 Main Street	1877 - 1894	E32	131 Walnut Street	1919 - 1945
C14	187 Main Street	1877 - 1894	E33	145 Walnut Street	1919 - 1945
C15	163 Main Street	1877 - 1894	E34	415 Main Street	1919 - 1945
C16	139 Main Street	1877 - 1894	E35	421 Centennial Street	1919 - 1945
C17	77 Main Street	1877 - 1894	E36	460 Centennial Street	1919 - 1945
C18	75 Main Street	1877 - 1894	E37	480 Main Street	1919 - 1945
C19	65 Main Street	1877 - 1894	E38	390 Main Street	1919 - 1945
C20	63 Main Street	1877 - 1894	E39	160 Main Street	1919 - 1945
C21	55 Main Street	1877 - 1894	E40	97 Main Street	1919 - 1945
C22	39/41 Main Street	1877 - 1894	E41	31 Main Street	1919 - 1945
C23	54 Main Street	1877 - 1894	E42	80 Second Street	1919 - 1945
C24	48 Main Street	1877 - 1894	E43	191 Second Street	1919 - 1945
C25	61 Montgomery Avenue	1877 - 1894	E44	211 Second Street	1919 - 1945
C26	73 Montgomery Avenue	1877 - 1894	E45	250/252 Second Street	1919 - 1945
C27	150 Second Street	1877 - 1894	E46	272 Second Street	1919 - 1945
C28	170 Second Street	1877 - 1894	E47	111 Third Street	1919 - 1945
C29	188 Second Street	1877 - 1894	E48	171 Third Street	1919 - 1945
C30	251 Perkiomen Avenue	1877 - 1894	E49	300 Perkiomen Avenue	1919 - 1945
C31	109/111 Second Street	1877 - 1894	E50	315 Perkiomen Avenue	1919 - 1945
C32	227 Second Street	1877 - 1894	E51	345 Perkiomen Avenue	1919 - 1945
C33	243 Second Street	1877 - 1894	E52	375 Perkiomen Avenue	1919 - 1945

C33	243 Second Street	1877 - 1894	E52	375 Perkiomen Avenue	1919 - 1945
C34	224 Second Street	1877 - 1894	E53	121 Fourth Street	1919 - 1945
C35	259 Second Street	1877 - 1894	E54	666 Main Street	1919 - 1945
C36	275 Second Street	1877 - 1894			
C37	300 Second Street	1877 - 1894			
C38	350 Second Street	1877 - 1894			
C39	350 Third Street	1877 - 1894			
C40	280 Centennial Street	1877 - 1894			
C41	420 Centennial Street	1877 - 1894			
C42	440 Centennial Street	1877 - 1894			
C43	341 Cherry Street	1877 - 1894			
C44 C45	251 Centennial Street/280 Walnut Street	1877 - 1894			
C46	220 Walnut Street	1877 - 1894			

Schwenksville Borough Historical and Cultural Resources

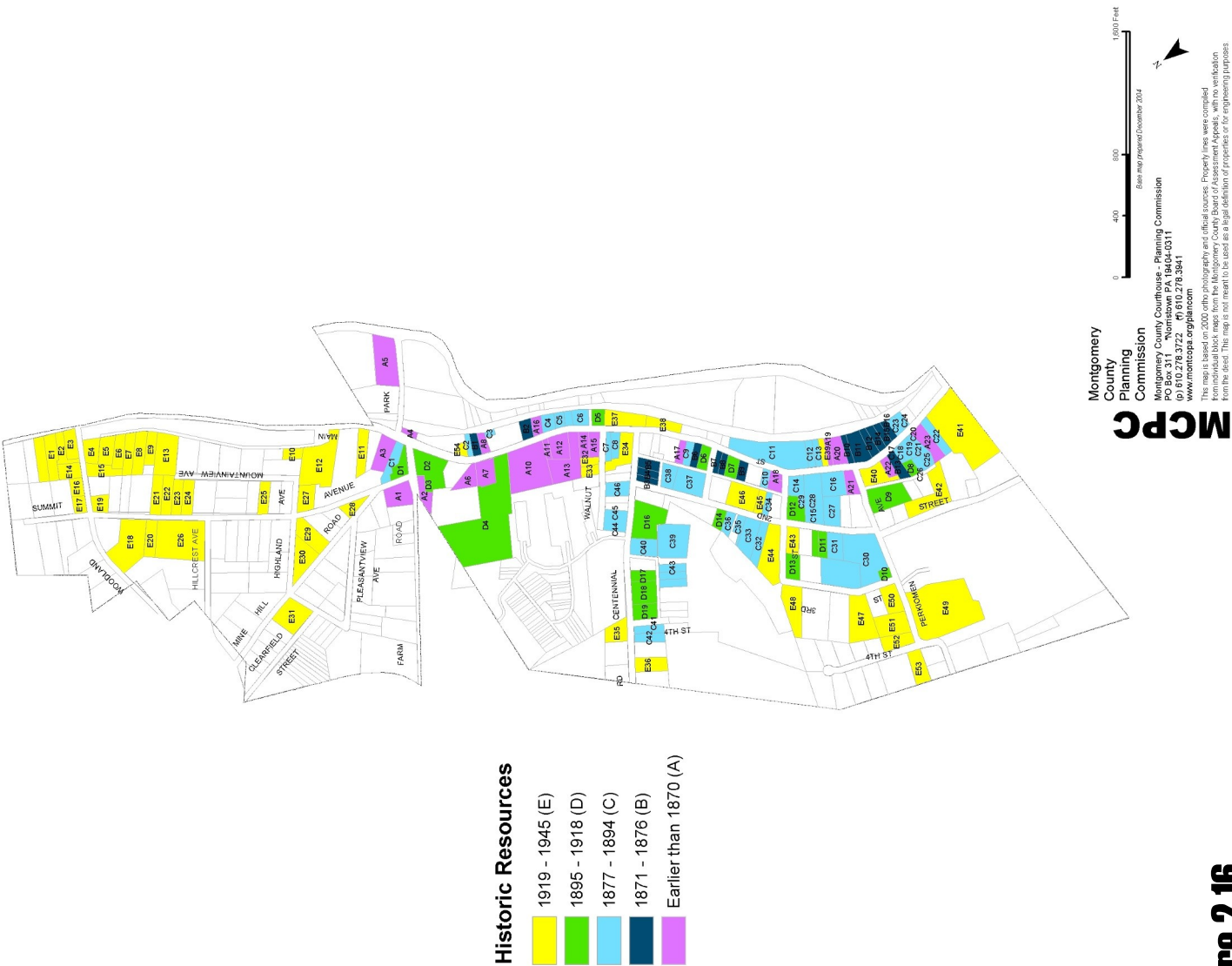


Figure 2.16

Table 2.7

Trappe Borough Regional Cultural Resources

Map Number	Site	Date	Description
1	Jacob Garber House - 755 College Ave.	c. 1815	Built by Henry Derr and purchased by Jacob Garber in 1871.
2	Muhlenberg House and farmstead - E. Seventh Ave.	c. 1745	Built in 1745 by Dr. Heinrich Melchoir Muhlenberg.
3	Augustus Lutheran Church and Cemetery - E. Seventh Ave. and Main St.	c. 1743	Built under the direction of Dr. Muhlenberg in the Pennsylvania German style. It is the oldest unchanged Lutheran Church in America.
4	Lamb Hotel - 724 Main St.	c. 1750	A three-story stone building which was previously a hotel and tavern. George Washington stayed here travelling at the time of the Whiskey Rebellion
5	Old Trappe House - 704 Main St.	c. 1835	Mansion and store of Judge Joseph Royer. Now used as apartments.
6	Washington Hall - 550 Main St.	c. 1830	Established as Washington Hall Collegiate Institute in 1830; the current building was erected in 1854.
7	Abraham Treichler House - 504 Main St.	c. 1852	
8	George Hagey House - 412 Main St.	c. 1835	Mr. Hagey was a famous clockmaker.
9	Trappe Tavern (Fountain Inn) - 418 Main St.	c. 1790	The Mingo Express Horse Company was established here in 1836.
10	Henry Prizer School House - 364 Main St.	c. 1830	This building was used as a school as early as 1830.
11	Henry Prizer House - 360 Main St.		
12*	David Dewees Mansion/St. Luke's Cemetery - 303 Main St.	c. 1795	The mansion is the current headquarters of the Trappe Historical Society. The cemetery is adjacent to the Wismer farm.
13*	Daniel Fry Store and Homestead	c. 1845	Route 113 and Main Street.
14*	Williard House - 212 Main St.	c. 1860	
15*	St. Luke's United Church of Christ - 200 Main St.	c. 1742	The congregation was founded in 1742 by John Phillip Boehm. The present church was erected in 1874.
16*	Muhlenberg House	c. 1739	Dr. Muhlenberg resided here from 1776-1787. Supplies were stored in the cellar for the Continental Army in 1777. It is now used as a conference and leadership center.
17*	Keystone Grange Hall	c. 1849	The second grange organized in Pennsylvania, in 1873
18*	Frederick Augustus Muhlenberg House and Store - 151 Main St.	c. 1745	Built by Johannes Reidt. Muhlenberg purchased it in 1871. Muhlenberg was a Lutheran clergyman, the first judge of the Montgomery County Courts, and the first speaker of the Pennsylvania House of Representatives.
19*	Old Toll-Gate House - 14 Main St.	c. 1784	Originally an inn, this house was connected with events during the Revolutionary War. It was also used as a toll house on the Philadelphia & Reading Turnpike in the early 1800s.
20*	Senator Lewis Royer House - 96 East Third Ave.		It is presently the farmhouse owned by Matthew Wismer.
21*	Leonard Spare Homestead - 250 East Third Ave.		
22*	Farmhouse - 300 West Third Ave.		This farmhouse is typical for early 1800s farmhouses. One of its owners was Abraham Hunsicker, who purchased it in 1830 and helped found Freeland Seminary (the predecessor of Ursinus College).
23*	Dewees Tavern and Dwelling - 301-307 Main St.		
24*	Village of Trappe, Historic District - 151-724 Main St.; 18-24 East Third Ave.; 20-60 West Fifth Ave.		

For various reasons, those sites marked by a number and asterisk (e.g., 20*) have not been identified on the maps.

Trappe Borough Historical and Cultural Resources



Historic Resources

- ★ Property Listed on National Register
- ▲ Eligible or Recommended for National Register Listing
- Local Resource

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Figure 2.17

Table 2.8

Upper Frederick Township Regional Cultural Resources

Map Number	Site	Date	Description
1	John Englehardt Homestead	Early 18th Century	The home is considered to be important based on its Germanic/Georgian architectural styles and for the level bottom barn on the property.
2	Conrad Grubb Homestead	c. 1754	Three room house typical of Germanic-Pennsylvania style. Site of a home weaver.
3	Henry Antes House	c. 1736	Religious services and school
4*	Bridge at Swamp Creek at Fagleysville Road		
5	George Nyce House		Georgian home built in stone. Home to one of Montgomery County's earliest industrialists.
6*	Fenton Russell House	c. 1745	Stone house with wide plank floors, long beam supports, and hardwood doors.
7	Dodderer Homestead	c. 1745	Germanic log house with a stone addition. Currently a private residence.
8	The Frederick Mennonite Home	c. 1855	Originally built as the Frederick Institute. It was used as a school until it became the Mennonite Home in 1867.
9	The Perkiomenville Hotel	c. 1820	Tavern and meeting place.
10*	Gerloff Road Bridge		
11*	Leidy Graveyard - Neiffer Rd.		
12	St. Luke's Lutheran Church (Keeler's Union Church)		Still used today.
13*	2 archaeological sites		
14	Bertolet's Mennonite Meeting House - Colonial Rd., one mile west of Rt. 73		
15*	County Bridge No. 106 Colonial Rd.		
16*	Falkners Swamp Rural Historic District		
17	Georg Michael Kuntz Homestead - Swamp Rd. at Township Line		
18*	Jan Neuss Log House - Colonial Rd. near Rt. 73		
19*	Rahn Hotel - 1840 Perkiomenville Rd.		
20*	Sunrise Mill - Neiffer and Swamp Creek Rds.		
21*	Christian Stettler House		2 1/2 story German log house.
22	Zuber-Schwenk Cemetery (Zieber) - Faust Rd.		
23	Bertolet Burying Ground - Colonial Rd.		
24	Antes and Shalkop Families Burying Plot - Hildebeitel Rd.		
25	Union Cemetery Association of Keeler's Church - Neiffer Rd.		
26	Leydich Burial Ground (and Koons), (Leidys) - Keyser Rd.		
27	Single Grave of William Howe - Snyder Rd.		

For various reasons, those sites marked by a number and asterisk (e.g., 20*) have not been identified on the maps.

Upper Frederick Township Historical and Cultural Resources



Figure 2.18

Goals & Objectives



Where We Were...
Where We Are ...
Where We Are Going...



The Central Perkiomen Valley possesses a unique heritage from its rich farmland to its historic villages and boroughs. From its early days, the Valley played an important role in the Region through its support of the City of Philadelphia. The extension of the railroad from Philadelphia outward was a major catalyst in the development of the Region's boroughs. In the early days of the rail, residents from Philadelphia would travel to the serene communities of the Central Perkiomen Valley to vacation along the Perkiomen Creek. The Valley's boroughs developed in response to these travelers, as inns, taverns, and retail establishments began to dot the Valley's landscape. Eventually, as transportation infrastructure developed and permanent residents began to outnumber tourists, the Valley began to develop its own schools, industries, and housing. More recently, as transportation and municipal infrastructure expanded, the boroughs became largely built out and development, particularly residential, surged in the Townships.

This exponential growth had to be managed by the Region as a way to combat sprawl. New residential developments seemed to spring up overnight as farmland was cleared to make way for more homes and communities kept on growing. The effect of this growth on the valley was clear and required intervention on the part of local officials to mitigate the negative impacts such as traffic congestion, crowded classrooms and school facilities, and stormwater runoff and erosion.

Additionally, although growth was occurring, it was unbalanced. There was

relatively little commercial development in the Region to offset the cost of services to all of the new residents. As commercial square footage blossomed in neighboring townships, commercial development in the Central Perkiomen Valley remained decidedly small-scale. The largest shopping centers in the Region



Henry Muhlenberg House

are located in Trappe and Collegeville Boroughs. Most of the rest of the commercial development exists along the Main Streets and villages of the Region and is really only there to service the immediate neighborhoods. The focus on residential development has also limited the industrial sector of the Region, leaving only a few sites that the municipalities can rely on for ratable development.

Currently, the residential building boom has stalled, registration of school students has leveled off, and many of the businesses that were located in the Region have closed or decamped

for more high-profile destinations. This is the result of a combination of a number of factors, including a sluggish economy, changing demographics, and new demands on the marketplace. Further, the areas of the Region where most of the growth of the past 30 years has occurred have become almost built out, with relatively little land left to develop. The question becomes not how will the Region

manage growth, but how will the Region manage a lack of growth? It is the mission of the Central Perkiomen Valley Regional Planning Commission to help its member municipalities meet these challenges and to build a new vision for the Region.

This plan will focus on economic development, rethinking the assumptions that have guided the past few decades of growth, innovating new strategies to adapt to changing circumstances, ensuring a high quality of life and environmental stability for all residents, marketing the Region for appropriate development in appropriate locations, and capitalizing on the Region's resources, particularly its geographic location, open space, waterways, and historic amenities. The overall goal of this plan will be to identify the tools, techniques, and strategies that will help the member municipalities to flourish and prosper in difficult economic times as well as good.

Goals and Objectives

Housing Goal

Future residential development will be better managed to respond to the changing market and demographic profile of the Region. Housing needs will be addressed with specific attention being paid to redevelopment of the older boroughs and villages, where existing

services, infrastructure, and walkable business districts make the areas more attractive to future residents. This policy will also assist in the preservation of open space and natural resources through the use of a Transfer of Development Rights program and other innovative strategies.

Objectives:

- ◆ Concentrate new development in designated growth areas.
- ◆ Encourage development on specific sites in the Borough Conservation and Designated Growth Areas.
- ◆ Encourage a compatible transition between existing villages and adjacent areas through open space, pedestrian connections, and design standards.
- ◆ Ensure that new development protects and preserves the Region's existing rural character through innovative growth management techniques.
- ◆ Encourage new housing developments that foster a sense of place and promote a pedestrian-friendly environment with connections to destinations and neighboring development.
- ◆ Encourage infill housing to include a mix of residential and commercial uses and to be architecturally compatible with the surrounding neighborhood.

This multi-municipal plan specifically intends to:

- ◇ **Ensure that the Region grows smarter and that there is better management of future development.**
- ◇ **Encourage more livable communities that retain their unique character.**
- ◇ **Encourage investment in open space.**
- ◇ **Promote regional economic development.**
- ◇ **Encourage a more efficient transportation system.**
- ◇ **Promote responsible integration of historical, cultural and natural amenities with new development.**

- ◆ Retain existing historic housing either for residential use or another compatible use, especially in the villages and boroughs.
- ◆ Promote orderly and diversified residential development that is reflective of local needs and regional growth trends.
- ◆ Market the Region to developers as a prime location for mixed-use development in the appropriate areas.
- ◆ Meet fair share requirements as a region.

Commercial and Retail Goal

Future commercial and retail development will recognize the value of the Region's historic "Main Streets," as well as the constantly changing commercial and retail needs of its residents and visitors. As the demographic profile of the Region changes, the Plan will encourage economic vitality in the older boroughs and villages in order to face those changes and meet the current and future commercial and retail needs of the Central Perkiomen Valley.

Objectives:

- ◆ Serve the local shopping needs of the Central Perkiomen Valley residents and visitors.
- ◆ Preserve, protect, and enhance existing commercial areas in the boroughs and townships.
- ◆ Focus commercial development onto specific sites in the boroughs, villages, and growth areas that are appropriate for different types of commercial uses.
- ◆ Limit the amount of new commercial and retail development outside of established areas.
- ◆ Assist member municipalities with marketing efforts to lure prospective commercial enterprises into appropriate locations.

Office Goal

Future office development in the Region will recognize the ever-changing global business environment and the changing demographic profile of the Region. The Plan will encourage office and administrative center development in appropriately zoned districts with existing supportive infrastructure and amenities, particularly in the Boroughs and villages throughout the Valley.

Objectives:

- ◆ Enhance the tax base of the Region with increased office development.
- ◆ Provide employment opportunities for residents of the Central Perkiomen Valley.
- ◆ Provide office space that meets the needs of a range of users.
- ◆ Recognize the value of open space and public amenities to employers and employees and designate areas for development that are located in close proximity and connected to such amenities.
- ◆ Encourage the redevelopment of commercial sites throughout the Region into sites with a mix of uses.
- ◆ Provide new commercial opportunities related to the Perkiomen Creek and Trail.
- ◆ Encourage infill development that builds on the Valley's assets such as Ursinus College, Spring Mount, the Perkiomen Trail, and its historic resources.



Trappe Center

- ◆ Encourage high-quality office and administrative center development within appropriate areas in coordination with existing infrastructure.
- ◆ Assist member municipalities to market the Region with appropriately sited development.

Industrial and Light Manufacturing Goal

Future industrial and light manufacturing development will recognize the benefits of locating within areas of existing infrastructure. New industries will be directed toward the reuse and redevelopment of existing buildings. Additionally, the retention and expansion of existing industries will be strongly encouraged.

Objectives:

- ◆ Enhance the tax base within the Region.
- ◆ Provide employment opportunities for a changing population.
- ◆ Recognize the relationship between economic success and the attractiveness and vitality of the Region.
- ◆ Encourage new industrial and light manufacturing uses in designated areas with existing supportive infrastructure.
- ◆ Recognize the needs (e.g., technological requirements, a well-trained and skilled labor force,

infrastructure) of industries within a changing global business environment.

- ◆ Promote the adaptive reuse of older industrial facilities that is appropriate to the existing infrastructure and to the surrounding area.
- ◆ Promote clean, attractive, and environmentally friendly industrial and light manufacturing uses.
- ◆ Assist member municipalities with marketing efforts that attempt to attract new industrial uses, where appropriate.

Open Space and Recreation Goal

Future open space and recreation development will occur in an integrated manner consistent with existing areas of open space and recreation. The addition of future open space and recreation amenities will contribute to the overall social, economic, and environmental well-being of the Region.

Objectives:

- ◆ Coordinate open space and recreational opportunities among the six Central Perkiomen Valley municipalities and encourage connections between open space and recreation facilities across municipal borders.
- ◆ Coordinate a regional system of community parks, significant natural areas, and preserved open space all

interconnected by a green network of trails and streams.

- ◆ Encourage the creation of linkages between public open space and the Perkiomen Trail to establish a continuous regional trail network.
- ◆ Encourage connections between residential and commercial areas to recreation and open space areas.
- ◆ Develop and improve existing parkland within the Region.
- ◆ Develop active and passive recreational opportunities within the Region.



Perkiomen Trail—Collegeville Borough

- ◆ Enhance the natural environment and existing streetscapes.
- ◆ Continue to implement the open space and recreation goals of the municipal Open Space plans.
- ◆ Actively pursue resources to preserve open space in the Region.

- ◆ Encourage a more comprehensive understanding of the economic value of open space and recreation within the Region.
- ◆ Examine innovative methods and flexible design standards that will help to retain the Region's rural character.
- ◆ Take advantage of recent opportunities for open space acquisition and development of new, interconnected open space and recreation facilities.

Natural and Historic Resource Protection Goal

Future natural and historic resource protection will play a vital role in the vitality of the Region. Natural and historic resources are assets, which will be integrated into new community designs to create more compatible development and a high quality of life. These resources will also act as catalysts in bringing new economic opportunities to the Region.

Objectives:

- ◆ Protect existing groundwater resources.
- ◆ Preserve and protect environmentally sensitive areas and natural resources including woodlands, stream valleys, wetlands, floodplains, watersheds, groundwater recharge areas, steep slopes, scenic vistas, vegetation, and wildlife.

- ◆ Protect the natural features of the Region's watersheds and their tributaries, particularly the Perkiomen Creek.
- ◆ Protect all municipalities within the same watershed from impacts of improper development.
- ◆ Continue to implement the natural resource goals of the municipal Open Space plans.
- ◆ Preserve and protect the Region's historic assets as symbols of its unique identity and character.
- ◆ Maintain and enhance the Region's historic villages and boroughs as regional focal points.
- ◆ Identify and encourage the preservation of lands, sites, and structures that have archaeological and/or historic significance.
- ◆ Establish land use recommendations that take into consideration the conservation and responsible use of the Region's resources.
- ◆ Promote community involvement through educational programs that take advantage of natural and historic resources, such as historic walking tours, natural resource education workshops, and volunteer opportunities.

- ◆ Work as a region to take advantage of recent opportunities to acquire and preserve existing historic and natural resources.

Agriculture Goal

Future planning will focus on the important role that agriculture has and continues to play in the Region. Agriculture will be encouraged and supported as a viable industry.

Objectives:

- ◆ Encourage permanent preservation through participation in County and State agricultural programs.
- ◆ Encourage local programs to link preserved and unpreserved farms with supportive industries, such as farmers markets and food co-ops that help to maintain the viability of local agriculture.



Alfalfa Farm—Upper Frederick Township

- ◆ Limit new development in designated agricultural areas.
- ◆ Promote the use of preserved farms as educational assets, including farm tours and volunteer opportunities.
- ◆ Work with member municipalities to take advantage of recent opportunities to acquire and preserve agricultural resources.

Transportation Goal

Future transportation developments will be integrated with existing systems to create a coordinated transportation network. The future transportation network will be more responsive to the context of local conditions, taking a balanced and sustainable approach consisting of a variety of transportation options.

Objectives:

- ◆ Identify problematic traffic areas and develop mitigation strategies that enhance community livability.
- ◆ Encourage sidewalks in new development where appropriate.
- ◆ Improve pedestrian and bicycle mobility access for all residents from residential areas to parks, open space, and commercial and employment centers.
- ◆ Explore mass transit options.

- ◆ Encourage shared parking and centralized parking facilities in established commercial areas.
- ◆ Support the use on on-street parking wherever appropriate as a traffic calming element, a design aspect, and a parking solution for areas with limited space for public parking lots.
- ◆ Promote flexible design standards that place a priority on integrating with and improving upon existing conditions.

Community Facilities Goal

Future community facilities will be properly developed and located. The Region will serve the needs of current and future residents regarding public sewer and water systems, emergency services, schools, and library facilities.

Objectives:

- ◆ Encourage the sharing of municipal services and facilities.
- ◆ Use public sewer and water systems efficiently by extending these systems only within growth areas, unless otherwise noted in this Plan.
- ◆ Protect surface water quality and ensure sufficient water supply by using public sewer and water systems effectively.

- ◆ Support existing emergency services and extend and improve their capacities to serve a growing population.
- ◆ Cooperate with the school districts and public libraries to encourage appropriate locations for new or expanded facilities.

Open Space



Introduction

Residents and visitors alike have long been drawn to the natural beauty and serene environment of the Central Perkiomen Valley. Beginning with visitors from Philadelphia traveling via the Pennsylvania-Reading Railroad to the Valley for weekend and summer vacations to today's visitors enjoying the amenities of the Perkiomen Trail; people have long enjoyed the open spaces and recreational opportunities offered by the Central Perkiomen Valley. Recognition of the importance of preserving the Region's open space and the rural character of the Central Perkiomen Valley is at the forefront of this Plan.

With the ability of regional planning to define growth and non-growth areas, the Region will be better equipped to preserve open space for the provision of recreational opportunities, the protection of significant natural features, including agricultural lands, and the creation of connections between larger areas of open space. This chapter identifies and describes the open space, parkland, and recreational areas of the Central Perkiomen Valley, how they relate to one another and recommendations for increasing the amount, function, and value of open space.

Additionally, the chapter will examine the priorities of each Future Land Use Category with regard to the preservation of open space. By following the recommendations of the Plan, the Perkiomen Valley has the opportunity to create a wealth of recreational opportunities,

including trails and parkland for active and passive recreation, as well as considerable natural resource protection.

Open Space in the Central Perkiomen Valley

Of the Central Perkiomen Valley's 24,955 acres, 19.5% or approximately 4,741 acres are dedicated to public and private open space, with the majority, or 14.1%, being dedicated to public open space. Much of the public open space in the Region exists as trails and parkland. Of the private open space, the majority is associated with residential housing developments, with smaller pieces dedicated to camps and private clubs.

There are several larger areas of public open space in the Region, specifically the lands associated with Green Lane Park in Upper Frederick Township, Pennypacker Mills in Perkiomen Township, and the Perkiomen Trail that extends the length of the Region. These areas, particularly the Perkiomen Trail will aid in providing open space connections and destinations with the Region.

Existing Features

Figure 4.1 displays areas of existing public and private open space in the Central Perkiomen Valley Region. Additionally, the map details existing trails and proposed trails.

Central Perkiomen Valley Existing Open Space

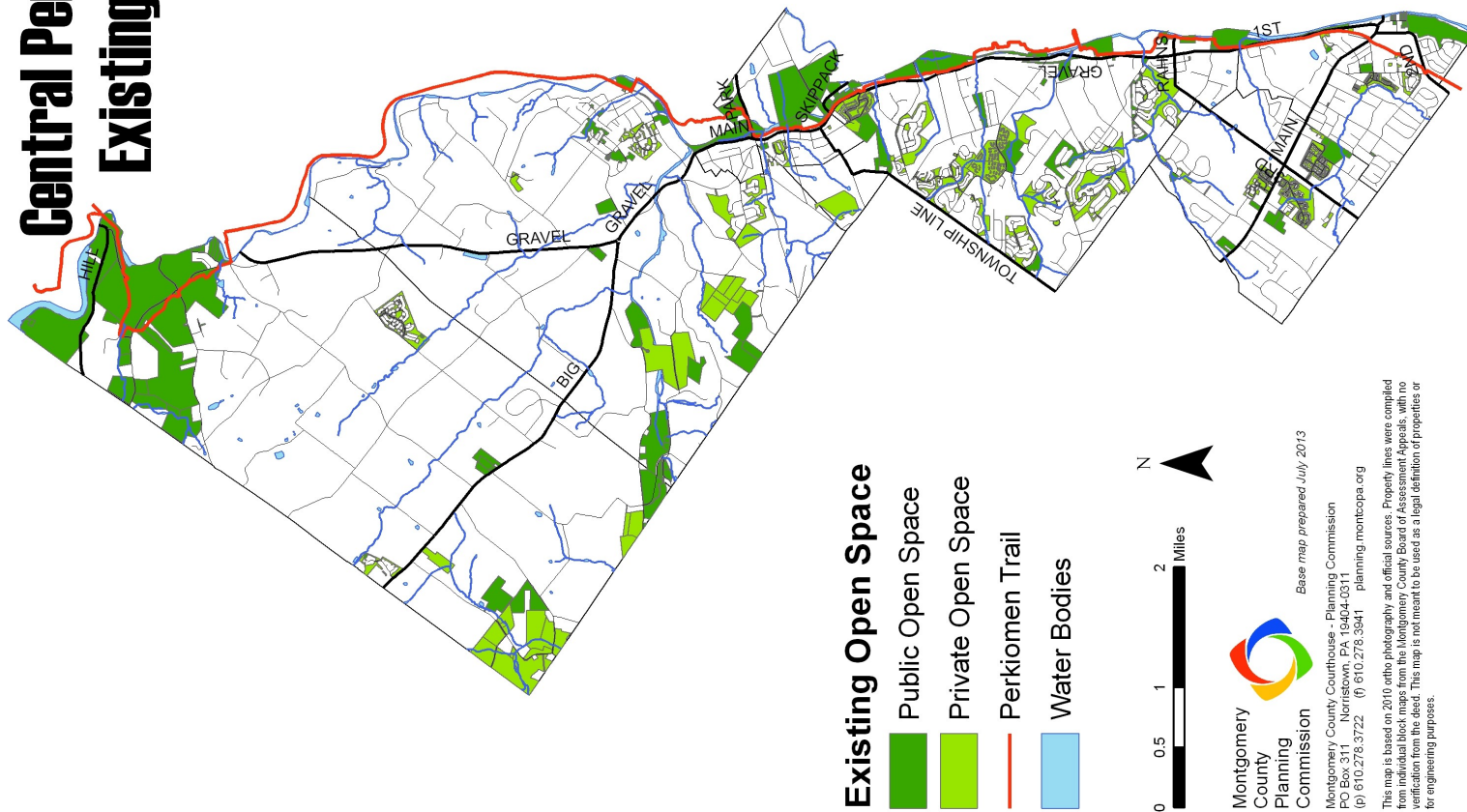


Figure 4.1

Park and Open Space Classifications

The public parks and open space within the Central Perkiomen Valley have been classified into three general categories based upon the total acreage of each park (**Tables 4.1 - 4.6**).

A *Mini-Park* is classified as between 2,500 square feet and 3 acres in size and serves residential developments within ¼ mile. Mini-Parks serve more densely developed areas, generally providing playground opportunities that cannot be provided for on smaller individual lots.

Neighborhood Parks and Open Space are defined as those lands between 3 and 20 acres having a service area of up to ½ mile. These parks may provide playground equipment, or tot lots, but also contain larger areas for athletic fields to allow for both informal and organized recreation.

The *Community Parks and Open Space* classification contains lands 20 acres or more in size that serve multiple neighborhoods within a mile of the park. Community parks generally contain numerous athletic fields or hard courts for a variety of sports, serving as a center of recreational activity within the community, and provide a central gathering place for special events. It is important to note, however, that the neighborhood and community park classifications are defined by acreage only, and that active recreation may not be the primary purpose or use of the site. Many times these municipally-owned lands also contain areas of resource protection or serve as full-fledged nature preserves.

Table 4.1
Collegeville Borough, Public Open Space

Name	Acreage	Use	Classification
Central Perkiomen Valley Park	52	Houses Perkiomen Trail, picnicking, walking, passive recreation	Community park
Chestnut and 8th	0.1	Open Space	Mini-park
Collegeville Memorial Park	5.1	Tot lot, basketball courts, baseball field	Neighborhood Park
Floodplain Parcels	5.9		Neighborhood Park
Hunsberger Woods	28.7	Walking Trails, fields, picnic glen, pavilion	Community park
Perkiomen Trail	3.8	Part of Perkiomen Trail	Neighborhood Park
Richards and Clahor Ave.	0.5	Open Space	Mini-park
Scout Cabin Park	1.3	Historic Site and Open Space	Mini-park
Third and Fifth Avenues	0.3		Mini-park
Perkiomen Trail and Main Street Trailhead	0.5	Parking for Perkiomen Trail and Open Space	Mini-park
Dam Access	11.6	Open Space	Neighborhood Park
Perkiomen Greenway	9.8	Open Space	Neighborhood Park

Source: Municipal Open Space Plan

Table 4.2
Lower Frederick Township, Public Open Space

Name	Acreage	Use	Classification
Cedar Hill Cluster Development	7.6	Passive Recreation, natural feature protection	Neighborhood Park
Cedar Hill Townhouse Development	10.7	Passive Recreation, natural feature protection	Neighborhood Park
Cobal Park	6.2	Ball Field, basketball court, playground, pavilion, paved trail	Neighborhood Park
Cuddy Park	12.37	Passive recreation, walking trails, natural feature preservation	Neighborhood Park
Foy Park	5.43	Basketball court, playground, walking trail, Perkiomen Creek	Neighborhood Park
Lower Frederick Township Building	4.8	Passive Recreation, natural feature protection, Perkiomen Creek	Neighborhood Park
Memorial Park	26.25	Ball field, natural feature protection, Perkiomen Creek, also in Schwenksville, owned by Montgomery County	Community Park
Perkiomen Trail	2.5	Multi-use trail, owned by Montgomery County	Mini-park
Second Street Park	1.29	Passive recreation, natural feature preservation, Perkiomen Creek tributary	Mini-park
Stone Hill Preserve	52.02	Passive recreation, natural & historic feature preservation	N/A
Sunrise Mill	164	Historic site, passive recreation, natural feature protection, Swamp Creek, owned by Montgomery County	Community Park
Veteran's Memorial	0.33	Memorial to Lower Frederick residents that died in battle	Mini-park
Colonial Drive Park	22.22		Community Park

Source: Municipal Open Space Plan

Table 4.3
Perkiomen Township, Public Open Space

Name	Acreage	Use	Classification
Pennypacker Mills	158.9	Tours of historical Pennypacker Mill and Mansion and surrounding farmland	Community Park
Central Perkiomen Valley Park	127.8	Houses part of Parkiomen Trail, also picnic areas, walking, passive recreation	Community Park
Perkiomen Greene	54.5		Community Park
Wynnewood Drive	22.3		Community Park
Lodal Creek Nature Park	19.4	Planned: playground, basketball court, pavilion, playing field, natural feature protection	Neighborhood Park
The Highlands	17.1	Planned recreation	Neighborhood Park
Gravel Pike	7.5		Neighborhood Park
Municipal Building/Meyers Park	4.9	Pavilion and playground	Neighborhood Park
Pennypacker Ridge	17.4		Neighborhood Park
Township Line Road/Mayberry Road	7.7		Neighborhood Park
Demeno Tract	5.9	Passive Open Space	Neighborhood Park
Huber Park	16.8	Passive Open Space	Neighborhood Park
Graterford Bridge	1.1	Passive Open Space and natural feature protection	Mini-park
Stephanie Lane	2.2		Mini-park
Ellis Road	0.1		Mini-park
Jones Property	1.14	Passive Open Space	Mini-park

Source: Municipal Open Space Plans

Table 4.4
Schwenksville Borough, Public Open Space

Name	Acreage	Use	Classification
Meadow Park	6.47	Passive Recreation, Playground, Pavilion	Neighborhood Park
Memorial Park	10	Recreation, also in lower Frederick Township, owned by Montgomery County	Neighborhood Park

Source: Municipal Open Space Plan

Table 4.5
Trappe Borough, Public Open Space

Name	Acreage	Use	Classification
Borough Hall Park	2.36	Playground, passive recreation	Mini-park
Chmielewski Park/Main Street Park	6.5	Planned active recreation	Neighborhood Park
Rambo Park	12.5	Passive recreation, trails, picnic area, playground,	Neighborhood Park
Waterworks Park	17	Baseball, picnic area, jogging/walking trails, other recreation along waterfront	Neighborhood Park
Recycling Center	2.6	N/A	Mini-park

Source: Municipal Open Space Plan

Table 4.6
Upper Frederick Township, Public Open Space

Name	Acreage	Use	Classification
Green Lane Park	697.5	Boating, fishing, hiking trails, equestrian trails, tennis, picnic areas, swimming, owned by Montgomery County	Community Park
New Township Park/Goshenboppen	91.2	Passive recreation, walking trails, natural feature protection, Swamp Creek	Community Park
Perkiomen Trail	14.9	Passive recreation, natural feature protection, Perkiomen Creek	Neighborhood Park
Sunrise Mill	48.91	Historic site, passive recreation, natural feature protection, Swamp Creek	Community Park
Browder Tract Municipal Building	17	Passive Recreation, playground, natural feature protection	Neighborhood Park
Colonial Road/Goshenboppen Addition	7.91	Passive recreation, walking trails, natural feature protection, Swamp Creek	Community Park

Source: Municipal Open Space Plan

Policies for Open Space Preservation

In an effort to implement the objectives for the Open Space discussed above, the following policies will be adopted by the Central Perkiomen Valley Region:

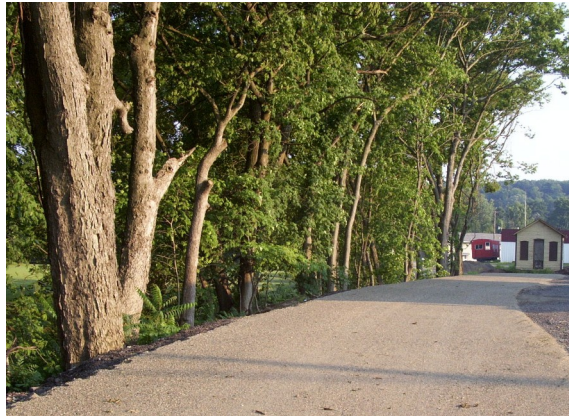
◆ *Update Municipal Open Space Plans.*

Municipal open space plans should incorporate the latest 2010 Census data, acquisitions completed since adoption of the previous open space plan, and an analysis of open space needs using the updated NRPA Level of Service approach. The updated open space plans should also revisit properties recommended for acquisition and possible trail alignment to determine if the recommendations are still suitable and/or have changed priority. Finally, the open space plans should integrate the policy recommendations within this Regional Comprehensive Plan. Increased focus upon inter-municipal connections and cooperation will greatly enhance the value of existing open space and permit consideration of future acquisitions within a regional context.

◆ *Create a Central Perkiomen Valley Regional Trail Network.*

With the completion of the Perkiomen Trail there exist many opportunities for connections. In particular, there are three other County trails proposed in the Region. They are: the Sunrise Mill Trail, the Evansburg Loop Trail, and the West County Trail, all of which

connect to the Perkiomen Trail. Focus should be given to potential municipal trail connections that allow the Region's residents easy access to rails and public open space opportunities.



Perkiomen Trail—Schwenksville Borough

Figure 4.2 illustrates the Perkiomen Trail, Sunrise Trail, Evansburg Trail, West County Trail, and potential local trails and sidewalk improvements according to the municipal Open Space Plans from the mid-2000s. **Figure 4.2** also shows the potential trail locations and sidewalk and intersection improvements in the directly adjacent municipalities. Some of the major areas of trail disconnection based on the most recent municipal Open Space Plans are highlighted making it easier to identify potential multi-municipal trail extension projects. It is important to note that the proposed trails within the Central Perkiomen Valley Region are well connected across municipalities but that further coordination with the surrounding adjacent municipalities

may be needed to ensure appropriate trail connections.

Many of the Central Perkiomen Valley's existing parks and open space encompass the creeks of the Region. These creeks, including the East Branch of the Perkiomen Creek, the main branch of the Perkiomen Creek, Scioto Creek, and Swamp Creek, are natural pathways that can be utilized for dual purposes; first, to establish a regional trail network and second, to help protect the Region's natural resources. This regional trail network would provide a variety of loop-trails for recreation, and create alternative methods of transportation for accessing the parks and open space. **Figure 4.2** shows the existing trails and trails proposed within the municipal Open Space Plans.

Implementation of the regional trail network will need to be determined locally since the type of trail connection (on-road, off-road, sidewalk) and the method by which it is secured (purchased or via subdivision and land development process) will vary by municipality.

The type of trail connection may vary by municipality based upon existing conditions. For example, one municipality may have substantial areas of open space and existing trails within creek corridors, establishing a foundation for creating connections to other public facilities and between creek corridors. Another municipality may have a more extensive network of sidewalks that currently provide connections between municipal lands and needs only to be enhanced with signage or other amenities.

Central Perkiomen Valley Existing and Proposed Trail Network

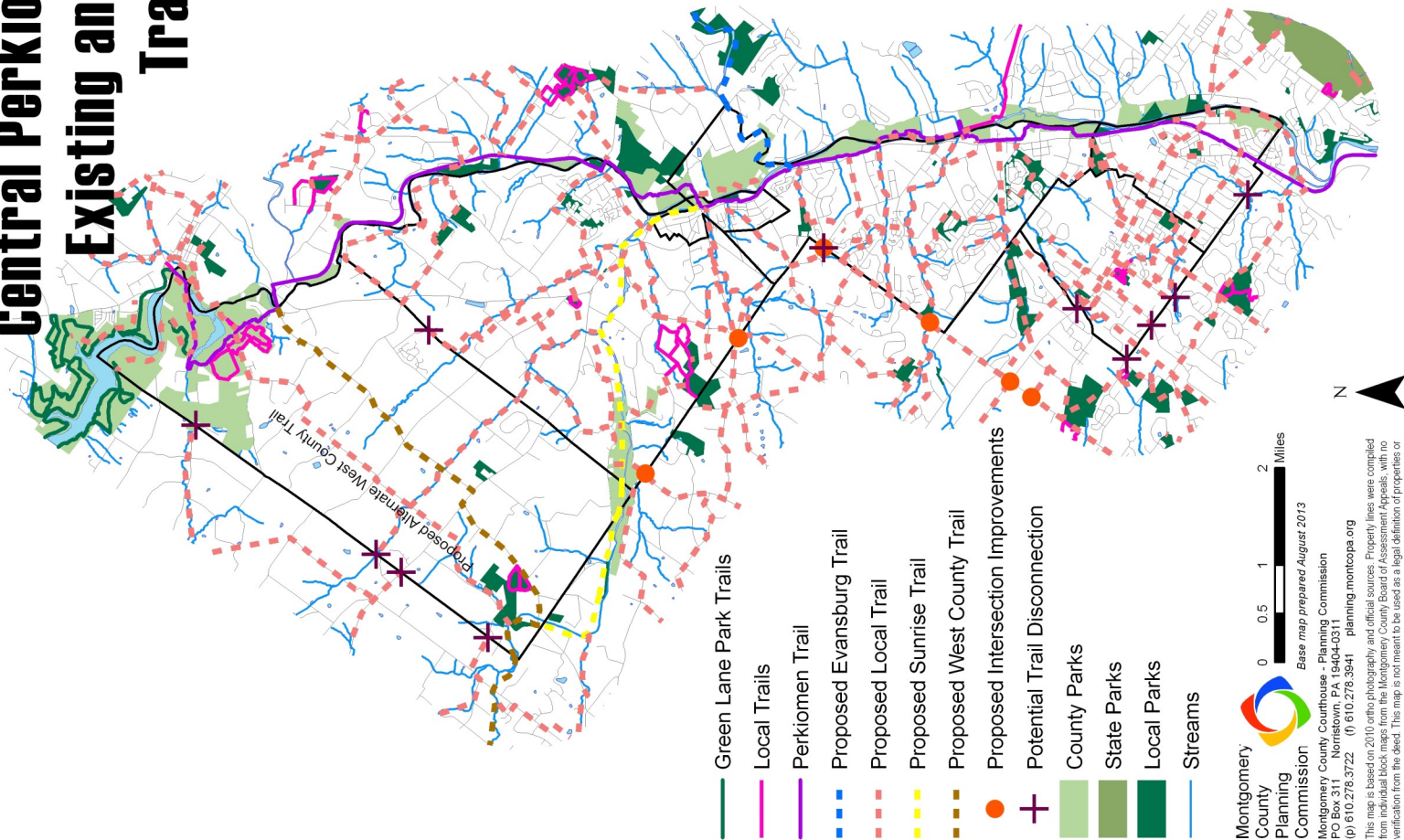


Figure 4.2

The method of securing new trail connections will also be a factor of individual municipal goals. For example, municipalities with several significant areas of open space may wish to secure connections through direct acquisition to complete a small segment, while municipalities with fewer areas of public open space may utilize the development process to secure trail connections as well as additional open space.

- ◆ *Establish Inter-Municipal Cooperation for Park Facilities and Programming.*

The municipalities within the Central Perkiomen Valley Region should identify opportunities for collaboration on a variety of open space and recreation issues. One potential avenue for collaboration would involve joint ownership of open space. While it is not expected that all six municipalities would jointly own and operate a new piece of open space or develop a park, unique situations may arise that would benefit from cooperation by several of the municipalities. Specifically, there may be opportunities to preserve natural resource lands (stream valleys, woodlands, etc.) that occur on or near municipal borders that would benefit each municipality. Expansion of recreation lands for use by the athletic associations or the provision of a specialized recreation opportunity may also present opportunities for cooperation by a small group of Central Perkiomen Valley communities.



Corn & Hay Field—Upper Frederick Township

The six municipalities should also consider coordinating recreation programming to better serve the needs of their residents. The school district could also be involved in coordinating recreation programming. The benefits of such coordination could include an all-encompassing programming network for events, day camps, athletics, and other recreational activities.

- ◆ *Preserve Rural Character.*

The preservation of the Central Perkiomen Valley's rural character will involve protecting the Region's natural environment, as well as the historic character of the boroughs and existing villages, and promoting farmland and agricultural protection measures. This policy can be achieved by the municipalities of the Central Perkiomen Valley through the implementation of acquisition (both fee-simple and development rights purchase) and

non-acquisition methods. Acquisition can involve preservation of significant natural features, including woodlands, stream valleys, and steep slopes, land for parks and open space, and agricultural lands. However, the limited availability of resources to purchase open space and the existing amount of rural area to be preserved makes it impossible to rely completely upon acquisition to preserve rural character. Therefore, each of the municipalities will need to implement various non-acquisition methods to ensure that when development or redevelopment does occur it is done so in a way that protects and enhances the rural character. Below is a summary of zoning and other techniques that might be considered to preserve and protect the rural character of the Central Perkiomen Valley.

Methods to Preserve Rural Character

- ◆ *Agricultural Zoning*

Agricultural zoning lowers the allowable development density in rural areas by allowing only agricultural uses or a few, large residential lots. The minimum lot size needs to be large enough to support profitable farm operations (for example 10-40 acres). Ten acres is generally used as a minimum farm size and is consistent with Act 319 and other State and federal criteria. This type of restrictive minimum lot size lessens the amount of residential development to a large degree.

An alternative to the above approach is to have a density calculation based on one home

per 10-40 acres but allow homes to be placed on smaller lots of 1 or 2 acres. This will limit agricultural density but allow small lots to be subdivided so that a farmer can subdivide off residential lots and still retain the character of the agricultural area.

Another possibility is basing agricultural zoning on the soil type. For example, an area with prime agricultural soil would have one home per 10 acres or up to 40 acres (depending upon the community's ideals). Areas with other soil types could have homes on smaller lots (such as one home per 1 to 2 acres).

The zoning techniques discussed above



Wisner Farm—Trappe Borough

require that a municipality have a limited amount of rural residential development with a strong agricultural community. The intent of this type of zoning is to protect agricultural areas (rather than just rural character). Further zoning techniques relating to the preservation of agricultural soils would enhance any agricultural zoning designation.

◆ *Agricultural Security Areas and the Sale of Farmland Development Rights*

Agricultural security districts can be created through state law. Groups of farmers, with municipal approval, can form these districts. The districts must be at least 500 acres in size (although farms do not have to be contiguous). If a municipality is unable to meet the acreage requirement, it can join another municipality's district. While there are no obligations with this program, landowners receive these benefits:

- Farms in agricultural security areas are protected from new ordinances that restrict normal farming operations or define farms as nuisances. (Although farm operations must use acceptable farming practices).
- Condemning land in agricultural security areas becomes more difficult. Land condemnation by the Commonwealth or municipal authorities, school boards, and governing bodies, must be reviewed by and approved by a state agricultural board prior to any action.
- Farms in agricultural security areas can apply to sell their development rights to the County and the State. Farmers receive the difference between the development value of their property and the farm value of their property when development rights are sold. A conservation easement is then placed on

the property, which permanently restricts the property from any non-farm development on the property.

◆ *Performance Zoning*

With performance zoning, the minimum lot size is directly related to the natural features of the site. The lot size corresponds to such features as: high water table soils, floodplains, and steep slopes. When many of these features exist on a site, the minimum lot size must be increased. If these features are not present, the minimum lot size can be smaller, such as 1 acre. These provisions are placed in the zoning ordinance.

An example of performance zoning is where the environmental constraints of a lot are subtracted from the net lot area. If the zoning district allowed a minimum of 1-acre lots and the applicant proposed a 2-acre lot and the lot contained 1.5 acres of floodplain, then the application would not be permitted because the net lot area would be only 0.5 acres.

Performance zoning ordinances can also apply ratios to a wide range of environmental constraints such as floodplains, wetlands, steep slopes, soils, geology, woodlands, etc. The ratio is multiplied by the constrained portion of the lot. This is then subtracted from the lot area to yield the net lot area. For example for a 5-acre lot with a ratio of 100 percent for floodplains and 50 percent for steep slopes that contains 1 acre floodplains and 1.5 acres of steep slopes:

$1.5 \text{ (acres of steep slopes)} \times 0.50 = 0.75 \text{ acre}$
 $1 \text{ (acre of floodplain)} \times 1 = 1 \text{ acre}$
 $1 \text{ (floodplain)} + 0.75 \text{ (steep slopes)} = 1.75$
 $5 - 1.75 = 3.25 \text{ net acres}$

◆ *Cluster Homes*

One method to preserve open space is to cluster homes within one portion of a development and reserve the rest for permanent open space. The overall density of the site is about the same, while the homes are on smaller lots. The open space area might preserve the views, historic landscapes, farmland, woodlands, steep slopes, wetlands, etc. The open space may then be dedicated to the township or borough as parkland.

Through clustering, significant portions of the site can be preserved as much as 75 or 80 percent. The open space may be in the developed portion of the site so that the homes have neighborhood open space. While this type of development preserves natural resources, it also benefits the developer by lowering infrastructure costs (reducing road length and utility lines).

◆ *Incentive Zoning*

Communities can encourage developers through incentive zoning to provide open space, recreation facilities, trails, and parkland. The incentives are placed in specific zoning districts, and might allow a developer to get a higher density than permitted, or a smaller lot size. The ordinances should be crafted so that

the cost for providing the amenity does not exceed the benefit received from the incentive.

◆ *Natural Resource Protection Ordinances*

The ordinances discussed below protect natural features such as floodplains, stream corridors, wetlands, groundwater, steep slopes, and woodlands.

- Floodplains – Floodplain ordinances (which exist in Montgomery County municipalities) restrict or prohibit development within floodplains, especially development within the 100-year floodplain. There are typically three types of floodplain restrictions in the County. One type, common in the boroughs, allows development within the floodplain provided that buildings are floodproofed. Many ordinances do not allow building within the floodplain. This type of ordinance protects properties from flood damage, protects the environment within the floodplain, and also reduces the possibility of raising the flood level. A third type of ordinance not only restricts development within the floodplain but also requires a minimum setback from the edge of the floodplain. This type of ordinance protects the unique wooded habitat or riparian woodlands, of the floodplain.
- Stream Corridors – Stream corridor protection ordinances go beyond floodplain ordinances to protect the water quality of the stream in addition to plant and animal

habitats. These ordinances have a minimum setback requirement from the stream bank where no development can occur. A minimum setback of 75 feet from the stream bank, for example, will help stabilize the stream bank, control sediment, remove nutrients that would pollute the stream, moderate stream temperature, and preserve wildlife habitat. The area within the setback should be left in its natural state.

- Wetlands – In addition to federal and state governments, municipalities can regulate development that occurs on wetlands. Municipalities can prohibit development on wetlands and require wetlands to be shown on development plans. While developers can locate homes right next to wetlands (after receiving all the federal and state permits needed), such location might lead to future problems. Homeowners might decide to fill in the wet areas behind their home to have a more usable back yard. To prevent this, local municipalities can require a minimum building setback from wetlands. While federal and state regulations address only the filling of wetland and not the destruction of vegetation within the wetlands, municipalities can take the extra step and require the replacement of destroyed wetlands vegetation.
- Groundwater – Wellhead protection ordinances can help protect groundwater

quality. Stormwater ordinances which include provisions for groundwater recharge also help protect groundwater quality.

- Stormwater Management– Stormwater management ordinances help protect surface and groundwater and ensure that adequate stormwater management takes place with development. Such ordinances maintain existing pre-development water balance within watersheds, groundwater recharge, and runoff volumes. Furthermore stormwater management ordinances can help minimize non-point source pollution and the impact on stream temperatures.
- Wellhead Protection – Wellhead protection areas are identified by a number of methods, such as a hydrogeologic survey. Wellhead protection ordinances can restrict certain uses such as gas stations, limit the intensity of development (such as limiting the density of single-family detached homes with individual septic systems), and/or by controlling how a land use activity occurs (such as farming with specific types of pesticides and other chemicals) within wellhead protection areas. A municipality can also impose design standards that would not allow, for example, hazardous materials containment structures or large impervious areas such as parking lots to limit potential groundwater pollution.

- Steep Slopes – Development on steep slopes, which are typically slopes of 15 percent or more, can be restricted or prohibited through steep slope ordinances. Development often is permitted on slopes of 15 percent to 25 percent if the minimum lot size is increased and/or the percent of the lot disturbed is limited. Some steep slope ordinances prohibit all development, although typically development is prohibited on extremely steep slopes such as 25 percent or more.

- Woodlands – Protection of existing trees and woodlands can be accomplished with woodland preservation ordinances. Some ordinances provide minimum standards that must be followed during construction for trees that will remain. Other ordinances allow developers to put up fewer street trees, buffers, or individual lot trees, when existing trees are preserved. Tree replacement is another requirement of some ordinances.

♦ *Donations of Properties for Permanent Open Space*

Landowners can preserve their land by donating the full title of their property or by donating their development rights to a nonprofit land conservation group. These two methods permanently preserve open space.

Landowners who donate development rights receive tax benefits and their land must be permanently restricted from future

development. Land conservation groups that operate within Montgomery County and who receive donations include: Montgomery County Lands Trust, the Brandywine Conservancy, the Natural Lands Trust, the Nature Conservancy, the Conservancy of Montgomery County, and the Wissahickon Watershed Association.

Some land conservation groups can also help local landowners to develop some of their land while keeping the majority of the land open and deed-restricted. This approach ensures that land is developed in a sensitive manner yielding the landowner some monetary compensation, while also preserving the most important environmental amenities on the site.

♦ *Requiring Open Space in Developments or a Fee in Lieu of Open Space*

Municipalities can require developers to provide open space through their zoning and/or the subdivision ordinance.

An open space requirement when placed in the zoning ordinance must be located in specific zoning districts (for example the high-density residential district). The zoning ordinance can specify the percentage of required open space, for example between 15 and 20 percent, and other criteria relevant to the maintenance of common open space. The municipality cannot require the open space to be dedicated or open to the public or to include specific recreational facilities. However, the community can require that the land meet specific standards such as being flat, open land

suitable for playing fields.

The subdivision ordinance can also require developers to provide open space but it also allows further provisions. The ordinance can require the land to be dedicated to the township or borough. If a developer does not want to provide the land, the ordinance can require fees in lieu of land. An adopted recreation plan must be in existence in order to have this requirement and must follow the provisions within the Pennsylvania Municipalities Planning Code. A community needs to make a decision of whether fees in lieu of should be accepted so as to create larger central parks for a number of neighborhoods or if there should be smaller scale open space within developments. Requiring developments to provide open space allows municipalities to meet the needs of new residents without building additional municipal parks. The provision of requiring open space or a fee in lieu allows for a community to have flexibility in establishing their open space priorities.

♦ *Historic Preservation Ordinances*

While not directly related to open space preservation, historic preservation ordinances help save historic properties that add to the character of an area. There are a number of techniques that communities can use for historic preservation.

One possibility is that communities can amend their building codes to require a review before demolition permits are issued. This method delays demolition and allows for

community input. Communities can also amend their zoning ordinance to encourage historic preservation. One way of encouraging historic preservation is the creation of a village ordinance that gives development bonuses for preserving buildings or restricts the uses within the district. Incompatible uses with historic areas, such as gas stations, are not permitted in these districts. The zoning ordinance can also encourage historic preservation by allowing historic buildings to have more uses than normally permitted in a particular district. For example, apartments, bed and breakfast establishments, or offices might be permitted in historic homes located in a single-family detached residential district.

A third possibility is that communities can create historic districts with approval of the Pennsylvania Museum Commission. This approach is more restrictive than the previous approaches discussed. Once a historic district is created, townships or boroughs have stringent control over design and preservation of facades. A township or borough architectural review board is required to be created to review all proposed changes to historic buildings.

INFRASTRUCTURE



Introduction

A community's infrastructure is the framework of essential systems relating to utilities and transportation networks. Development, both existing and proposed, is dependent on these systems. In addition, new development can be directed into designated growth areas by coordinating the provision of these systems. This chapter examines the existing conditions of these systems and establishes policy guidelines for the continued provision of services. It also explains how the absence of such public systems can be used to support policies regarding protection and preservation of rural resources.

Figure 5.1 shows the extent of existing public water supply and sewage disposal systems in the Central Perkiomen Valley as they relate to the Regional Future Land Use Plan.

Please note that some of the water lines in the Region are not displayed in **Figure 5.1**. Some water supply companies have declined to release this information citing security reasons.

Water Facilities

A clean, reliable water supply is essential to protecting the health of Central Perkiomen Valley residents as well as the continued economic and social vitality of the Region.

Public water suppliers currently provide service to a majority of the Valley's residential population within the Boroughs of Trappe, Collegeville, and Schwenksville, and Perkiomen Township. A majority of Lower Frederick's population, but relatively little of its land area, is served by public water as well. Upper Frederick Township's residents rely completely upon groundwater via individual wells and private community water supply systems.

Table 5.1
Water Connections within the Central Perkiomen Valley

Supplier	Municipality	Connections		Total Connections
		Residential	Non-Residential	
Collegeville-Trappe Joint Waterworks	Collegeville	1161	170	1331
	Trappe	1341	89	1430
Aqua PA	Perkiomen	1378	50	1428
Pennsylvania American Water Company	Perkiomen	773	6	779
	Lower Frederick	1095	22	1117
Schwenksville Borough Authority	Perkiomen	262	2	264
	Schwenksville	331	41	372
Superior Water Company	Upper Frederick	46	2	48
Upper Frederick Township	Upper Frederick	330	0	0
Total		6717	382	6769

Source: Water Supply Facilities 2006 Status Report; Upper Frederick Township

Existing Water Facilities

The Central Perkiomen Valley is served by two municipal water suppliers and three investor-owned suppliers, serving both residential and non-residential customers. **Table 5.1** details these suppliers and the number of water connections within the

Central Perkiomen Valley Land Use With Public Sewer and Water Lines

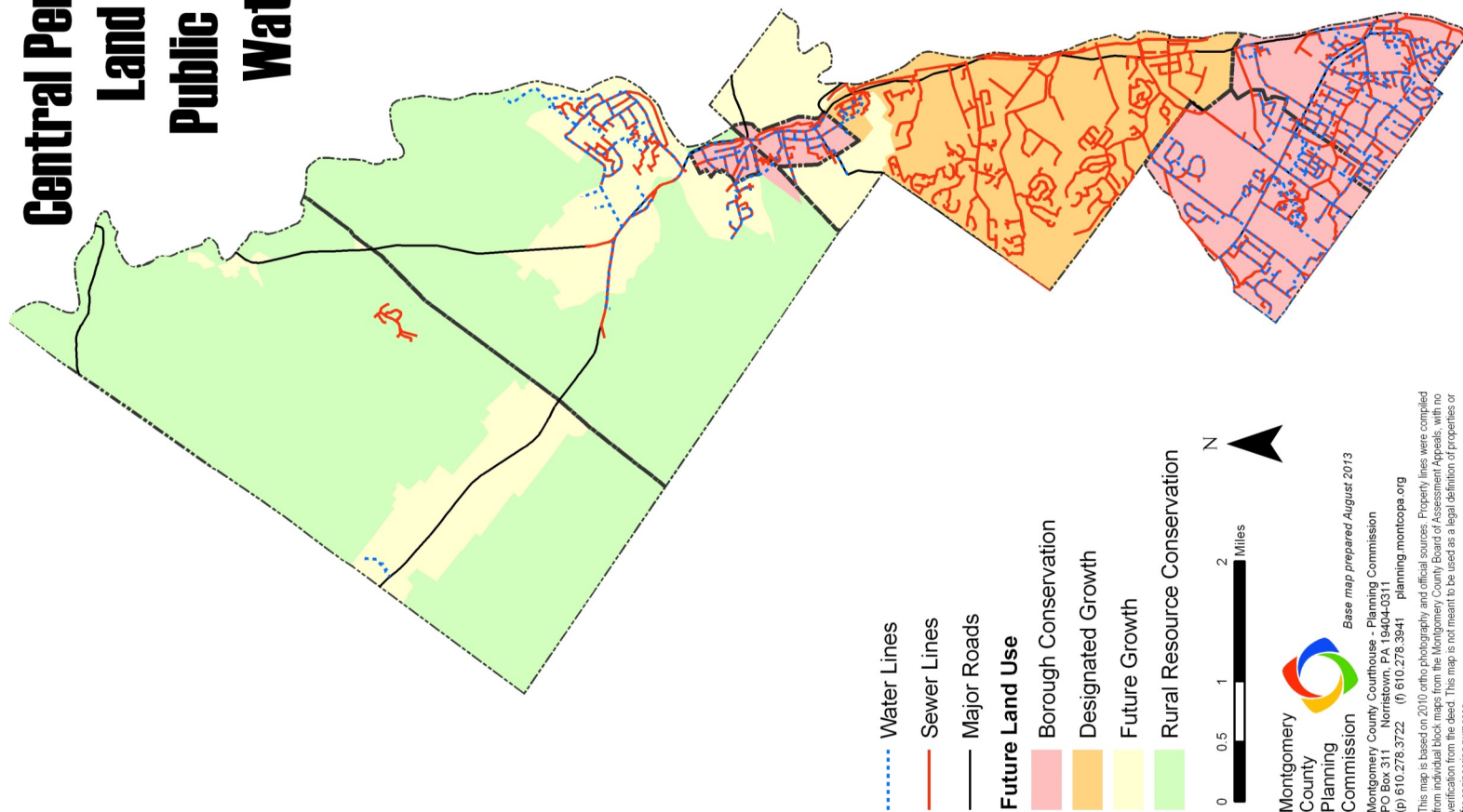


Figure 5.1

Region. As can be seen from the table, the majority of connections serve residential customers. Only approximately 5.6% of the connections serve non-residential customers.

Below is a list of the municipal water suppliers for the Central Perkiomen Valley Region and the specific areas that they serve:

Public Water Suppliers

- ◆ *Collegeville-Trappe Joint Waterworks:* Serves all of Collegeville and Trappe Boroughs with groundwater from ten wells within the boroughs.
- ◆ *AquaPA Water Company:* Serves most of Perkiomen Township with groundwater from two wells within the township.
- ◆ *Pennsylvania American Water Company:* Serves the remaining area of Perkiomen Township surrounded by the following roads: Seitz Road, Bridge Street, Mayberry Road, Township Line Road, plus the Raleigh Road neighborhood, with groundwater from two wells within the township.
- ◆ *Schwenksville Borough Authority:* Serves all of Schwenksville Borough, the “Maple Hill” area of Perkiomen Township, and the Spring Mount, Delphi, Mine Hill Road, and Zieglersville areas of Lower Frederick Township with groundwater from four wells within the Borough and Lower Frederick Township.
- ◆ *Superior Water Company:* Serves the Ivy Ridge Development in Upper Frederick Township. Two wells located within the

development can provide up to 10,000 gallons total.

- ◆ *Upper Frederick Township:* Serves the 330 homes at the Perkiomen Crossing townhouse development from two wells.

Areas Not Served by Public Water

Many residents and businesses of Upper and Lower Frederick Townships rely on individual sources of groundwater for their water supply. Eighteen wells requiring a permit from the Delaware River Basin Commission operate within the Valley, with multiple wells operated by individual companies.

Individual on-lot wells are directly affected by a community's natural features and the intensity of surrounding development. This is especially important given the geology of the Central Perkiomen Valley. **Figure 5.2** depicts the bedrock geology in relation to the methods of water supply for the Valley.

Of the three formations underlying the Central Perkiomen Valley, the sedimentary Brunswick Formation covers the most area and consists of reddish brown shale, mudstone, and siltstone. The Brunswick Formation has moderate porosity and permeability and averages yields approaching 60 gallons per minute. Highest yields for the Brunswick Formation can be found in wells greater than 200 feet in depth and/or within the sandstone and conglomerate portions of the formation.

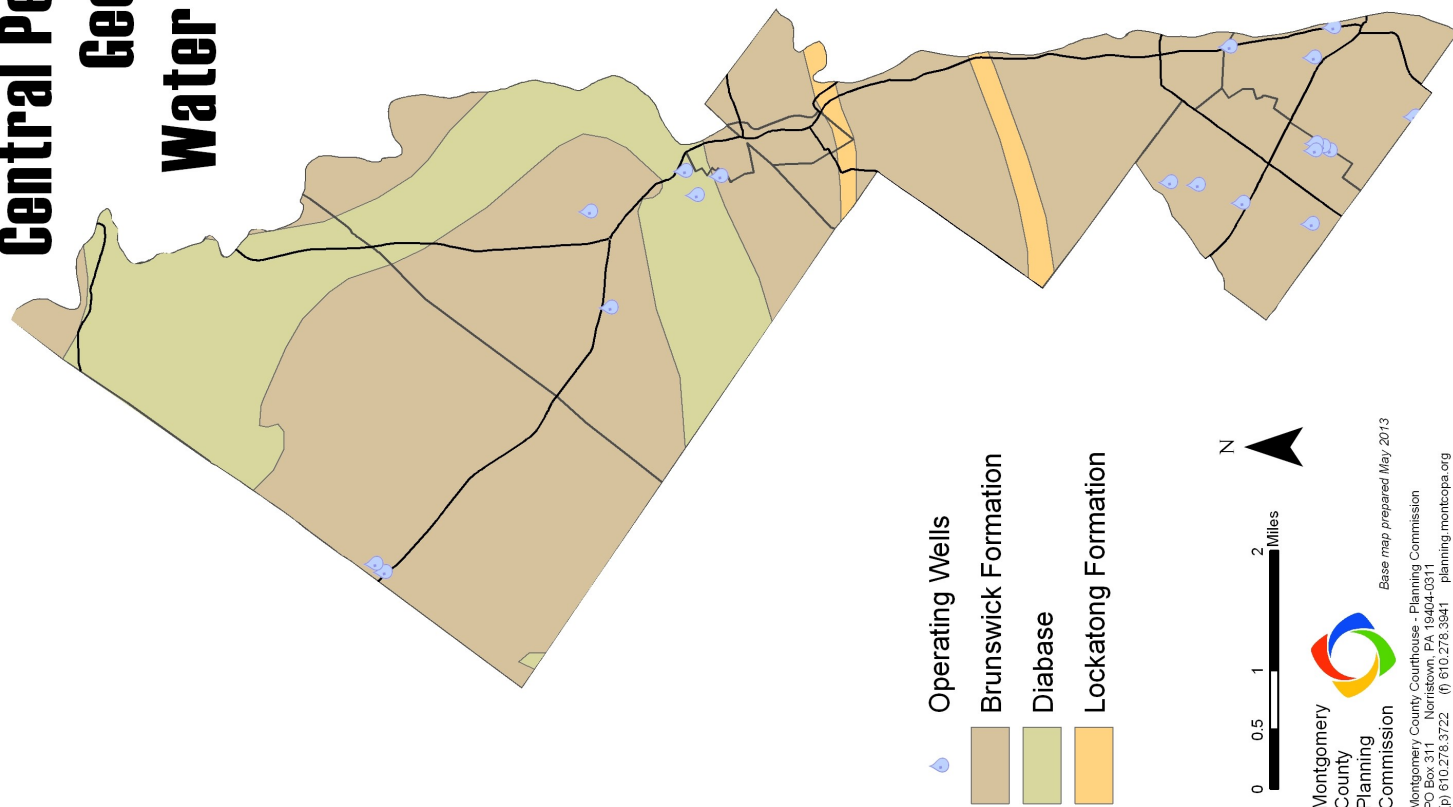
The Diabase Formation covers the second largest area, primarily in Upper and Lower Frederick Townships. Diabase is an igneous

formation created by molten lava and it has a high degree of mineral content and a low porosity level. Unfortunately, its low porosity limits infiltration of groundwater and reduces yields from wells to the lowest levels in the Region, with a median yield of only five gallons per minute and water levels that show a strong seasonal influence. The concentrated development in the Spring Mount, Delphi, and Zieglerville areas is primarily underlain by Diabase and these areas are served by public water supply from wells outside the Diabase bedrock areas.

The Lockatong Formation also lacks the porosity necessary for high levels of infiltration. Its lower groundwater yields average thirty-five gallons per minute. However, this formation is found only within two relatively narrow bands that run east to west across Perkiomen Township and the southern end of Schwenksville Borough. Therefore, it does not significantly influence groundwater supply in the Region.

New development can be directed away from the Diabase and Lockatong Formations, but the number and proximity of individual wells can still cause well interference and affect water supply. Therefore, it is important to control the intensity of development in areas served by individual on-lot wells. The control of development is important to ensure a more reliable water supply for the residents and businesses, and is imperative to protect all water resources of the Valley. Reduced groundwater supplies not only affect the direct users of the water but also lower the base flow

Central Perkiomen Valley Geology and Water Supply Wells



Base map prepared May 2013

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown, PA 19304-0311
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This map is based on 2010 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

Figure 5.2

of local streams, affecting in-stream habitat and water quality.

Please note that some of the active wells in the Region are not displayed in **Figure 5.2**. Some water supply companies have declined to release this information citing security reasons.

Water Facilities Issues and Policies

The community facility objectives related to water facilities involve the efficient use of existing and/or future systems by extending or providing them only where it is consistent with the policies of the Regional Comprehensive Plan, and by protecting water quality and quantity by effectively applying the use of appropriate public and private water supply methods. The following policies support these objectives:

- ♦ *Focus water improvements in growth areas.*

Municipal zoning should be coordinated with designated growth areas. In order to make the extension of water facilities more sustainable, development will be permitted at a density of one dwelling unit per acre or greater in these areas. This will result in a higher number of customers per foot of piping and contribute to greater economies of scale. In addition to less piping to maintain, water will not have to be piped over long distances, therefore reducing the needs for booster stations and better ensuring the quality of the water source.

In some instances it may be appropriate for the extension of water facilities outside of the growth areas. This may be appropriate when clustering is employed and the development is on the fringe of a growth area. In such instances, cluster developments shall have more than sixty percent open space, a gross density of less than one dwelling unit per two acres, and the entire development located within a ¼ mile of a growth boundary.

- ♦ *Require public water in all areas utilizing public sewer.*

Connection to a public water system should be required whenever a development will utilize public sewer, particularly when the sewer system uses stream discharge. Development with individual wells and sewage disposal using stream discharge can deplete the groundwater, since no recharge will be taking place. Public water supplies generally use deep wells that do not affect shallower groundwater levels dramatically. Therefore, groundwater resources are retained for base flow to the streams of the Central Perkiomen Valley that are essential to maintaining water quality and in-stream habitat.

- ♦ *Permit only low-density development in areas not served by water and sewer.*

Development that does not exceed one dwelling unit per two acres maximizes the land area for on-lot sewage disposal and groundwater infiltration. This also applies to

low-density cluster development since the preserved open space provides sufficient area for the necessary recharge.

- ♦ *Minimize the use of individual wells within larger residential subdivisions.*

A community water supply system should be used in larger residential subdivisions, in place of individual wells, to protect water quality and existing users of groundwater. Currently, only wells that withdraw more than 10,000 gallons per day must apply for a permit from the Delaware River Basin Commission (DRBC). Therefore, a twenty-five lot subdivision with twenty-five individual wells can avoid regulation although the cumulative impact is equal to 10,000 gallons per day (400 gallons per unit). Such a development would remain outside the regulations and existing nearby groundwater users would have no protection from impacts to their wells and water supply. A community well on the same subdivision would require a permit from the DRBC and provide additional protection to existing users. Also, having only one well instead of twenty-five reduces the number of pathways for contaminants to reach the groundwater and pollute the aquifer.

Sewage Facilities

The foundation for sewage facilities planning in Pennsylvania is the Sewage Facilities Planning Act (Act 537 of 1966). This law requires every municipality to develop and

maintain an up-to-date sewage facilities plan. The purpose of a sewage facilities plan is to correct existing threats to public health and safety, prevent future sewage disposal problems, and protect the surface and groundwater resources of the municipality.

Each of the municipalities within the Central Perkiomen Valley has adopted an Act 537 Sewage Facilities Plan (**Table 5.2**) and is responsible for keeping the plan updated. In addition to achieving the purposes of Act 537 planning, these plans are important tools for implementing the Comprehensive Plan by matching designated growth areas with sewer growth areas, and by adopting policies to maintain the viability of on-lot systems outside the growth areas.

Table 5.2

Act 537 Plan Dates - Municipal Official Sewage Facility Plans

Municipality	Plan Year
Collegeville Borough	1986, 1997 submittal
Lower Frederick Township	2002
Perkiomen Township	1998
Schwenksville Borough	1998
Trappe Borough	1986, 1997 submittal
Upper Frederick Township	2000

Existing Physical Conditions

An understanding of the physical environment is essential for proper sewage facilities planning. Important elements include geology and steep slopes, soils, drainage areas, wetlands, and the availability of potable water supplies. While all of these are covered in detail as part of an Act 537 Plan, soil suitability is the most fundamental. Soil suitability considers shallow depth to bedrock, high water table, and the infiltration capacity of the soil. Shallow depth to bedrock and high water table are limitations because sewage disposal regulations generally require at least twenty inches of soil for sand mounds and up to sixty inches for a conventional in-ground system. Infiltration capacity relates to the clay content of the soil and how efficiently effluent will percolate through, and be treated by, the soil. Percolation rates that are too fast or too slow are causes for concern when analyzing infiltration capacity of the soil. **Figure 2.5** in the Natural Resources Chapter shows the on-lot sewage suitability in the Central Perkiomen Valley. While soil suitability is used to determine areas where on-lot systems may be most successful, it is more important for identifying areas where an on-lot sewage management program will be the most necessary.

Existing Municipal Sewage Facilities

Nearly half of the Region's land area has access to existing public sewer lines, but not all developed parcels within those areas are connected to the systems. Public sewage disposal systems are available to a majority of the Valley's residential population within the Boroughs of Trappe, Collegeville, and Schwenksville, and Perkiomen Township. Public sewers serve a majority of Lower Frederick's population, but relatively little of its land area is served. Most of Upper Frederick's developed properties rely on individual on-lot disposal, but three developments are served by centralized sewer systems (Perkiomen Crossing, Ivy Ridge, and Frederick Mennonite Community).

The Lower Perkiomen Valley Regional Sewer Authority's Oaks Wastewater Treatment Plant serves Collegeville and Trappe Boroughs and most of Perkiomen Township. Small areas of Perkiomen and Lower Frederick Townships are served by the Schwenksville Borough Authority's Plant. The Lower Frederick Township Plant serves the Spring Mount, Delphi, and Zieglerville areas of Lower Frederick. In Upper Frederick, the plant serving the Perkiomen Crossing development is owned and operated by the Township and the Ivy Ridge subdivision plant will be acquired and operated by the Township at a future date. Since developers have recently shown interest in using the privately owned Frederick Mennonite Community Plant to serve proposed residential developments, the Township is

considering it for municipal ownership and operation.

Municipal Plant Capacities

- *LPVRSOA Oaks Wastewater Treatment Plant*: 14.25 million gallons per day (mgd) (Re-rated February 2009)
- *Schwenksville Borough Authority Plant*: 0.3 mgd (Re-rated February 2002)
- *Lower Frederick Township Plant*: 0.2 mgd (2005 Status Report)
- *Upper Frederick*:
 - *Perkiomen Crossing Plant*: 0.048 mgd (2005 Status Report)
 - *Ivy Ridge Plant*: 0.017 mgd (2005 Status Report)

Non-municipal Domestic or Residential Plants

- Upper Frederick Township: Frederick Mennonite Community, Camp Laughing Waters, Montgomery County SPCA

Non-municipal Industrial Sewage and Chemical Treatment Plants

- Perkiomen Township: Rahn's Construction
- Trappe Borough: Accelent

Sewage Facility Issues and Policies

The community facility objectives related to sewage facilities involve the efficient use of existing and/or future systems by extending or

providing them only where it is consistent with the policies of the Regional Comprehensive Plan, and by protecting water quality and quantity by effectively applying the use of appropriate public and private sewage disposal methods. The following policies support these objectives:

◆ *Update Act 537 Sewage Facility Plans.*

Each municipality should review and revise its Act 537 Plan, as necessary, to help implement the recommendations of this chapter and the Future Land Use Plan. The updated Act 537 Plan policies will clearly show the proposed methods of sewage disposal for each section of the municipality to land and business owners. In addition, each Act 537 Plan must be approved by the Pennsylvania Department of Environmental Protection (DEP) and will be reviewed for consistency when any sewage facility permit or planning module is submitted.

◆ *Establish priorities and an alternative analysis for all proposed sewage systems.*

Each of the three townships within the Central Perkiomen Valley will need to permit a variety of new and replacement sewage facility alternatives for existing and proposed development outside of the sewer service areas. Therefore, any revision to an Act 537 Plan should include the establishment of a hierarchy for the types of sewage disposal systems from most acceptable to least acceptable. The

hierarchy should give precedence to sewage facility alternatives that utilize land application of the effluent to recharge the Region's groundwater. These types of systems include standard in-ground or sand mound systems, as well as spray irrigation and newer land application systems. Precedence should also be given to systems that require lower operation and maintenance costs and the hierarchy should include priorities for both individual and community sewage systems, where applicable. DEP reviews each permit application or planning module for consistency with local Act 537 Plans and requires an alternative analysis to support any proposed sewage disposal method.

◆ *Establish a program for long-term management and maintenance of existing and future on-lot disposal systems.*

Upper and Lower Frederick Townships will continue to rely heavily upon individual on-lot sewage disposal systems. Parts of Perkiomen Township also rely on individual on-lot disposal systems. To ensure the continued operation of these systems, any Act 537 Plan revision should investigate the establishment of an On-lot Disposal Systems (OLDS) Management program. These programs should include public education, required pumping of septic tanks, and registration and inspection of systems. In addition to protecting public health and safety, proper maintenance of on-lot systems will reduce the need to replace on-lot systems with

other treatment methods that may not provide essential groundwater recharge. Also, municipalities should establish sewage disposal priorities and prepare a comprehensive analysis of sewage facility alternatives. DEP offers reimbursement for up to 85% of all municipal costs associated with implementing an OLDS management program.

- ♦ *Conduct on-going monitoring of known problem areas to protect public health.*

Past sewage facilities planning has indicated the existence of potential on-lot problem areas. Municipalities should coordinate with the Montgomery County Health Department to periodically monitor these areas to identify the existence of any malfunctioning systems. Identified malfunctions should be tracked to make certain they are properly repaired or replaced. Monitoring can also help ensure that any cluster of system failures can be quickly recognized. Should monitoring indicate a cluster of system failures, an Act 537 Plan revision can be initiated to determine appropriate alternatives to address the problem. However, it will be important for any Act 537 Plan update to differentiate between the importance of providing sewage facilities for the purpose of correcting on-lot problem areas and protecting human health and safety, and providing sewage facilities as a method to guide the location of new development and prevent future disposal problems. Any localized situation that involves the

construction of a community disposal system to address an on-lot problem area will not require the creation of new sewer growth areas.

Transportation

The Pennsylvania Municipalities Planning Code requires comprehensive plans to contain "A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities, and other similar facilities or uses."

Most of these types of facilities are found in the Central Perkiomen Valley Region and are included in the descriptions, policies, and recommendations in this section. This section advocates policies and improvements for safe and efficient motorized vehicular circulation within and through the Region and encourages bicycle and pedestrian circulation alternatives.

Traffic and Circulation Planning

Historical development patterns and traffic routes were not established according to a carefully thought-out comprehensive plan, but they form the basis on which the Region's transportation planning decisions must be made. As the Central Perkiomen Valley Region and surrounding areas continue to grow, increased volumes of traffic will travel mainly on the Region's existing roads. These roads must be improved to increase their capacities to

accommodate increased volumes of traffic, especially during peak hours.

Recommended improvements can include additional travel lanes, shoulders, turning lanes or other intersection improvements, including signalization and coordination of traffic signals. One of the main reasons for concentrating new development in growth areas is so that these types of road improvements may be more efficiently targeted for selected major existing roads. Road and intersection improvements should be prioritized in accord with the functional classifications explained further in this section and the characters and intensities of land uses they will serve.

The limited number of dollars available from developers, county, state, or federal sources should be concentrated on those roads considered most important to serve the growth areas and maintain through-traffic flow on major roads serving intercommunity traffic. In addition, policies and methods should be considered that further the provision of future public transit, bikeways, and pedestrian systems to supplement conventional vehicular circulation systems

Recommended Road Improvements

A complete list of desirable road improvements would require region-wide studies of existing routes and traffic volumes, all significant conditions along all existing roads, and a projection of the need for new roads or interconnections between existing

roads. If and when such detailed studies are done following adoption of this Comprehensive Plan, their recommendations should be implemented on a priority basis.

However, for the purposes of this Comprehensive Plan, important recommendations can be made as generalized guidelines, with proposals for specific improvements limited to those items generally recognized as being already in need of improvement and programmed for implementation. Descriptions of these generalized guidelines and specific improvement proposals are found later in this section. These guidelines and proposals are based on a number of factors used in traffic planning, which are identified and explained in the following sections.

Traffic and Circulation Planning Factors

Planning for traffic and circulation must consider the following factors as they relate to the Region and surrounding communities:

- ◆ Jurisdiction
- ◆ Land Use
- ◆ Functional Classification
- ◆ Existing Character and Conditions
- ◆ Volumes and Capacity
- ◆ Safety

The American Association of State Highway and Transportation Officials (AASHTO) and the Pennsylvania Department of Transportation (PADOT) use these factors,

which are accepted by traffic planners and engineers. Traffic planners use these factors as guidelines, while traffic engineers use them to engineer solutions to traffic problems.

Jurisdiction

Jurisdiction over roads refers to ownership and responsibility for maintenance and installation of improvements. **Figure 5.3** shows that public roads in the Region are under the jurisdiction of the Commonwealth of Pennsylvania, Montgomery County, or local municipalities.

Within the limits of applicable laws, the local municipalities have complete control over roads under their jurisdiction, but must coordinate with PADOT and the Montgomery County Department of Roads and Bridges regarding state and county roads. However, for planning purposes, the Region has the responsibility for designating all the roads under an appropriate functional classification relative to the purposes they are intended to serve.

Functional Classification

Functional classification is the grouping of roads into a hierarchy by the character of service and function they provide. It was developed as an important planning and design tool for comprehensive transportation planning. The system is based on standards established by the American Association of State Highway and Transportation Officials (AASHTO), and

is used by the Pennsylvania Department of Transportation (PADOT). It provides design guidelines appropriate for each road, as well as a way to coordinate road functions and improvements among neighboring communities and throughout the Region and the state. This system permits a logical and efficient road network to be established under a road hierarchy that includes expressways, arterials, collectors, and local roads. These classifications have been further subdivided for use in classifying roads as principal and minor arterials, major and minor collectors, and a variety of local roads. Two major considerations in classifying roads are access to abutting property and travel mobility.

- **Access** refers to the level of control over vehicles entering or exiting a roadway to or from adjacent properties.
- **Mobility** refers to the ability of a road to move traffic.

As examples, local roads primarily provide access to abutting properties while discouraging the mobility of through traffic. Expressways, on the other hand, emphasize a high degree of mobility, but have virtually no access to abutting properties.

The map in **Figure 5.4** shows the Region's functional classification system, and general descriptions of road classifications are listed below.

Expressways. These roads enable traffic to move at high speeds and a high level of

Central Perkiomen Valley Road Jurisdiction

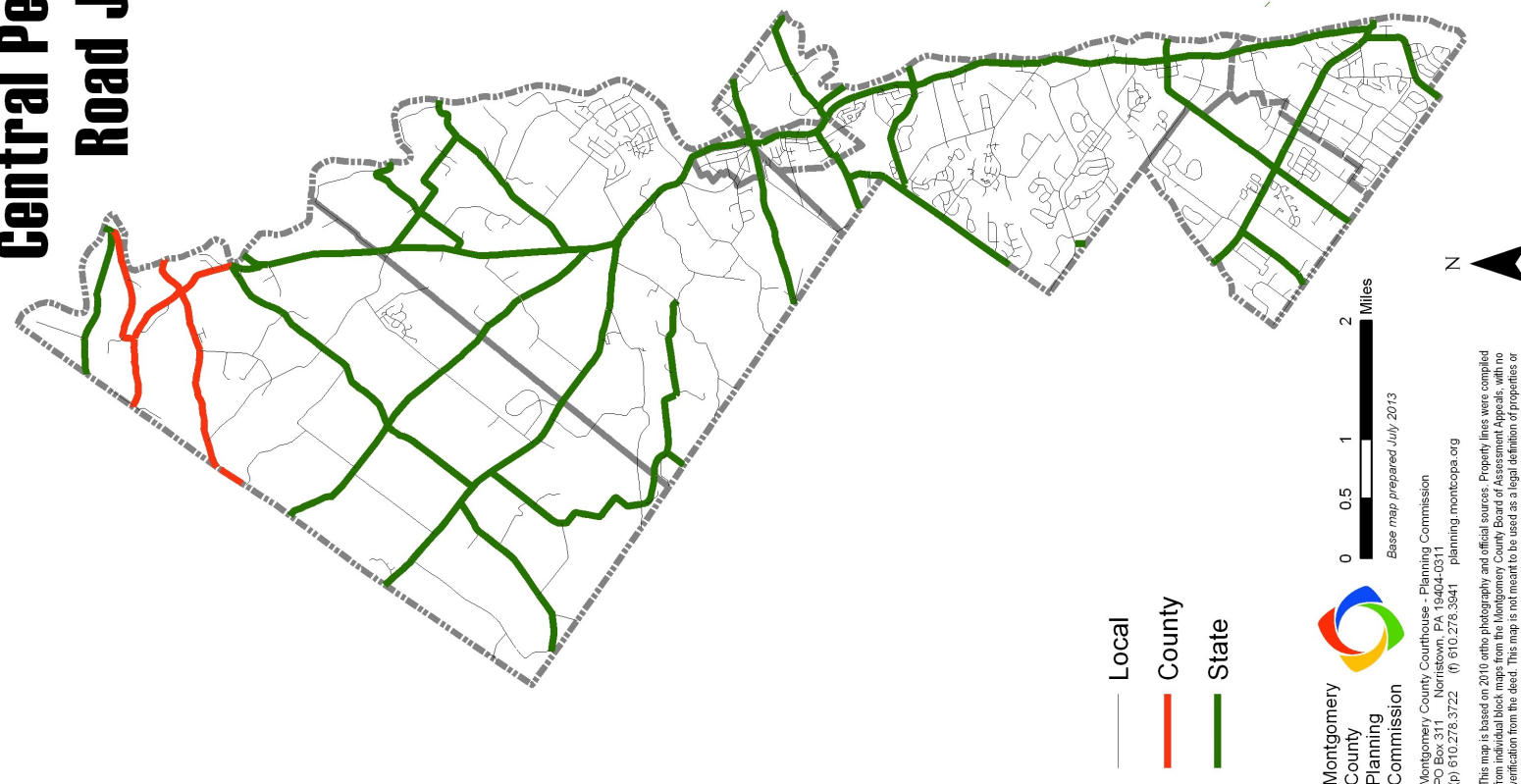


Figure 5.3

Central Perkiomen Valley Road Classification

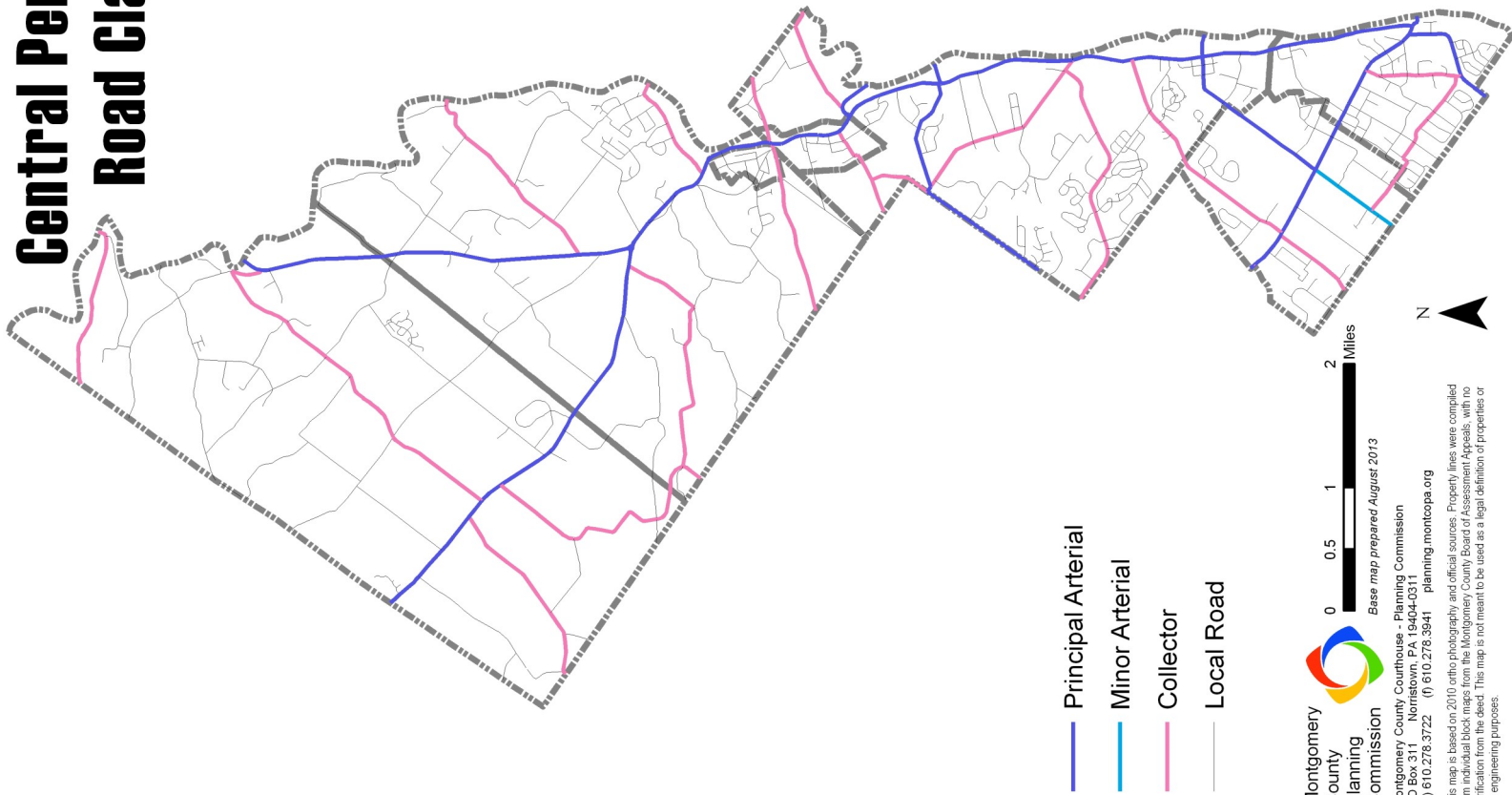


Figure 5.4

Montgomery County Planning Commission
Base map prepared August 2013
Montgomery County Courthouse - Planning Commission
PO Box 3722, Germantown, PA 19341-0372
(p) 610.278.3722 (f) 610.278.3941 planning.montcopa.org
This map is based on 2010 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

efficiency over long distances. There are no existing or planned expressways within the Central Perkiomen Region. However, two nearby expressways serve the Region, the Northeast Extension of the Pennsylvania Turnpike (I-476) and the Pottstown Expressway, Route 422.

Principal and Minor Arterials. The primary function of arterials is to move traffic efficiently at the highest speeds and efficiency other than expressway levels. Their secondary function is to allow access from lower classified streets and driveways. However, the number of intersections with Arterials should be limited for reasons of safety and efficient traffic flow. Principal Arterials generally carry larger volumes of traffic for longer distances than Minor Arterials.

- **Principal Arterials:** Route 73; Route 29; Main Street in Collegeville and Trappe; Meyers Road/Otts Road/Plank Road; Rahns Road/East Third Avenue; Township Line Road; Skippack Pike; and Second Avenue/Collegeville Road in Collegeville.
- **Minor Arterials:** Route 113/West Third Avenue in Trappe.

Collectors. Collectors provide a mix of efficient traffic movement and more frequent access to lower classified streets and driveways. They generally serve shorter trips with more localized purposes and at lower speeds than arterials.

- **Collectors:** Perkiomenville Road; Neiffer Road; Spring Mount Road; Haldeman Road; Seitz Road/Bridge Street; Wartman Road; Trappe Road/Seventh Avenue; Linfield Trappe Road; Clahor Avenue; Park Avenue/Fifth Avenue; Fagleysville Road; Yerger Road/Gerloff Road; Hill Road; Salford Station Road; Game Farm Road/Park Avenue/Schwenksville Road; and Township Line Road/Limerick Road/Perkiomen Avenue.

Local Roads. All roads not classified as arterials or collectors comprise the local roads classification. These roads primarily provide access to adjacent properties, with the lowest operating speeds over the shortest distances.

The roads discussed above are the currently approved classifications from PADOT. In order for the functional classifications to change, the County Transportation Plan would include any proposed change in functional classification and then they would be submitted for PADOT approval. A higher classification of road requires a change in geometry, an increase in traffic volume, and decreased access.

Road Design Guidelines

General design guidelines for the Functional Classification System are recommended from an engineering standpoint.

Volume and Capacity

Volume and capacity are two measures of traffic flow used for current analysis and future planning for roads, with these terms and their relationships to planning briefly explained as follows:

Traffic Volume: Volume is the number of vehicle trips that occur on a road during a given time period, generally measured as average daily traffic (ADT) and as morning and evening peak-hour traffic. A vehicle trip is one vehicle traveling from point A to point B. Its return from point B to point A is another vehicle trip. Traffic volumes are generally measured by traffic-counting devices placed at strategic locations in the road system, and these traffic counts are then mapped for convenient reference, as seen in **Figure 5.5**.

Capacity: Capacity is the maximum number of vehicles a road or intersection can accommodate during a given time period, expressed as a number of vehicles per hour. For example, if a road with an ADT of 5,000 vehicle trips per day has morning and evening peak hour volumes of 1,400 and 1,200 vehicle trips respectively, the remaining 2,400 trips occur throughout the remaining 22 hours of the day. The morning and evening peaks can be accommodated adequately if the road has a capacity of 2,000 vehicles per hour. However, if its capacity is only 1,000 vehicles per hour, then that same road would be congested during

Central Perkiomen Valley Traffic Counts

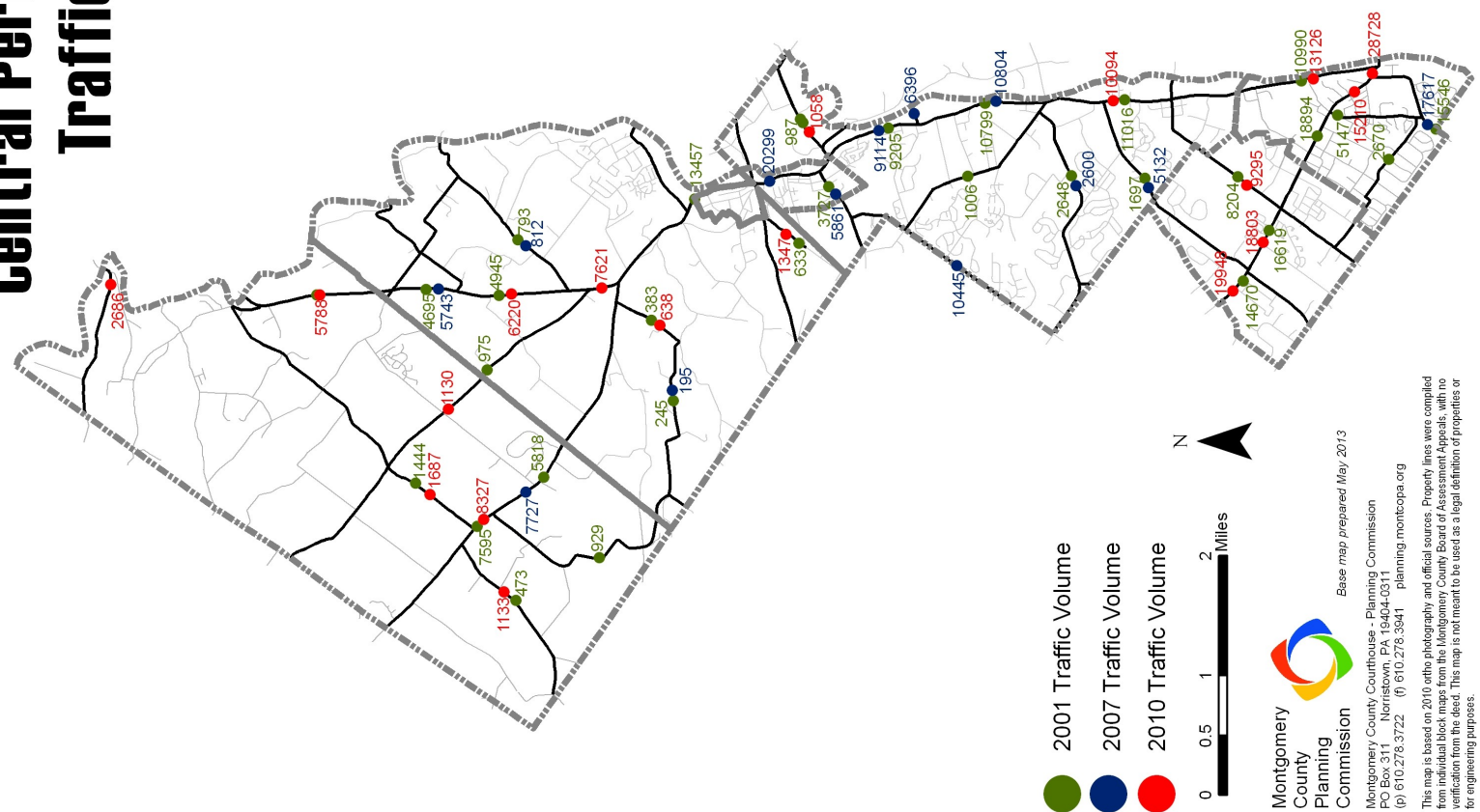


Figure 5.5

the peak hours by the 1,400 and 1,200 am and pm peak-hour traffic volumes.

Volume/Capacity Relationships: Average Daily Traffic identifies which roads carry the largest volumes of traffic. Peak-hour volumes and capacity relate more directly to how efficiently a road may carry its heaviest traffic flows. Many existing roads have sufficient capacity for their current volumes, but may become overburdened with additional traffic generated by new development. Road improvements would then be needed to return sufficient capacity to those roads. Therefore, it is important not only to consider existing traffic volumes and road capacities, but also to consider future increases in volumes and road improvements needed to accommodate the increased traffic. Projections of future traffic increases depend heavily on the types of land use served by the roads being evaluated.

Land Use

There is frequently a direct relationship between a road's functional classification and the variety of land use types that abut it. With the exception of expressways, roads that carry the most traffic generally have the widest variety of uses, while roads with less traffic have less variety amongst abutting land uses.

In the Central Perkiomen Valley, a wide variety of land use characters exist, including:

1. Older, traditional village character.
2. Newer, suburbanized development.

3. Community, neighborhood, and "Main Street" shopping areas.
4. A variety of older and newer industries.
5. Extensive areas of farmlands, woodlands, parklands, and homes on larger lots.

The principal arterials, Routes 29 and 73, have abutting land use characters in all of those categories and Main Street in Collegeville and Trappe has uses in most of those categories. The minor arterials and major collectors generally abut several categories. Minor collectors and local roads are generally characterized by one predominant category.

Existing Road Character and Conditions

The number and spacing of intersections, severity of curves and grades, and width and condition of paving affect the ability of a road to function safely and efficiently. Narrow rural roads with sharp curves and steep hills cannot carry traffic as safely and efficiently as roads with wide travel lanes and shoulders, and long, sweeping curves, with gentle grades. Safety is a primary consideration in traffic planning.

Roads that are seriously constrained by existing features also limit access to abutting properties. These roads will not be suitable for access to higher intensities of development unless major improvements are made. Roads that are least constrained are generally more suitable for access to all intensities of

development, and can generally be improved more efficiently.

The relationship between transportation and land use in the Central Perkiomen Valley Region is explored more fully in Appendix B: Central Perkiomen Valley Regional Transportation and Community Character Study of March 6, 2009.

Efficient Investment Of Available Funding

New development will occur in the Region and will be required to provide or contribute towards some road and intersection improvements. However, it is not realistic to expect new development to offset the costs of improving all the major roads and intersections in the township. Therefore, major road improvements must be allocated primarily to those areas with highest traffic volumes and serious congestion.

The Region must ensure that major roads serving the Borough Conservation Areas and Designated Growth Areas will be upgraded and improved appropriately. Safety improvements and bridge replacements may provide some locational exceptions. Currently programmed projects, such as improvements to roads, intersections, and bridges, are shown in **Figure 5.6**.

In Rural Resource Conservation Areas, the retention of farmland, woodlands, large lots, and rural character, and the restriction of new development to low intensities, is intended to minimize increases in traffic volumes on the many rural-character roads. Therefore, a more

Central Perkiomen Valley TIP Projects

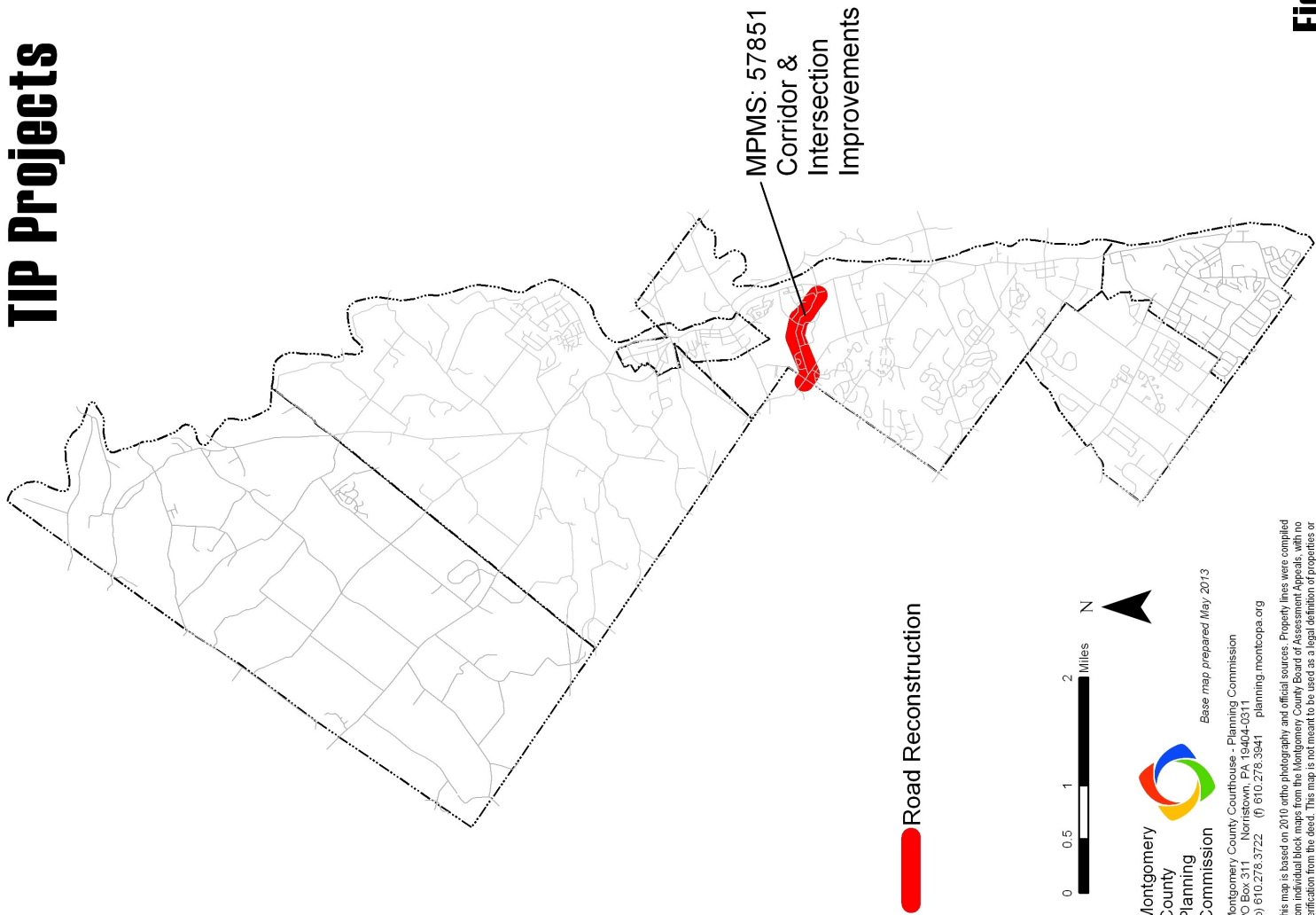


Figure 5.6

reasonable balance can be maintained between traffic generation and road capacity in the Rural Resource Conservation Areas.

In addition, "rural-character" roads should be able to retain their rural character because major "suburbanizing" improvements will not be needed where traffic volumes will remain relatively low. Safety-related improvements of low volume rural roads should be provided, however, including those that improve limited sight distances, ease tight curves, or improve substandard shoulder areas and/or drainage.

Funding For Road Improvements

Within growth areas, and on adjacent roads needed to serve those areas, road improvements can be programmed to accommodate existing traffic and new traffic generated by the concentrations of new development. The Region's municipalities can consider enacting traffic impact fees to help offset the costs of off-site road improvements needed to handle traffic increases from new development.

To implement this program, municipalities must comply with Article V-A of the Pennsylvania Municipalities Planning Code governing Municipal Capital Improvement. It requires a transportation capital improvements plan based on a land use assumptions report and a roadway sufficiency analysis. Following this Plan, ordinances imposing transportation impact fees may be enacted.

Even if transportation impact fees are imposed, the most significant funding for road,

intersection, and bridge improvements must still be sought through traditional state and federal funding sources and programming.

Transportation Recommendations

The connection between site design, land use practices and the transportation system is significant. The Central Perkiomen Valley Region is primarily auto-oriented and in order to minimize congestion and increase the quality of life, alternative site planning and land use methods can be used to create a more interconnected and safe transportation system.

♦ *Central Perkiomen Valley Regional Transportation Plan*

As part of the Regional Comprehensive Plan a regional transportation study was commissioned to address the transportation-land use connection, road improvement priorities, and analyze traffic patterns throughout the Region. The "Central Perkiomen Valley Regional Transportation and Community Character Study" of March 6, 2009 ("the Study") contains a comprehensive summary of existing transportation studies in the Region including the 1999 Schwenksville Corridor Study, the 2001 Township Line Road Corridor Study, and the 2003 Traffic Study for Perkiomen Valley School District. The report also ties in established PennDOT guidelines, an analysis of current and future conditions, and numerous transportation and land use recommendations based on a visioning

workshop with the stakeholder communities. This document is an official policy of the Central Perkiomen Valley Regional Comprehensive Plan.

The following section summarizes some of the design and policy recommendations described in the Traffic Study as well as a summary of context-sensitive design and the anticipated roadway deficiencies based on current development patterns.

♦ *Year 2018 Deficiencies*

Based on DVRPC traffic count data from 2007 and the status of 24 proposed developments within the study area as of January 28, 2009, the consultant was able to determine peak hour traffic conditions at major intersections projected for the year 2018 as summarized in **Figure 5.7**. As expected, deficiencies were identified at many of the major intersections along Route 29.

♦ *Context-Sensitive Design (Smart Transportation)*

The Study recommends pursuing context-sensitive design (or "Smart Transportation" as it is known as in Pennsylvania) as a way to facilitate preservation and development of the desired community character in relation to transportation facilities. A key principle of Smart Transportation is to tailor the roadway design to the land use context. The *Smart Transportation Guidebook* (PennDOT and NJDOT, 2008) identifies seven types of land

FIGURE 24

ORA Orth-Rodgers & Associates, Inc.
TRANSPORTATION ENGINEERS AND PLANNERS

Year 2018 Deficiencies Map
Central Perkliomen Valley Regional Transportation
and Community Character Study

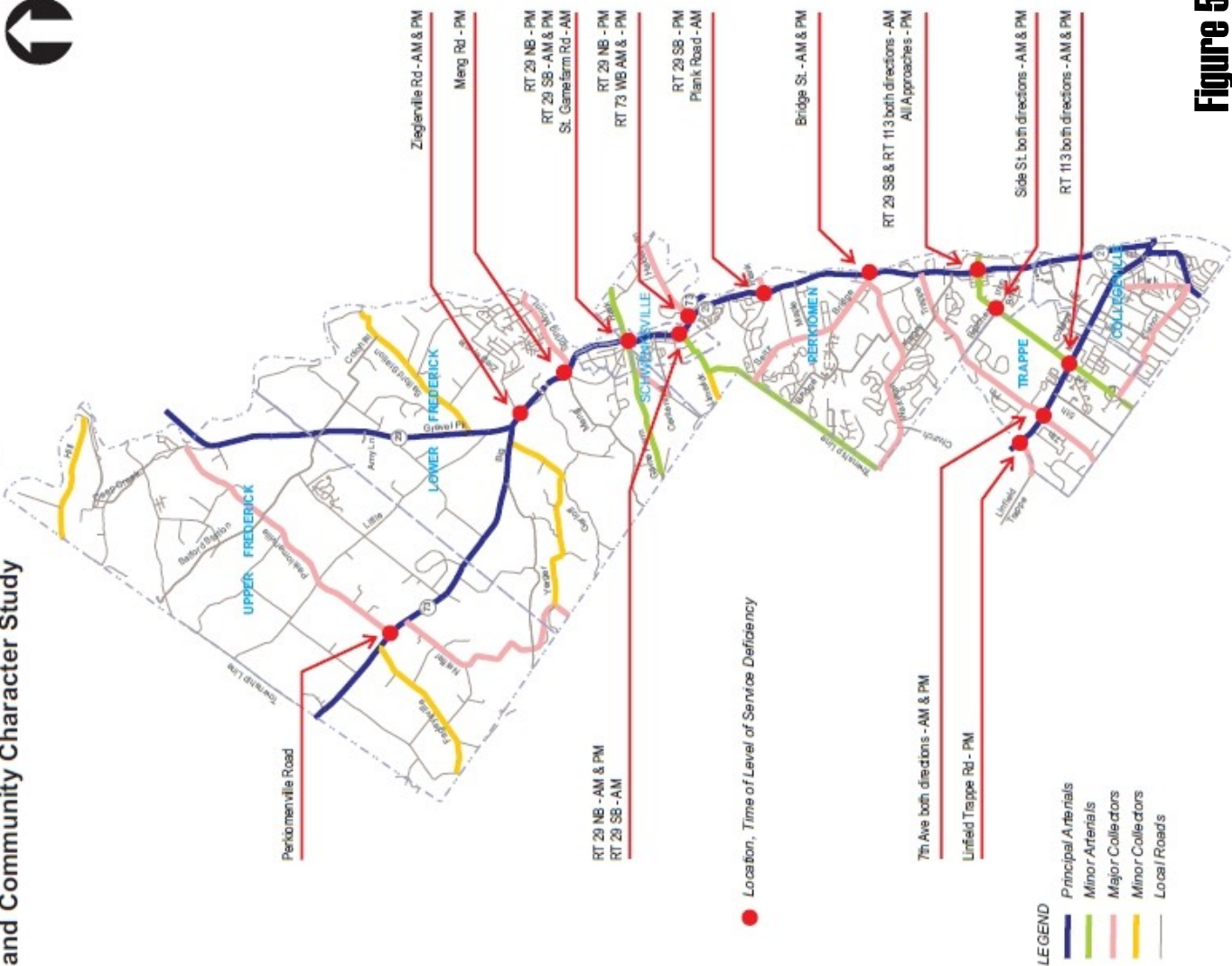


Figure 5.7

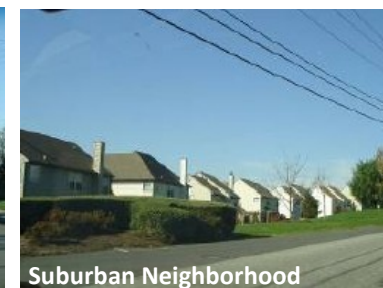
use contexts, five of which can be found on the ten major roadways studied within the Central Perkiomen Valley Region (**Figure 5.8**).

It is important to keep in mind that the context classification based on land use and community character is different from the functional classification (**Figure 5.4**). Functional classification controls specifications related to operational characteristics within the right-of-way, while context classification should help guide decisions affecting the qualitative experience of the roadway and roadside environment.

The context classification of a street should be considered when:

- Planning growth and future development.
- Considering public investment for striping, sidewalks, streetscapes, or intersection improvements.
- Evaluating, or re-evaluating local comprehensive plans or development ordinances.

The practice of context-sensitive design requires an understanding of how roadway and roadside design should change as land use contexts shift from urban to suburban to rural



Five land use contexts were identified in the Central Perkiomen Valley study area

(Figure 5.9). Additionally, characteristics that vary from community to community, such as available right-of-way, traffic volume, pedestrian activity, and on-street parking demand, also impact the proper design of the roadway and roadside.

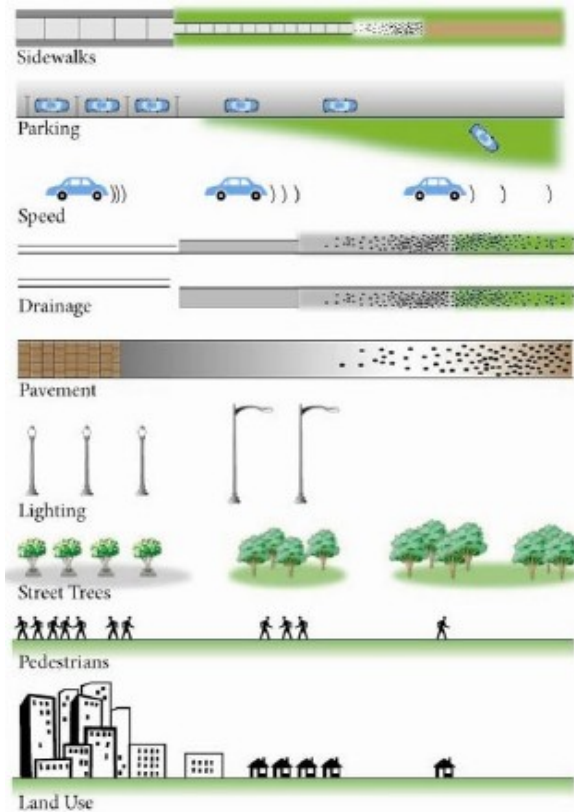


Figure 5.9. Roadway and Roadside Design for urban, suburban, and rural land use contexts (l to r).

	Urban	Suburban	Rural
<i>Travel Lanes</i>	11 ft. (35 mph or below) 12 ft. (greater than 35 mph or high traffic volume)	11 ft. (35 mph or below) 12 ft. (greater than 35 mph or high traffic volume)	10 ft. (lightly trafficked) 11-12 ft. (greater than 35 mph or high traffic volume)
<i>Shoulders</i>	4-6 ft. if no sidewalks are provided	8-10 ft. 4-8 ft. (neighborhoods)	8-10 ft. (arterials) 4-8 ft. (collectors)
<i>Medians</i>	12-18 ft. (left turn medians) 4-8 ft. (pedestrian refuges)	12-18 ft. (left turn medians) 4-8 ft. (pedestrian refuges)	Design depending on access control, left turn and pedestrian refuge needs.
<i>On-Street Parking</i>	7-8 ft. (parallel parking in town center context)	Provide as needed in neighborhoods	N/A
<i>Grass Buffer</i>	4-6 ft. (neighborhood streets)	4-8 ft.	N/A
<i>Sidewalks</i>	6-10 ft. (town/village centers) 5-8 ft. (town/village neighborhoods)	Minimum 5 ft.	N/A

Table 5.3. Guidelines for Dimensioned Roadway and Roadside Elements

◆ Roadway Cross-Section Design

Common roadway elements include: medians or turn lanes, travel lanes, parking lanes, bike lanes or paved shoulders, and grass buffers and/or sidewalks. The dimensions, character, and placement of these elements should vary based on the land use context and desired community character. For example, narrower travel lanes can have a calming effect on the speed of through traffic making the area more pedestrian-friendly and safe. Additionally, on-street parking can help calm traffic and buffer pedestrians from the through traffic. **Table 5.3** provides guidelines for determining the proper dimensions and placements of roadway and roadside elements within the various land use contexts.



◆ Traffic Calming

Traffic calming as a technique is utilized to slow traffic through an area's streets. It can help minimize congestion, discourage cut-

through traffic and create a pedestrian-friendly environment. Traffic calming can lead to a more pleasant, attractive streetscape which decreases the effect of motor vehicles on the overall environment. The intent of traffic calming is to allow for sharing of roads between cars, bicycles, and pedestrians. For the Central Perkiomen Valley Region, Route 29 in Schwenksville, Clayhor Avenue in Collegeville and Main Street in Collegeville are high priority locations that are appropriate for traffic calming measures.

There are a number of different traffic calming measures that could be utilized including narrow lanes, speed bumps, speed tables, traffic circles and roundabouts, rumble strips, curb and sidewalk extensions, on-street parking, and median barriers. The placement and usage of different traffic calming techniques varies with the land use context. For example, on rural streets, traffic humps are a more effective traffic calming measure than on-street parking. The low demand for on-street parking on rural roads will mean that parking spaces will commonly be left empty effectively widening the road and having the opposite effect of promoting higher vehicular speeds.

◆ Encourage Interconnected Streets

The typical suburban street network (also known as a “contemporary” network) forces all traffic on to a few major roads. This technique can help reduce cut-through traffic on residential streets but also commonly creates additional traffic congestion on the Region’s



Vegetated curb extensions can shadow on-street parking and increase pedestrian visibility at busy intersections.

major roadways. In general, a “traditional,” or interconnected, roadway network should be promoted to reduce the pressure to increase the capacity of any one link along a route. New development should be integrated with the existing street pattern and should include at least two access points for better circulation. If



Strategically placed speed humps can be an effective traffic calming measures on rural roads.

necessary, temporary cul-de-sacs can be utilized until the time when a connection can be made.

Further connectivity within the Region’s existing boroughs and traditional neighborhood villages can be promoted as new development is proposed, particularly along Route 29. The Region’s member municipalities can also require road network connectivity through their zoning and subdivision and land development ordinances. Connectivity can also be encouraged on a case-by-case basis. One comprehensive way to regulate street connectivity is through a “connectivity ratio,” which is the number of street links in a community divided by the number of nodes and link ends. A well-connected street network has a connectivity score greater than 1.4. As an example, Collegeville Borough has 147 “links” and 108 “nodes,” resulting in a connectivity ratio of 1.36.

◆ Parking

Some parking techniques that should be considered for the Central Perkiomen Valley Region include:

- 1) Reduce or cap off-street parking requirements
- 2) Promote interconnected parking lots to reduce curb cuts
- 3) Allow flexible/shared parking
- 4) Discourage parking as frontage
- 5) Minimize size of surface parking lots/increase parking lot landscaping

The amount of off-street parking required by zoning is commonly higher than what is needed. One method to ensure against underutilized parking lots is to create maximum parking space limits. For example, any spaces beyond 125% of the minimum could be held in reserve. Parking lots often are underutilized when there are different peak hours of use (day/night parking). To encourage more efficient use of parking lots, parking areas can be shared by adjoining businesses. Parking lot interconnections between complimentary businesses also reduce the number of curb cuts on main roads and reduce the amount of traffic congestion by allowing shoppers to make one stop and walk between stores.

Although locating parking to the side or rear of buildings may be desirable throughout the Region, it is most appropriate in the commercial areas of the Region's boroughs and traditional town centers, such as Rahns and Graterford in Perkiomen, and Main Street in Collegeville, Trappe, and Schwenksville. Techniques such as placing a maximum on surface parking lot size and/or increasing landscaping requirements within surface parking lots are appropriate throughout the Central Perkiomen Valley Region and can be achieved through minor zoning amendments.

- ◆ *Encourage Pedestrian Connections (sidewalks, trails, paths)*

Sidewalks, paths, and trails should be built where linkages are appropriate and where there

Figure 5.10

Characteristics and Ordinances for ROADS and ROADSIDES

related to frontage along key roadways such as: Rt 29, 73, 113 as well as Perkiomenville Rd., Township Line Rd., and Main Street.

	Rural		Suburban Neighborhood		Suburban Corridor		Town/Village Neighborhood		Town/Village Center	
	L Frederick (R1)	U Frederick (missing ordinance)	Trappe (113-R1, R2, R3)	Perkiomen (R1, R2, R4)	L Frederick (R2, R3)	U Frederick (missing ordinance)	Trappe (Main St-CC)	Collegeville (29-SC)	Perkiomen (CR)	L Frederick (OI)
ROADS										
Defined driveway openings										
Limit curb cuts							X	X	X	X
Encourage shared access							X	X	X	X
Interconnected road network							X	X	X	X
Restrict/limit cul-de-sacs			X	X	X	X	X	X	X	X
ROADSIDES										
Design: Sign Standards										
Design: Landscaping Standards										
Screening for certain uses			X	X	X	X	X	X	X	X
Buffer between residential/non			X	X	X	X	X	X	X	X
Landscaped setbacks			X	X	X	X	X	X	X	X
Open space requirements			X	X	X	X	X	X	X	X
Design: Control Illumination										
Control glare	X	X	X	X	X	X	X	X	X	X
Control spill	X	X	X	X	X	X	X	X	X	X
Limit height	X	X	X	X	X	X	X	X	X	X
Frontage: Control Parking										
Prohibit parking at frontage	X	X					X	X	X	X
Encourage side/rear parking	X	X					X	X	X	X
Frontage: Control Roadside Sales										
Control outdoor display	X	X					X	X	X	X
Scenic Road Conservation										
Land preservation zoning	X	X			X	X				
Cluster development	X	X			X	X				
Bigger setbacks as screening	X	X			X	X				
Open space requirements	X	X			X	X				
Rural Village Center										
Mixed use zoning							X	X	X	X
No parking at frontage							X	X	X	X
Building setback and height controls							X	X	X	X
Preservation of existing buildings							X	X	X	X
Sidewalks							X	X	X	X
Buildings oriented to street							X	X	X	X
Main Street Mixed Use										
Mixed use zoning										
No parking at frontage										
Building setback and height controls										
Preservation of existing buildings										
Buildings oriented to street										

The matrix identifies specific places along principal corridors within the study area where local ordinance should be adopted supportive of community character.

✓ Provisions of local Municipal Land Development Ordinance support Community Character objectives where there is a "checkmark"
 X An "X" indicates that supportive provisions related to this topic may be lacking
 Cell is blank indicates that the topic is not relevant to Roads and Roadsides within this Context Classification

are land uses that support or encourage pedestrian movement. Sidewalks and trail connections are desirable throughout much of the Central Perkiomen Valley Region, however particular attention should be given to connections to and from the Perkiomen Trail. Most borough and village areas already require sidewalks, but the addition of sidewalks in Zieglerville, in Lower Frederick, is particularly important to preserving its village character. In general, the sidewalk network in the village and town areas should be expanded or improved upon as new development occurs. Sidewalks may not be necessary along Routes 29 and 73 in Upper and Lower Frederick due to the less dense nature of land uses in those areas.

♦ Landscaping and Illumination Controls

Landscaping controls within a municipality's zoning and subdivision and land development ordinances can help provide transitions or buffers between different uses and screen certain uses such as parking lots or loading areas. Illumination controls, often implemented through a "dark sky" ordinance can help prevent road safety problems and nuisances such as glare and spillover that result from poor outdoor lighting design.

♦ Analysis of Current Ordinances

Figure 5.10 indicates zoning districts within the study area that front on key roadways, and shows, by land use context,

some opportunities to support community character-related values by local ordinance as well as where certain roadside strategies are already being implemented. If a space in the chart is blank, this indicates that the strategy is not relevant in that land use context.

♦ Intersection Improvements

Several intersections in need of improvement in terms of both traffic volume and safety were identified in the Study's analysis of existing studies and current and future conditions. Of particular concern is the intersection of routes 113 and 29, both of which are used as commuter routes for area residents to reach Collegeville and Route 422 to the south. All four approaches to the intersection provide a single lane of travel and there are multiple structures located within close proximity to the existing right-of-way at this intersection inhibiting roadway widening options. The intersection of route 113 and Main Street in Collegeville also experiences highly congested conditions during weekday commuter peak periods and could be evaluated further.

♦ Coordination with PennDOT

Several aspects of context-sensitive roadway design will require coordination with PennDOT. PennDOT has jurisdiction over the final design

of travel lanes, shoulders, medians, and whether on-street parking is permitted on state roadways. The municipality has primary jurisdiction over roadway connectivity and elements such as grass buffers and sidewalks; however the municipality and PennDOT will need to work together on the design and placement of on-street parking and driveway openings. The distribution of responsibility for roadway elements is summarized in **Table 5.4** below.

The Region should also coordinate with PennDOT to introduce Intelligent Transportation Systems (ITS), which can help to decrease the amount of traffic congestion by monitoring road conditions through a common computer system. This system can coordinate traffic lights to encourage a better degree of movement throughout the road network.

Table 5.4. Jurisdiction with Primary Responsibility on State Roadways

Roadway/Roadside Element	PennDOT	Municipality
Travel lanes	✓	
Shoulder	✓	
Medians	✓	
On-street parking	✓	✓
Defined driveway openings	✓	✓
Interconnected roadway network		✓
Grass buffer		✓
Sidewalk		✓

Housing



Introduction

The Central Perkiomen Valley has experienced a considerable amount of residential development in the past decade. With future residential development expected to continue at current rates, a plan for future development must be established. An overall goal of the Comprehensive Plan is to better manage future residential development in the Region by making better use of land that has already been developed, encouraging re-use and infill opportunities, and preserving the natural environment.

The Central Perkiomen Valley's housing growth will follow the objectives of the Comprehensive Plan (see "Goals and Objectives"). They are as follows:

Objectives:

- ◆ Concentrate new development in designated growth areas.
- ◆ Encourage development on specific sites in the Borough Conservation and Designated Growth Areas.
- ◆ Encourage a compatible transition between existing villages and adjacent areas through open space, pedestrian connections, and design standards.
- ◆ Ensure that new development protects and preserves the Region's existing rural character through innovative growth management techniques.

- ◆ Encourage new housing developments that foster a sense of place and promote a pedestrian-friendly environment with connections to destinations and neighboring development.
- ◆ Encourage infill housing to include a mix of residential and commercial uses and to be architecturally compatible with the surrounding neighborhood.
- ◆ Retain existing historic housing either for residential use or another compatible use, especially in the villages and boroughs.
- ◆ Promote orderly and diversified residential development that is reflective of local needs and regional growth trends.
- ◆ Market the Region to developers as a prime location for mixed-use or more intensive residential development in the appropriate areas.
- ◆ Meet fair share requirements as a region.

Housing Profile

Housing Units

Between 2000 and 2010, new housing in the Region increased at a rate only slightly greater than that of the County as a whole. This represents a dramatic decrease in the rate of

Table 6.1
Housing Units, 2000-2010

Municipality	2000	2010	% Change
Collegeville Borough	1,438	1,427	-0.8%
Lower Frederick Township	1,806	1,908	5.6%
Perkiomen Township	2,556	3,107	21.6%
Schwenksville Borough	662	697	5.3%
Trappe Borough	1,351	1,407	4.1%
Upper Frederick Township	1,088	1,450	33.3%
Central Perkiomen Valley	8,901	9,996	12.3%
Montgomery County	297,434	325,735	9.5%
Pennsylvania	5,249,750	5,567,315	6.0%

Source: US Census (2000-2010)

new housing being built in the Region. New housing in the Region increased by more than four times that of the County between 1990 and 2000. It should be noted that new housing has decreased throughout the County, likely as a result of an economic downturn and the changing demographic makeup of the County. It remains to be seen if this decrease in housing growth will rebound when the economy turns around. A breakdown of housing units by municipality is indicated in **Table 6.1**.

Housing Types

The Central Perkiomen Valley Region is comprised of mostly single-family detached units, followed by single-family attached units. The most common type of housing in the Region is single-family detached housing at

58.1% (**Table 6.2**). Although multi-family units are greatly outnumbered by single-family units (12.7 % of the Region's housing units are multi-family) the majority of them are located in the Region's boroughs. Mobile homes consist of only 0.4% of dwelling units in the Region and are located entirely within the Region's townships.

Table 6.3 details the relative breakdown of housing types by municipality. Schwenksville Borough has the highest percentage of multi-family units (2-5+ units) making up 58.5% of its total units. Trappe Borough has the highest percentage of single-family attached units, with 46.4% of its total units. Upper Frederick Township has the most mobile homes, consisting of 2% of its total dwelling units.

Table 6.2
Regional Housing Type Percentages, 2010

Type	2010
Single-Family Detached	58.1%
Single-Family Attached	28.7%
2-4 Units	5.3%
5+ Units	7.4%
Mobile Homes	0.4%

Source: 2006-2010 American Community Survey 5-Year Estimates

Table 6.3
Regional Housing Types, 2010

Geography	Single-Family Detached	Single-Family Attached	2-4 Units	5+ Units	Mobile Homes
Collegeville Borough	59.9%	15.0%	12.5%	12.6%	0.0%
Lower Frederick Township	61.5%	33.5%	4.4%	0.6%	0.0%
Perkiomen Township	69.1%	26.9%	2.4%	1.2%	0.4%
Schwenksville Borough	25.7%	15.9%	9.9%	48.6%	0.0%
Trappe Borough	38.4%	46.4%	6.4%	8.3%	0.0%
Upper Frederick Township	64.8%	28.2%	2.8%	2.2%	2.0%
Central Perkiomen Valley	58.1%	28.7%	5.3%	7.4%	0.4%
Montgomery County	55.4%	19.6%	7.4%	16.7%	0.9%
Pennsylvania	56.9%	18.2%	9.1%	11.4%	4.3%

Source: 2006-2010 American Community Survey 5-Year Estimates

Fair Share Analysis

Fair Share Case Law

In evaluating and ruling on fair share cases, Pennsylvania courts have established a distinction between zoning ordinances which fail to provide for a use ("de facto" exclusion) and those which provide for a use, but which allocate insufficient area for it (a "token" provision which results in "de facto" exclusion). The leading cases on fair share, such as *Surrick*, have tended to deal with "de facto" exclusion and the court rulings on these cases have established the basic issues, or criteria, which serve as the framework for a fair share analysis. Thus, path of growth, total acreage provided for certain uses, etc. have

become common to most fair share cases and can be used as a guide for evaluating a community or region's fair share standing. The legal cases cited below explain the basic issues:

Surrick v. ZHB of Upper Providence Township, 476 Pa. 182, 382 A.2d 105 (1977)

The Pennsylvania Supreme Court used this case to outline a number of factors it felt were basic for evaluating a community's ability to provide for its fair share of growth and development. In this case, the question was whether the community was providing its fair share for zoning for multifamily dwellings or if it was providing only a "token," or disproportionately small amount, for this use. At a minimum, the following factors should be considered:

◆ **Path of Growth**

Is the community a logical area for population growth and development? The answer to this question should involve consideration of the area's proximity to large developed areas such as a city and the community and region's projected population growth figures.

◆ **Present Level of Development**

If the community is in the path of growth, the present level of development should be examined, considering factors such as population density, proportion of total undeveloped land, and the proportion

of undeveloped land available for development of multifamily dwellings (or some other housing type).

◆ **Present Development vs. Path of Growth**

A comparison should be made between existing development and the needs anticipated from further growth and development. In particular, the comparison between the undeveloped land available for multifamily development (or some other housing type) and the growth pressures in the community and the region is important.

Appeal of Silver, 387 A.2d 169 (Pa. Commonwealth. 1978)

In this case, the Commonwealth Court used the "Surrick Analysis" to determine fair share. In its decision, however, the Court chose to expand upon Surrick by including two other factors:

◆ **Potential Development**

Having determined the path of growth, the Court proceeded to consider the proportion of undeveloped land and the amount of undeveloped land available for multifamily development in the community, as prescribed in Surrick. In addition, it also considered the number of multifamily dwellings that could be accommodated on the vacant land. The Court thereby added density as a factor in the analysis.

◆ **Existing and Potential Dwelling Unit Ratio**

The Court chose to analyze the community's existing and potential housing distribution to determine the ratio between multifamily units (MFU) and single-family detached units (SFD). If the ratio increases at a buildout under existing zoning, say from 1 MFU per 10 SFD to 1 MFU per 6 SFD, then the community's fair share is improved.

Warwick Land Development Corp. v. Board of Supervisors of Warwick Township, 376 A.2d 679 (Pa. Commonwealth. 1977)

The Township's provision of 2.9% of its area for multifamily use was upheld by the court.

Williston Township v. Chesterdale Farms, Inc., 341 A.2d 466 (1975)

The Township provided for apartment development on 0.7% of its total land area. The court ruled that this was a "token" amount and was therefore exclusionary.

Cambridge Land Company v. Marshall Township, 560 A.2d 253 (Pa. Commonwealth. 1989)

The Township provided for apartment use on 2.75% of its total land area and 1% of the land set aside for this use was undeveloped. Based on additional factors, such as low growth pressure, the court upheld the ordinance.

Appeal of M.A. Kravitz Co., Inc., 460 A.2d 1075 (Pa. 1983)

Wrightstown Township provided for multifamily use on 0.6% of its total land area. Based on additional factors, including that the community was not a logical area for growth, the court upheld the Township's ordinance.

Hostetter v. N. Londonderry Township, 437 A.2d 806 (Pa. Commonwealth. 1981)

The Township zoned 2.6% of its land area for multifamily use. Based on potential units under permitted densities and the context of minimal development pressure, the court sustained the ordinance.

Caste v. Whitehall Borough AZB, 453 A.2d 69 (Pa. Commonwealth. 1982)

The Borough's zoning ordinance provided for multifamily use on 5.7% of the total Borough land area. Of the Borough's undeveloped acreage, 13% was located in zoning districts that permitted multifamily development. These points contributed to the court's decision to sustain the Borough's zoning.

Central Perkiomen Valley Fair Share Analysis

The courts apply two methodologies in determining whether a municipality or region satisfies its fair share needs. For the purposes of this analysis fair share uses include: single-family attached units, such as twins, duplexes, and townhouses, multifamily units (apartments), and mobile home parks.

Test #1 examines the amount of land zoned for fair share uses and compares it to the total land area of the region (gross acres). Test #2 examines the ratio of fair share units to single-family detached units to determine if they are substantially unequal, if so, the courts will look to see if zoning will permit the ratio to improve at buildout. The analysis for the Central Perkiomen Valley Region is below.

Residential Fair Share Zoning Analysis – Test #1

- ◆ 18.82% of the Region's net acreage is currently zoned for fair share uses.
- ◆ Pennsylvania courts have ruled that the following percentages of total land area zoned for fair share uses were not exclusionary: 2.7%, 2.9%, and 3.5%.
- ◆ 18.82% well exceeds the above percentages deemed not exclusionary by the courts.

Residential Fair Share Buildout Analysis – Test #2

- ◆ Currently there are 9,996 total housing units in the Region. Approximately 42% of these units are eligible fair share uses, while approximately 58% are single-family detached units.
- ◆ Developed land zoned for fair share uses comprises approximately 7.2% of the total regional land area.
- ◆ Buildout under existing zoning would yield 6,202 additional units.

Approximately 53% would be fair share housing types, while approximately 47% of these would be single-family detached units.

- ◆ At buildout under current zoning, there would be approximately 15,102 total housing units.
- ◆ At buildout, fair share and single-family housing units would comprise approximately 45% and 55%, respectively, of total housing units.
- ◆ The ratio of single-family detached housing units to fair share housing units is currently 1.38 single-family detached unit to 1.0 fair share unit. Under buildout, this ratio improves to 1.2 to 1.0.

Projected Housing Demand

In order to accommodate the population growth projected by DVRPC (**Table 1.3**), 1,005 new dwelling units will be needed by 2030. This will bring the Region's total housing units to 11,001. To maintain the current ratio of 1.38 and meet the projected housing demand, the 1,005 new units would need to be built as 422 fair share units and 583 single-family units. The difference between potential buildout under current zoning and projected housing demand could be a savings of 4,101 units. So as to further direct future development into the designated growth areas, the housing demand within these areas needs to

be strengthened. To achieve this, adjustments to the residential zoning in the Rural Resource Area need to be made.

It is important to note that this analysis was done using population projections that are based on a number of variables such as past trends and existing zoning. Through implementing this Plan, it is anticipated that the total population in the Region will be reduced which would also reduce the need for more housing, ultimately reducing the projected requirement of 1,005 new housing units. An overall reduction in housing units will result in lessening the need for extension of public facilities and the expansion of schools.

Future Residential Development

The generalized future land use categories, discussed in the Future Land Use Chapter will guide future housing growth. In the Borough Conservation Area, a wide range of housing types and densities will be provided through compatible infill development. The Designated Growth Areas will be where the bulk of suburban character residential development will occur over the next twenty years. Future housing development will occur in the Future Growth Areas particularly in the Villages of Delphi, Frederick, Obelisk, Perkiomenville, Spring Mount, Zieglerville and portions of Perkiomen Township. In order to protect existing agricultural lands, woodlands, and open space areas as well as other important rural environmental resources, development in the Rural Resource Areas will be reduced.

Below is a discussion by land use category of use options and densities. Please refer to the Future Land Use Chapter for further discussion. The use options are intended to provide the municipalities with a range of suggested residential uses. Ultimately, the municipality shall determine the uses permitted by local zoning ordinance. It is not assured that each of these uses will be an entitlement to landowners, but is intended to recognize the various use options. The densities listed provide maximum standards. While densities must not exceed the standards, exact densities shall ultimately be defined by local zoning ordinances. It is not assured that these densities will be an entitlement to landowners but is intended to recognize existing development patterns and provide flexibility for individual municipalities.



Lower Frederick Township

Borough Conservation Area

In the Borough Conservation Area, a range of density options is permitted up to a maximum 12 dwelling units per acre for residential development. Permissible residential uses include single-family detached dwellings, single-family attached dwellings, twins, and duplexes. All new development will be connected to public water and sewer. The preservation and conservation of existing housing stock is a priority. This can be accomplished through adaptive reuse measures, redevelopment, maintenance, conservation, and preservation. New residential development will reinforce the traditional growth patterns of the boroughs, minimize the need for additional road improvements, and also encourage walking, both to employment and shopping. In addition, new residential development will be in character with the borough character and heritage of the area such as the historic structures and sites and be in scale with the surrounding development.

It is suggested that the Borough Conservation Areas include interconnected street systems and sidewalks and/or other pedestrian connections. A compatible mix of residential and non-residential uses is also suggested as well as open space areas such as parks and squares. A maximum building height is recommended so that new development will be in scale with existing development.

Designated Growth Area

In the Designated Growth Area, a range of density options is permitted up to a maximum of 12 dwelling units per acre for residential development. Residential use options include single-family detached dwellings, single-family attached dwellings, twins and duplexes, multifamily dwellings, and mobile home parks. The extension of public sewer and water to undeveloped areas not currently served will be at the discretion of the municipality. Future residential development will be designed so as to protect and preserve open space areas and important natural environmental features. New residential development will be compatible with the heritage of the Region including its historic structures and sites. In addition, new development will protect and conserve the existing villages within the Designated Growth Area.

Clustering and/or other conservation techniques are encouraged for the Designated Growth Areas. In addition it is recommended that there be a compatible mix of residential and non-residential uses. Interconnection of streets as well as pedestrian connections is suggested. Residential developments in the Designated Growth Area are also encouraged to have park and recreational opportunities for their residents.

Future Growth Area

In the Future Growth Area, a range of density options up to a maximum of 6 dwelling

units per acre is provided for residential development. Residential use options include single-family detached dwellings, single-family attached dwellings, twins and duplexes, multifamily dwellings, and mobile home parks. The extension of public water and sewer to undeveloped areas not currently served is at the discretion of the municipality.

In areas where the tract size is adequate, a mix of residential uses and lot sizes should be encouraged. The Future Growth Areas should also preserve and protect open space and natural features as well as be sensitive to the heritage of the Region.

It is suggested that the Future Growth Areas include interconnected street systems and sidewalks and/or other pedestrian connections. A compatible mix of residential and non-residential uses is also suggested as well as open space areas such as parks and squares. Another recommendation is a minimum of 25% green space for multifamily dwellings. Additionally, a maximum building height is recommended to ensure that new development is in scale with existing development.

Rural Resource Conservation Area

In the Rural Resource Conservation Area, the maximum density is one dwelling unit per two acres. Residential use options include single-family detached dwellings, single-family attached dwellings, twins and duplexes, multifamily dwellings, and mobile home parks. Public water and sewer will not be permitted in the area unless it is needed to address problem

areas for the purpose of protecting public health and/or employing the cluster options per the requirements of **Table 9.4**. Such extension is not a means for directing future growth. The preservation of agricultural land, natural resources, open space, and historic landscapes is vital when future residential development does occur. In particular, the design of residential development should be compatible with the existing natural environment of the area.

It is suggested that the Rural Resource Conservation Area include interconnected street systems and sidewalks and/or other pedestrian connections. A compatible mix of residential and non-residential uses is also suggested as well as open space areas such as parks and squares. Another recommendation is a minimum of 25% green space. Additionally, a maximum building height is recommended to ensure that new development is in scale with existing development.

Implementation Strategies

Infill Techniques

New construction of housing or other buildings in a built environment is referred to as “infill” development. Infill housing should be compatible with the surrounding neighborhood in terms of scale and materials, in particular in historic areas. Zoning ordinances can be updated to include provisions for infill to ensure that new

construction is in character with the surrounding neighborhood.

Mixed Residential and Mixed Use

The Montgomery County Model Ordinance entitled, “Creating a Village Community: Model Ordinance for Mixed Residential Development” is an example of an ordinance that encourages mixed residential development with a village setting. Design standards and open space standards are used to create a sense of community for new residential developments.

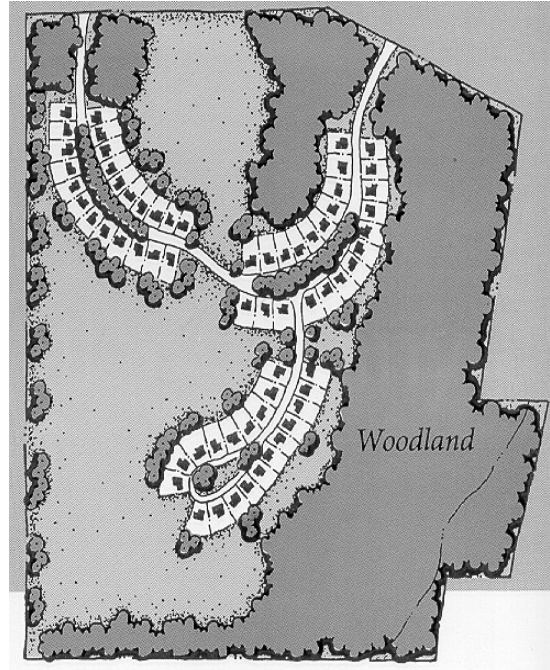
Another model ordinance entitled, “Creating a Small Town Character: Model Ordinance for Mixed Use Development” allows for a variety of residential, commercial, and institutional uses while creating a small-town atmosphere.

Techniques for Protecting Environmental Features

To protect the Region’s rural landscape and natural features, a number of regulatory tools, such as cluster zoning, agricultural zoning, and environmental performance zoning may be implemented, resulting in even larger lot sizes.

One of these tools, cluster zoning, is illustrated in **Figure 6.1** and **Figure 6.2** to show how the goal of open space preservation can be achieved with new residential development. The two sites in **Figure 6.1** and **Figure 6.2** are considered fully developed with 65 homes on 130 acres. Yet more than 75% of

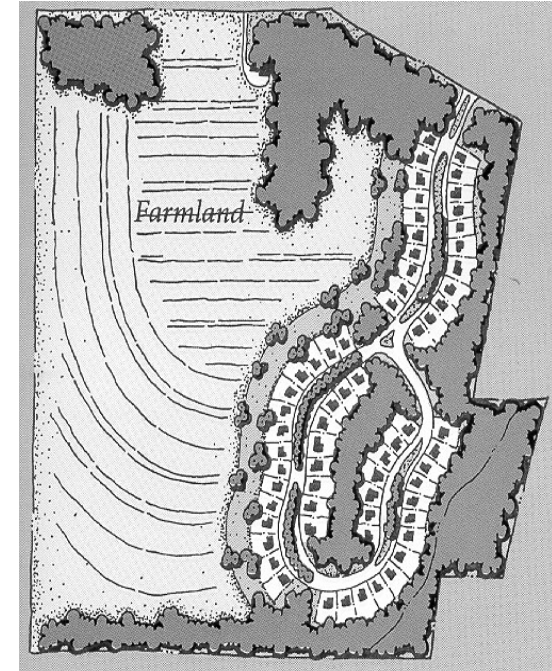
Figure 6.1
Cluster with Woodland Preservation



each tract has been permanently preserved as open space. In **Figure 6.1**, all of the woodlands are saved. In **Figure 6.2**, where perhaps farming is still a viable activity, the homes have been placed in the wooded areas to preserve the farm fields. In either case, because of the large amount of required open space, developers have a great deal of flexibility in siting the homes. With cluster zoning, open space or farmland can be preserved while still allowing some development to occur.

The County’s model for medium-density housing calls for central greens, landscaped cul

Figure 6.2
Cluster with Farmland Preservation



-de-sac islands, sidewalks, and a number of other design standards intended to evoke the feeling of a village. The example in **Figure 6.3** incorporates many of these design features. Street trees are planted in front of each house, sidewalks are on both sides of the street, and lot widths are varied for visual interest. In the center of the development is a large central green, which serves as the focal point of the neighborhood and serves as a common play area.

New high-density development should be physically and architecturally compatible with existing high-density housing. Design criteria should be integrated into the municipal zoning codes to ensure new development fits in seamlessly with the community. Design elements include sidewalks, interconnected streets, and central greens. These elements work in combination to create a livable community (**Figure 6.4**).

Figure 6.3
Medium-Density Model

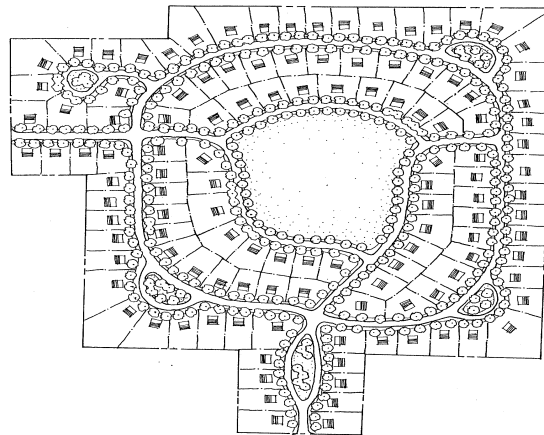
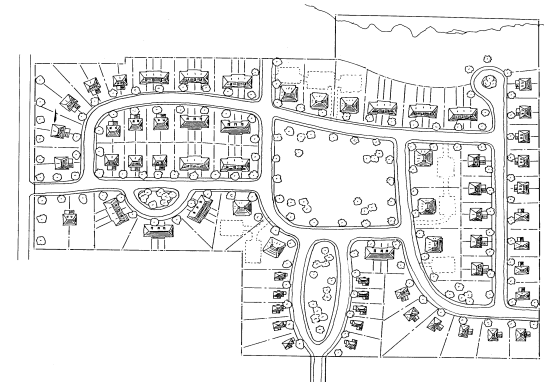


Figure 6.4
High-Density Model



Economic Development



Introduction

The municipalities of the Central Perkiomen Valley Region are overly dependent on residential property taxes to fund schools and municipal government. Primarily, this is due to a lack of revenue contributed from a dominant presence of thriving businesses. The Central Perkiomen Valley Regional Planning Commission (CPVRPC) recognizes this issue and is dedicated to strengthening the economic development within the Region.

Since economic development was not a planning element found within the Central Perkiomen Valley Regional Comprehensive Plan when it was originally adopted, this Plan Update's overall economic development planning objective is to increase the Region's tax base so economic equilibrium between housing and employment can be reached.

Goal: To attract new businesses and support existing businesses.

The action steps to fulfill this economic development goal are:

- ◆ Determine what types of businesses the Central Perkiomen Valley Region should be trying to attract.
- ◆ Promote policies and actions that create employment opportunities throughout the Central Perkiomen Valley that take advantage of the

Region's highly educated and skilled work force.

- ◆ Reach out to local organizations, such as the Perkiomen Valley Chamber of Commerce and Collegeville Economic Development Corporation, to combine with their efforts and to help guide and implement the recommendations of future regional economic development plans and studies.
- ◆ Improve the Central Perkiomen Valley Region's existing shopping centers through redevelopment opportunities.
- ◆ Develop a specific brand that makes the Region a destination for ecotourism focusing on the Perkiomen Trail and ease of access to nearby destinations such as Evansburg State Park, the Green Lane Reservoir area, Spring Mount, Pennypacker Park, and Sunrise Mill.
- ◆ Expand the Central Perkiomen Valley's brand to make the area a destination for cultural events, particularly with Ursinus College and its performing arts center and Berman Museum of Art.
- ◆ Enhance local efforts to market historical resources, such as the Speaker's House, the Perkiomen Bridge Hotel, and other historic areas

throughout the Valley.

- ◆ Improve the Region’s tax base with new and existing businesses that reinforce the natural, cultural, and historic brand, such as businesses that cater to trail users, antique shops, and bars and expanded dining options.
- ◆ Utilize the Central Perkiomen Valley’s natural, cultural, and historic resources to attract new residents and housing options that reflect the demographic changes occurring throughout the Philadelphia region.

This chapter gives the framework the Central Perkiomen Valley Regional Planning Commission is committed to following so the Region’s economic development objectives come to fruition.

Existing Economic Conditions

Boroughs and Villages

The Central Perkiomen Valley’s boroughs and villages are the older and more established areas of the Region where plentiful and diverse housing options serviced by existing infrastructure can be found. More importantly, in terms of economic development, the Region’s commercial corridors have the most activity within the downtowns, small shopping

centers, and shopping strips of the Central Perkiomen Valley’s boroughs and villages.

Boroughs. For the Boroughs of Collegeville, Schwenksville, and Trappe, their commercial corridors are better described as traditional town “Main Street” corridors. Collegeville and Trappe share their Main Street that runs east/west through their boroughs. For Schwenksville, Gravel Pike/Rt. 29 running north/south through the borough serves as its “Main Street”. These “Main Street” areas contain a mix of retail, office, and institutional uses that benefit the Region’s economic development.

Both Collegeville and Trappe contain the Region’s three only shopping centers: Collegeville Shopping Center, Market Place at Collegeville, and Trappe Center. Ursinus College, the Region’s most prominent higher educational institution, is located along



Ursinus College, Collegeville Borough

Collegeville’s Main Street. Also for Collegeville, there is an extension of this borough’s commercial corridor running southbound along Second Avenue/Rt. 29 heading towards the Rt. 422 corridor. Lastly, although not located along the borough’s Main Street corridor, a significant contributor to both Trappe’s and the Region’s economic development is the Accellent medical manufacturers located between 5th and 7th avenues at the south end of Trappe Borough.

Villages. In terms of commercial activity, the villages of the Central Perkiomen Valley act similar to the Region’s boroughs, but on a much smaller scale. The villages commercial uses are grouped and located in a form that can be better described as a node than a corridor. Perkiomen Township contains the villages of Graterford (Rt. 29/Gravel Pike and Bridge Street) and Rahns (Rt. 29/Gravel Pike and Rahns Rd.). The villages of Spring Mount (Rt. 29&73/Gravel Pike and Spring Mount Road) and Zieglerville (the traffic circle that encompasses Rt.29&73/Gravel Pike south of the circle, Rt.29/Gravel Pike north of the circle, and Rt. 73/Big Road west of the circle) are found in Lower Frederick Township. Recent commercial activity within the Zieglerville village of Lower Frederick Township has included the new developments of a Wawa and CVS. Along Rt.73/Big Road in Upper Frederick Township are the villages of Frederick and Obelisk.



Accellent Medical Manufacturers, Trappe Borough

Townships

The townships of Lower Frederick, Perkiomen, and Upper Frederick all contain areas with zoning that supports commercial, office, and light industrial uses. The Region's largest business campus with a mix of both office and light industrial businesses is located at the Iron Bridge Corporate Center in Perkiomen Township. Also in Perkiomen Township, Landis Supermarket and Otts wholesale greenhouse are two significant commercial uses found along Rt. 29.

Employment and Employers

According to the 2010 U.S. Census, there are 13,283 employed people living within the Central Perkiomen Valley Region. Of those 13,283, only 975 (7.3%) both live and work within the Central Perkiomen Valley Region, with the remaining 12,308 (92.7%) employed outside of the Region. **Figure 7.1** and **Table 7.1** detail the job type distribution of the Region's 13,283 employed residents. All of the tables also provide comparisons to the resident workers of both Montgomery County and

Table 7.1

Employment Type Distribution of Resident Workers, 2010						
	Central Perkiomen Valley Region		Montgomery County		Pennsylvania	
Agriculture, Forestry, Fishing and Hunting	17	0.1%	446	0.1%	20,532	0.4%
Mining, Quarrying, and Oil and Gas Extraction	8	0.1%	235	0.1%	22,632	0.4%
Utilities	85	0.6%	1,877	0.5%	32,196	0.6%
Construction	630	4.7%	14,314	3.7%	217,450	4.0%
Manufacturing	1,396	10.5%	35,474	9.2%	583,428	10.6%
Wholesale Trade	781	5.9%	20,210	5.2%	231,883	4.2%
Retail Trade	1,385	10.4%	39,958	10.3%	619,333	11.3%
Transportation and Warehousing	397	3.0%	9,233	2.4%	216,299	3.9%
Information	364	2.7%	10,071	2.6%	106,490	1.9%
Finance and Insurance	1,121	8.4%	28,661	7.4%	280,365	5.1%
Real Estate and Rental and Leasing	186	1.4%	5,553	1.4%	60,039	1.1%
Professional, Scientific, and Technical Services	1,557	11.7%	40,455	10.5%	324,929	5.9%
Management of Companies and Enterprises	369	2.8%	9,819	2.5%	124,321	2.3%
Administration & Support, Waste Management and Remediation	672	5.1%	19,499	5.0%	266,634	4.9%
Educational Services	1,181	8.9%	38,794	10.0%	542,256	9.9%
Health Care and Social Assistance	1,634	12.3%	59,302	15.3%	945,938	17.2%
Arts, Entertainment, and Recreation	130	1.0%	5,448	1.4%	78,584	1.4%
Accommodation and Food Services	666	5.0%	23,742	6.1%	410,779	7.5%
Other Services (excluding Public Administration)	450	3.4%	13,602	3.5%	185,409	3.4%
Public Administration	254	1.9%	9,718	2.5%	215,191	3.9%
Total Resident Workers	13,283	100%	386,411	100%	5,484,688	100%

Source: U.S. Census Bureau, OnTheMap Application, <http://lehdmap.ces.census.gov>

Figure 7.1

Employment Type Distribution of Resident Workers within Region, 2010

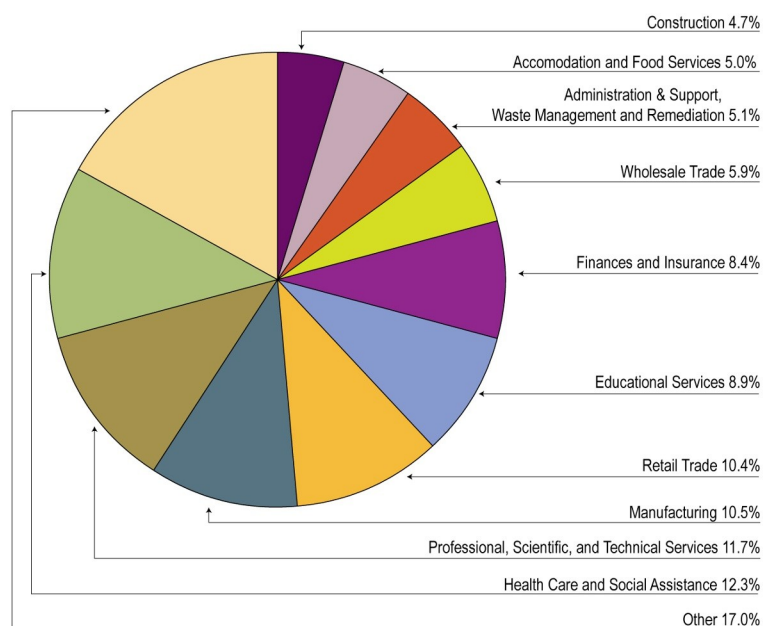


Table 7.2

Earnings Distribution of Resident Workers, 2010						
	Central Perkiomen Valley Region		Montgomery County		Pennsylvania	
\$1,250 per month or less	2,226	16.8%	81,791	21.2%	1,379,548	25.2%
\$1,251 to \$3,333 per month	3,328	25.1%	100,077	25.9%	1,918,080	35.0%
More than \$3,333 per month	7,729	58.2%	204,543	52.9%	2,187,060	39.9%
Total Resident Workers	13,283	100%	386,411	100%	5,484,688	100%

Source: U.S. Census Bureau, OnTheMap Application, <http://lehdmap.ces.census.gov>

Table 7.3

Age Distribution of Resident Workers, 2010						
	Central Perkiomen Valley Region		Montgomery County		Pennsylvania	
Age 29 or younger	2,596	19.5%	81,555	21.1%	1,225,972	22.4%
Age 30 to 54	8,485	63.9%	221,967	57.4%	3,117,013	56.8%
Age 55 to older	2,202	16.6%	82,889	21.5%	1,141,703	20.8%
Total Resident Workers	13,283	100%	386,411	100%	5,484,688	100%

Source: U.S. Census Bureau, OnTheMap Application, <http://lehdmap.ces.census.gov>

Table 7.4

Educational Attainment of Resident Workers, 2010						
	Central Perkiomen Valley Region		Montgomery County		Pennsylvania	
Less than high school	574	4.3%	19,180	5.0%	363,462	6.6%
High school or equivalent, no college	2,484	18.7%	68,517	17.7%	1,288,060	23.5%
Some college or Associate degree	3,264	24.6%	89,449	23.1%	1,338,841	24.4%
Bachelor's degree or advanced degree	4,365	32.9%	127,710	33.1%	1,268,353	23.1%
Educational attainment not available (workers aged 29 or younger)*	2,596	19.5%	81,555	21.1%	1,225,972	22.4%
Total Resident Workers	13,283	100%	386,411	100%	5,484,688	100%

* Educational Attainment is only produced for workers aged 30 and over.

Source: U.S. Census Bureau, OnTheMap Application, <http://lehdmap.ces.census.gov>

Figure 7.2 Relationship between Residents and Jobs in the Central Perkiomen Valley

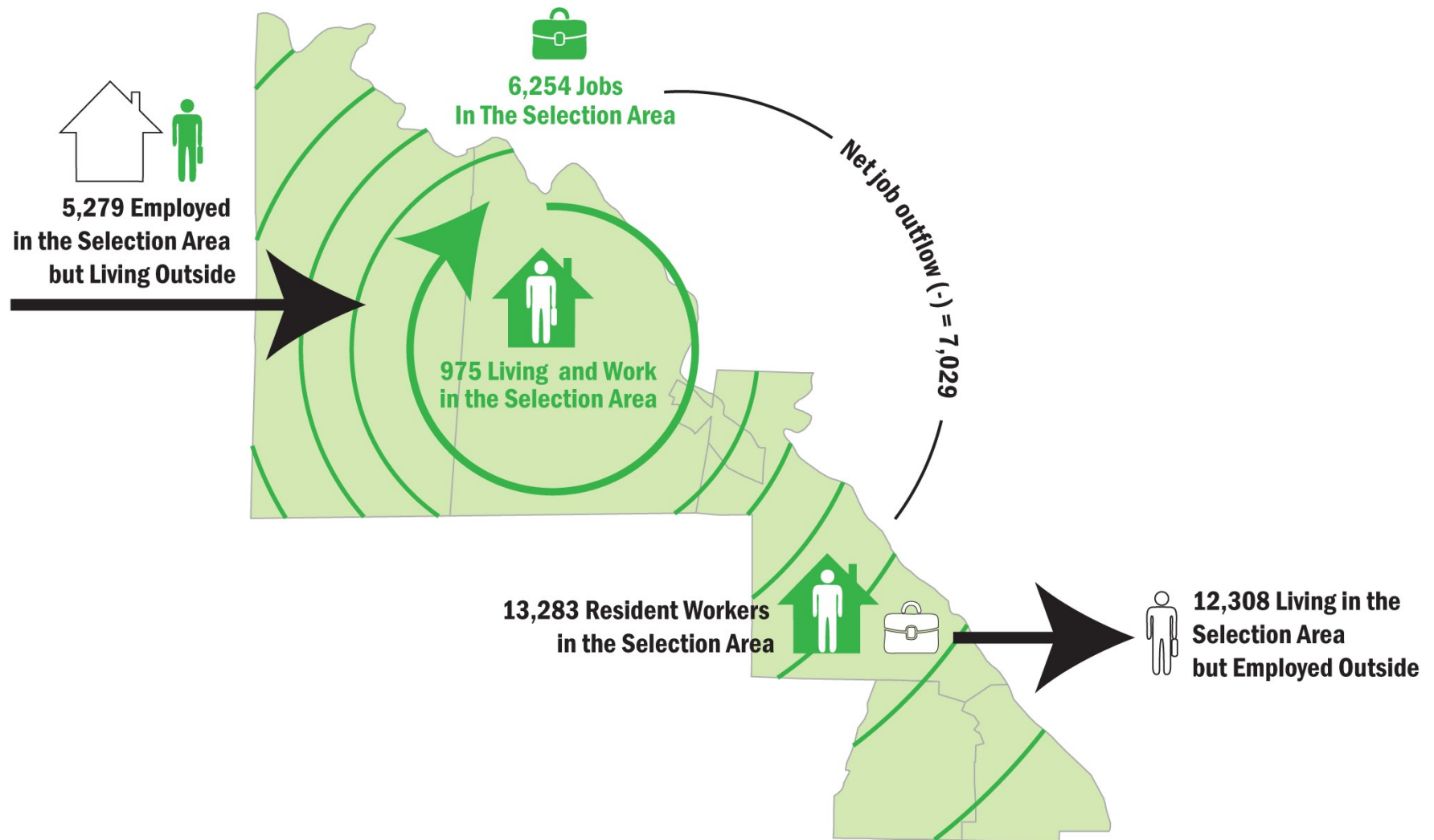


Table 7.5

Employment Type Distribution of Persons Occupying Jobs Available, 2010						
	Central Perkiomen Valley Region		Montgomery County		Pennsylvania	
Agriculture, Forestry, Fishing and Hunting	0	0.0%	273	0.1%	21,238	0.4%
Mining, Quarrying, and Oil and Gas Extraction	23	0.4%	219	0.0%	24,587	0.5%
Utilities	15	0.2%	2,689	0.6%	31,957	0.6%
Construction	251	4.0%	19,082	4.0%	209,564	3.9%
Manufacturing	774	12.4%	46,249	9.8%	571,623	10.6%
Wholesale Trade	146	2.3%	26,645	5.6%	223,909	4.2%
Retail Trade	516	8.3%	54,008	11.4%	611,496	11.3%
Transportation and Warehousing	235	3.8%	9,460	2.0%	212,902	4.0%
Information	22	0.4%	14,151	3.0%	104,411	1.9%
Finance and Insurance	154	2.5%	36,595	7.8%	272,635	5.1%
Real Estate and Rental and Leasing	10	0.2%	6,875	1.5%	57,909	1.1%
Professional, Scientific, and Technical Services	232	3.7%	55,087	11.7%	315,849	5.9%
Management of Companies and Enterprises	2	0.0%	10,926	2.3%	123,210	2.3%
Administration & Support, Waste Management and Remediation	381	6.1%	32,100	6.8%	261,052	4.8%
Educational Services	1,066	17.0%	31,988	6.8%	531,513	9.9%
Health Care and Social Assistance	707	11.3%	67,215	14.2%	941,184	17.5%
Arts, Entertainment, and Recreation	31	0.5%	5,920	1.3%	77,890	1.4%
Accommodation and Food Services	449	7.2%	28,091	6.0%	408,640	7.6%
Other Services (excluding Public Administration)	224	3.6%	15,369	3.3%	182,745	3.4%
Public Administration	1,016	16.2%	9,005	1.9%	205,104	3.8%
Total Resident Workers	6,254	100%	471,947	100%	5,389,418	100%

Source: U.S. Census Bureau, OnTheMap Application, <http://lehdmap.ces.census.gov>

Figure 7.3

Employment Type Distribution of Persons Occupying Jobs Available within Region, 2010

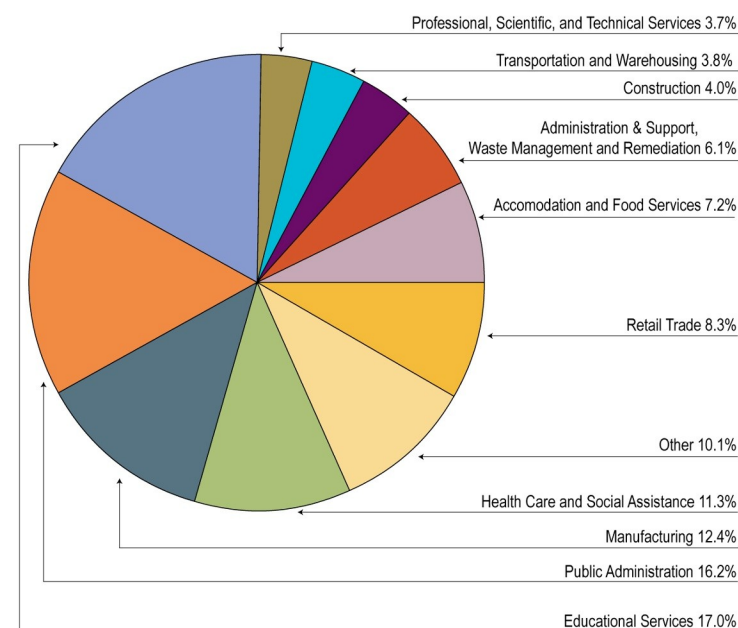


Table 7.6

Earnings Distribution of Persons Occupying Jobs Available, 2010						
	Central Perkiomen Valley Region		Montgomery County		Pennsylvania	
\$1,250 per month or less	1,309	20.9%	102,946	21.8%	1,370,476	25.4%
\$1,251 to \$3,333 per month	2,020	32.3%	138,778	29.4%	1,894,264	35.1%
More than \$3,333 per month	2,925	46.8%	230,223	48.8%	2,124,678	39.4%
Total Occupied Jobs	6,254	100%	471,947	100%	5,389,418	100%

Source: U.S. Census Bureau, OnTheMap Application, <http://lehdmap.ces.census.gov>

Table 7.7

Age Distribution of Persons Occupying Jobs Available, 2010						
	Central Perkiomen Valley Region		Montgomery County		Pennsylvania	
Age 29 or younger	1,304	20.9%	105,717	22.4%	1,214,032	22.5%
Age 30 to 54	3,742	59.8%	273,536	58.0%	3,053,110	56.7%
Age 55 to older	1,208	19.3%	92,694	19.6%	1,122,276	20.8%
Total Occupied Jobs	6,254	100%	471,947	100%	5,389,418	100%

Source: U.S. Census Bureau, OnTheMap Application, <http://lehdmap.ces.census.gov>

Table 7.8

Educational Attainment of Persons Occupying Jobs Available, 2010						
	Central Perkiomen Valley Region		Montgomery County		Pennsylvania	
Less than high school	393	6.3%	27,263	5.8%	356,746	6.6%
High school or equivalent, no college	1,521	24.3%	89,130	18.9%	1,270,635	23.6%
Some college or Associate degree	1,535	24.5%	111,896	23.7%	1,314,591	24.4%
Bachelor's degree or advanced degree	1,501	24.0%	137,941	29.2%	1,233,414	22.9%
Educational attainment not available (workers aged 29 or younger)*	1,304	20.9%	105,717	22.4%	1,214,032	22.5%
Total Occupied Jobs	6,254	100%	471,947	100%	5,389,418	100%

* Educational Attainment is only produced for workers aged 30 and over.

Source: U.S. Census Bureau, OnTheMap Application, <http://lehdmap.ces.census.gov>

Pennsylvania for each of the demographic attributes highlighted within each table. The majority of Central Perkiomen Valley's residents workers, 58.2%, earn more than \$3,333 per month (**Table 7.2**). **Tables 7.3** and **7.4** give the age distribution and educational attainment of the Region's resident workers, respectively.

The 2010 U.S. Census states there are 6,254 people occupying a job available within the Central Perkiomen Valley Region. Consistent with the numbers relating to the Region's employed residents, only 975 (15.6%) are people who also live within the Region. Therefore, 5,279 people (84.4%) hold a job within the Region but live outside of the Region (**Figure 7.2**).

Educational Services (17%) is the #1 type of job available within the Region, with Public Administration (16.2%) at a close second (**Figure 7.3** and **Table 7.5**). The earnings distribution of people working at a job within the Region (**Table 7.6**) differs with the employed residents numbers, with less of a percentage (46.8%) earning more than \$3,333 per month and greater percentages for those earning \$1,250 per month or less (20.9%) and those earning between \$1,251 to \$3,333 per month (32.3%). The age distribution and educational attainment of those working an available job are given in **Tables 7.8** and **7.9**, respectively.

Revitalization Planning

In 2000, the commissioners of Montgomery County started the Community Revitalization Program. The purpose of the program is to devote funding through grant opportunities to be used towards strengthening and stabilizing the older communities of Montgomery County. A requirement to be eligible for funding within this program is to draft and adopt a community revitalization plan. Due to socio-economic characteristics, out of the six



South Main Street in Schwenksville

municipalities participating in the Central Perkiomen Valley Regional Plan, only Schwenksville Borough is considered eligible to participate in the County's Community Revitalization Program.

To take advantage of the program's grant opportunities, Schwenksville Borough completed a revitalization plan in 2001 and an update to that plan in 2010. Also in 2010, although Collegeville was not eligible to receive funding through Montgomery County's revitalization program, the borough still went

ahead and completed their revitalization plan. The types of goals and objectives found in both these revitalization plans involve improving streetscapes, increasing pedestrian safety, mitigating traffic hazards, preserving historic sites, fostering heritage tourism, and assisting small businesses. With these plans, these two boroughs now have their community's economic development vision documented and can move forward in implementing the strategies contained in their plans.

Although the County's Community Revitalization Program is no longer active, the Central Perkiomen Valley Regional Planning Commission recognizes the benefits of municipalities pursuing community revitalization plans and continues to give its support, guidance, and collaboration so potential and existing businesses owners, young families, already rooted families, empty nesters, and retirees will want to always locate themselves within these communities.

Additional Economic Development Planning

A plan concentrating on business attraction and retention would be invaluable to the Central Perkiomen Valley. Ultimately, successful plans concerning business development would give direction to the municipalities comprising the Central Perkiomen Region on:

1. Documentation of the Region's employers, available employees, available land, housing, commercial

and industrial facilities, physical infrastructure, and historic sites.

2. Inventorying the Region's vacant commercial, office, and industrial properties.
3. Informing the Region of its existing economic benefits.
4. Identifying the Region's potential economic opportunities.
5. Listing a host of options that can be pursued to strengthen the Region's economic growth and the drawbacks to those options.
6. Describing different economic growth scenarios and providing estimates of the impact of the scenarios on the Region.

Marketing

Like the Philadelphia Folk Festival and the year round activities offered at the Spring Mount Ski Area, there are many amenities and events within the Central Perkiomen Valley worth marketing to not only potential new businesses and employers, but also to potential new residents and visitors. Capitalizing on these amenities through marketing would be ideal.

Either part of or separate to a plan focusing on business attraction and retention, further planning entailing a specific regional marketing study that fully promotes why the Central Perkiomen Valley can be considered a

wonderful area to live, work, and play would be useful. A market study catered to the Central Perkiomen Valley could:

1. Inventory existing retail, dining and service businesses.
2. Inventory existing cultural institutions and historic properties and assets.
3. Inventory natural amenities, open space, and recreation (within the Region and nearby).
4. Investigate possibilities for strengthening cultural, natural, and historic resources and making them destinations known beyond the immediate Central Perkiomen Valley.
5. Prioritize recommendations for attracting new businesses that build on the Region's brand.
6. Prioritize projects that would have the greatest effect on building a distinctive brand, such as park and trail extensions, increased trail access, and improved access to recreation areas both in and out of the Central Perkiomen Valley area.
7. Develop recommendations for municipalities that focus on the Region's identity. Recommendations could include improved open space access, design guidelines for downtowns and villages, and opportunities for cross promotion of events, businesses, institutions, and

amenities.

8. Enhance public areas to improve open spaces, community gathering areas, and connections to trails and larger open spaces.
9. Promote programs that cross promote regional events, businesses, cultural centers, natural amenities, and historic sites as part of a package of activities for visitors and residents.
10. Expand and promote local events and festivals that bolster the Region's specific brand as a historic center and as a destination for ecotourism and cultural activities.

After developing, drafting, and adopting the market study, the next step would be a marketing campaign that advertises the Region's events, activities, parades, amenities, and other distinctive features through the means of media such as pamphlets, brochures, and websites.

Partnerships and Collaboration

The Central Perkiomen Valley already contains active inter-municipal collaboration through the Central Perkiomen Valley Regional Planning Commission (CPVRPC).

Perkiomen Valley School District

When it comes to collaboration, at the forefront is the strong partnership established

between the CPVRPC and representatives from the Perkiomen Valley School District. It is very advantageous to have participation from this school district, not only because of a strong reliance the school district has on local tax revenue to fund its operations, but also because the school district's fine reputation is a substantial contributor to the Region's economic development. A good school district equates to a higher desirability for young families to want to purchase a home within the Region. In its marketing efforts, the CPVRPC should always make it a priority to tout how the Perkiomen Valley School District is a premier school district that provides high-quality education to its students and superbly prepares them for post-secondary education and the workforce.

The school district can further play an integral part in the Region's economic development by providing educational classes and resources that involve local business preparation and workforce development. The school district can also provide services that match interested high school students with entry-level jobs available locally. There may be potential redevelopment opportunities with properties owned by the school district that are no longer in use.

The Perkiomen Valley isn't the only school district within the Region. The Boyertown Area School District covers those students living within Upper Frederick Township and the CPVRPC looks forward to establishing a relationship with this school district as well.

Other Partnerships

Besides the Perkiomen Valley Chamber of Commerce and the Collegeville Economic Development Corporation, the Region does have other organizations, volunteer committees, business associations, and community stakeholders involved with the Central Perkiomen Valley's economic development. In addition, Montgomery County contains the Economic and Workforce Development, Housing and Community Development, and the Planning Commission departments that all have responsibilities focused on economic development. These County departments provide assistance to Montgomery County's municipalities and regional committees through such means as administering potential grant funding opportunities and providing available advisory personnel.

A crucial step in flourishing the Region's economic vitality should be to reach out to all business leaders, civic groups, and associated County departments that have an active role in influencing how the Central Perkiomen Valley grows economically. A subsequent step should be to initiate forums and processes where all of the Region's economic development entities can collaborate and concentrate their efforts in ensuring the Central Perkiomen Valley reaches its full economic development potential. Groups not specifically centered around economic purposes can be included in this process too. When it comes to pursuing the potential eco-tourism economic development strategy mentioned later in this chapter,

collaborating with environmental conservation related groups like the Perkiomen Watershed Conservancy might be useful.

An outcome of all the active participation should be delegating to either an already existing committee or newly created committee the important duties of:

- Identifying the types of businesses and employers the Region should be trying to attract.
- Devising measures that assist the businesses and employers that already exist within the Region.

When evaluating business development at a regional-level, the following steps should be considered:

- Develop a unified and unique approach to affect business retention, recruitment, and sustainability.
- Research and analyze market conditions along commercial corridors to identify ways for existing businesses to capture new markets and more business.
- Provide self-help programming that promotes local business capacity, leadership, and community-wide involvement to identify obstacles and encourage collective work.
- Assist businesses to identify and make the best use of their unique offerings.

- Find new economic uses for existing properties and providing business promotion/marketing.
- Develop and offer training in basic business skills, customer service, employee skills, and all aspects of business infrastructure such as legal issues, local regulations, and organizational structuring.
- Conduct technical assistance.
- Offer small grant programs.
- Develop financial assistance for business and building revitalization, and recommended building design improvement strategies.
- Monitor the economic performance of the Region's commercial corridors.

Providing Assistance

There are numerous state and local programs available that assist in attracting new businesses. These include Keystone Opportunity Zones, Local Economic Revitalization Tax Assistance Act (LERTA), State Enterprise Zones, Business In Our Sites-revolving loan fund, and the Tax Increment Financing Guarantee Program (TIF). The Central Perkiomen Valley should play a role in determining the feasibility of these economic development programs supporting the economic growth of the Region.

If finances become available, a small business assistance program should be

developed as a way to maintain and improve the Region's smaller businesses. The program could provide training and financial support to small businesses through a grants program. It could also provide opportunities for networking and training of commercial and retail personnel. The committee designated to carry out the Central Perkiomen Valley's economic development objectives should run this program. Services provided through this program could include: business administration, business restructuring, accounting, property acquisition, commercial leasing, shopper increase, customer service assistance, financial management, marketing, recordkeeping and reporting, regulatory compliance, retail merchandising, and façade improvements.

Similar in role to the economic development committee, newly formed merchant outreach associations could function either on a regional, inter-municipal, or municipal level. This type of organization gives assistance to new businesses and helps them secure financial assistance. A community of businesses has a much better chance at boosting a region's economic growth than individual businesses operating without help.

Zoning Amendments

The municipalities of the Central Perkiomen Valley may need to re-examine their municipal zoning codes and modify standards and regulations that help enhance the desirability for new businesses wanting to

locate themselves within the Region. To make it easier for new businesses to invest in the Central Perkiomen Valley, amendments to various standards and regulations can occur after careful zoning analysis has been completed.

Categorized by municipality, the following list includes all of the zoning districts containing non-residential land uses that potentially contribute to the Central Perkiomen Valley's economic development. These areas are mapped in **Figure 7.4**.

Collegeville Borough:

MSC Main Street Commercial, MI Manufacturing and Industrial, GC General Commercial, CO Planned Commercial Office, RO Residential Office, SC Shopping Center, V-1 Village 1, V-2 Village 2

Lower Frederick Township:

VC Village Commercial, CC Community Commercial, OI Office Institutional, VMU Village Mixed Use, LI Limited Industrial

Perkiomen Township:

CR Commercial Retail, IN Industrial, VCR-1 Village Commercial-Residential, VCR-2 Village Commercial-Residential

Schwenksville Borough:

C Commercial, IN Institutional, VC -1 Village Commercial, VC-2 Village Commercial

Trappe Borough:

VC Village Commercial, CC Community Commercial, LI Light Industrial

Upper Frederick Township:

CB Commercial Business and LI Limited Industrial

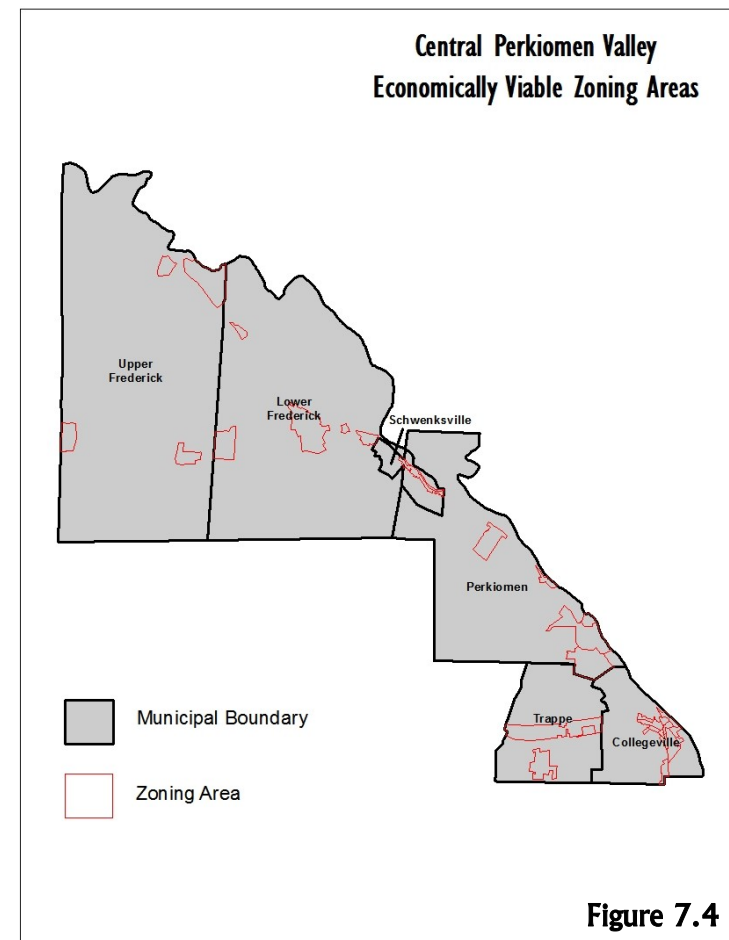


Figure 7.4

Shopping Center Redevelopment

The types of challenges the older shopping centers within the Central Perkiomen Valley Region face are both market and functional in type. A chief market issue is competition from newer and larger shopping centers built within close proximity to the Central Perk's shopping centers. Many of these newer and larger shopping centers also have the advantage of being built near interchange areas off of US 422. As for functional issues, the Region's shopping centers could incorporate more types of design measures relating to driveway access, signage, sidewalks, landscaping, and stormwater control mechanisms.

Planning for redevelopment opportunities should allow for the Region's shopping centers to maintain and further enhance the following types of characteristics:

- Offering goods and services needed by the community, while also providing employment opportunities.
- Containing vibrant and current businesses and other uses.
- Being attractive and appealing.
- Having a well-functioning transportation system, including the roads, pedestrian access, and public transit access.
- Having a limited impact on abutting residential properties



Trappe Center, Trappe Borough

A Shopping Center Redevelopment Plan includes an extensive process. Some of the steps involved in this process are:

1. Establishing a steering committee of stakeholders.
2. Analyzing existing physical conditions.
3. Determining the need and desired amount of retail/commercial land.
4. Identifying vacant or underutilized properties and consider other uses for them.

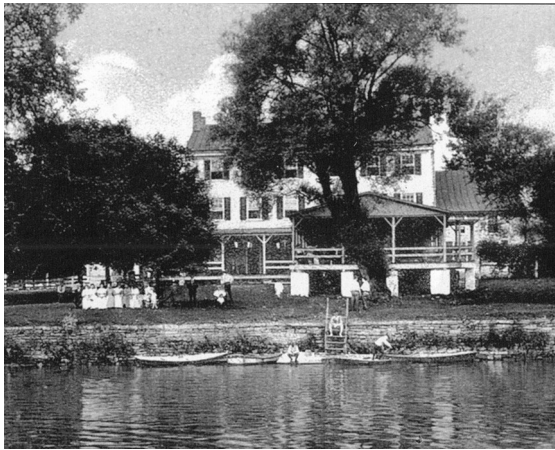
Some of the strategies resulting from this planning process most likely will be rezoning for other types of alternative land uses, allowing for density bonuses, improving access control, improving pedestrian access, and controlling signage types and sizes.

Arts and Culture

For the Central Perkiomen Valley Regional Planning Commission, a strong partnership with not only Ursinus College but also local museums, libraries, galleries, historic societies, civic associations, and artistic related groups means a higher level of involvement in further developing the Region's artistic, cultural, and historic identity. Local culture and heritage is important to economic development, because it provides amenities that draw people to the Region and can make it more attractive to new business development.

There are no organizations or networks in place to assemble the Region's artisans for local events, business development, or marketing purposes. An Arts and Culture Council would lead the Region in promoting existing art and cultural resources to the communities, provide resources to local artists and art and culture organizations, encourage community involvement, and develop new attractions to draw visitors to the Region. Local artisans are also an important resource for adding public art to beautify and possibly unify the Region's commercial areas.

In Chapter 2 of this Plan, the cultural resources found within every one of the Central Perkiomen Valley municipalities are listed. Ensuring that these lists are cataloged, preserved, and maintained helps create an awareness and appreciation of the Region's rich culture. The Region can also memorialize some of its cultural resources with a historical marker through the Historical Marker Program



A historic picture of the Perkiomen Bridge Hotel at the entrance to Collegeville.

of the Pennsylvania Historical and Museum Commission (PHMC). Any individual or group may nominate a structure or site for such a commemoration. If the independent panel designated by the PHMC approves the marker, the nominator must submit a request for grant funding for approximately half of the cost of the monument's manufacture and designate a non-profit organization as a sponsor who will provide funding for the remaining costs of manufacture. Once erected, the PHMC takes ownership of the monument and assumes all responsibility for its maintenance.

Outdoor Recreation and Natural Resource Tourism

Both the Perkiomen Creek and Perkiomen Trail run along the entirety of the eastern and northeastern edges of the Central Perkiomen

Valley. The 19-mile long Perkiomen Trail brings thousands of visitors a month to many of the Central Perkiomen Valley communities as it connects the Schuylkill River Trail to Green Lane Park and provides access to open space. Opportunities for boating, fishing, hiking, biking, and many other outdoor activities are provided by the Perkiomen Creek and Trail.

Additionally, the Central Perkiomen Valley either encompasses or is in close proximity to many other types of natural resources and recreational amenities such as large state parks, private recreation areas, county parks, local parks, preserved farmland, greenways, and local trails. This allows for the Central Perkiomen Valley to be a region ripe for outdoor recreation and natural resource tourism.

Outdoor recreation and natural resource tourism is a growing trend focused on low-impact economic development that contrasts with the more typical economic development strategy of attracting large commercial or professional offices that have greater impacts on a region's character. The Central Perkiomen Valley will benefit from outdoor recreation and natural resource tourism. This type of economic development preserves existing natural resources, increases visitor spending, introduces new smaller businesses, and creates jobs. Outdoor recreation and natural resource tourism offers opportunities for enhanced or new recreational amenities, trails, parks, campgrounds, scenic areas, restaurants, cafes, bed-and-breakfasts, outfitters and rental operations, antique stores, and specialty retailers. These opportunities are too enticing

to ignore and the Central Perkiomen Valley Regional Planning Commission should concentrate on making outdoor recreation and natural resource tourism an integral part of the Region's economic development.

The steps to foster outdoor recreation and natural resource tourism include:

Park and Recreation Inventory. An inventory of all the natural areas, parks, trails, campgrounds, and active recreational amenities is gathered from previous planning documents and further research. Both in locations and types of resources, this inventory helps in identifying gaps in the recreational and natural resources available. The inventory also exposes concentrations of resources in which new economic generators might be best-located.

Identify Enhancement Opportunities. The resource inventory described above can also be used to ensure continued maintenance of existing park and recreation facilities and identify resources needing enhancements.

Prioritize Expansion Opportunities. The Perkiomen Trail and its links could be expanded to further connect with the Central Perkiomen Valley's commercial centers. Through these connections, there is a strong potential for the creation of new businesses that serve the needs of trail users. With an abundance of cafes, rental outfitters, and lodging options, trail users may be drawn off the trail and spend more time and money within the Region's communities. This step

includes an emphasis on park and recreation opportunities that preserve natural linkages, environmental resources, and viewsheds.

New Business Development. Typical outdoor recreation and nature tourism retail and services offerings include restaurants, gift shops, clothing stores, art galleries, home accessory stores, wine/liquor stores, antiques and collectibles markets, music and book stores, sporting goods/outfitters, and bed-and-breakfasts/inns/hotels. To encourage new local entrepreneurship, the committee responsible for the Region's economic development should develop and implement a small business recruitment strategy that encourages the development of new businesses that provide shopping, dining and lodging for visitors. In addition, a key part in the small business recruitment strategy is identifying opportunities for retail, restaurant, and service development in the Region that support and emphasize the natural resources available in the Region to draw visitors.



Perkiomen Trail

Existing Land Use



Introduction

If the Central Perkiomen Valley Region were completely undeveloped, we could plan for future land use by choosing the best sites for a variety of land uses according to a set of guidelines developed for that purpose. However, development has spread across the Region during the past several hundred years, providing the framework on which future land use planning must be applied. This chapter classifies the types and identifies the amounts of the existing land uses within the Region and provides a "snapshot" of existing characteristics. Planning for future land use must consider how existing land use may affect future development and preservation of rural character for the Region as a whole and in regard to individual communities.

Categories of Existing Land Use

For the purposes of this chapter, existing land use was divided into seventeen categories (including water), shown in **Figure 8.1**. Six categories are various forms of residential development. Five are non-residential, and one is a mixed use category. The remaining categories are utilities, public and private open space, agriculture, undeveloped land, and water. **Table 8.6** lists sixteen categories (not including water) for each of the Region's six municipalities individually, and for the Region as a whole.

The designation given to each property was based initially on land use classifications used by the Montgomery County Board of Assessments (BOA), which assigns categories for taxing purposes. However, the BOA categories were adapted to be more meaningful for land use planning purposes. For example, private golf courses are considered commercial land uses for taxing purposes, but are public or private open space for land use planning.

Summary of Land Use by Land Area Consumed

Tables 8.1 and **8.2** identify general and specific categories of existing land use by acreage according to BOA data, as well as percentages of the Region's total land area. These numbers may be rounded off as whole numbers as sufficient accuracy for the purposes of this chapter, with exceptions made for those uses that occupy less than one percent of the Region's area, which are rounded to two decimal places.

Table 8.1
Generalized Categories of Existing Land Use

Category	Acres	% of Total
Residential (All Types)	7,054	43%
Non-Residential (All Types)	1,500	9%
Agriculture, Undeveloped, and Open Space	7,979	48%
Total	16,533	100%

Source: Montgomery County Board of Assessment

Central Perkiomen Valley Existing Land Use

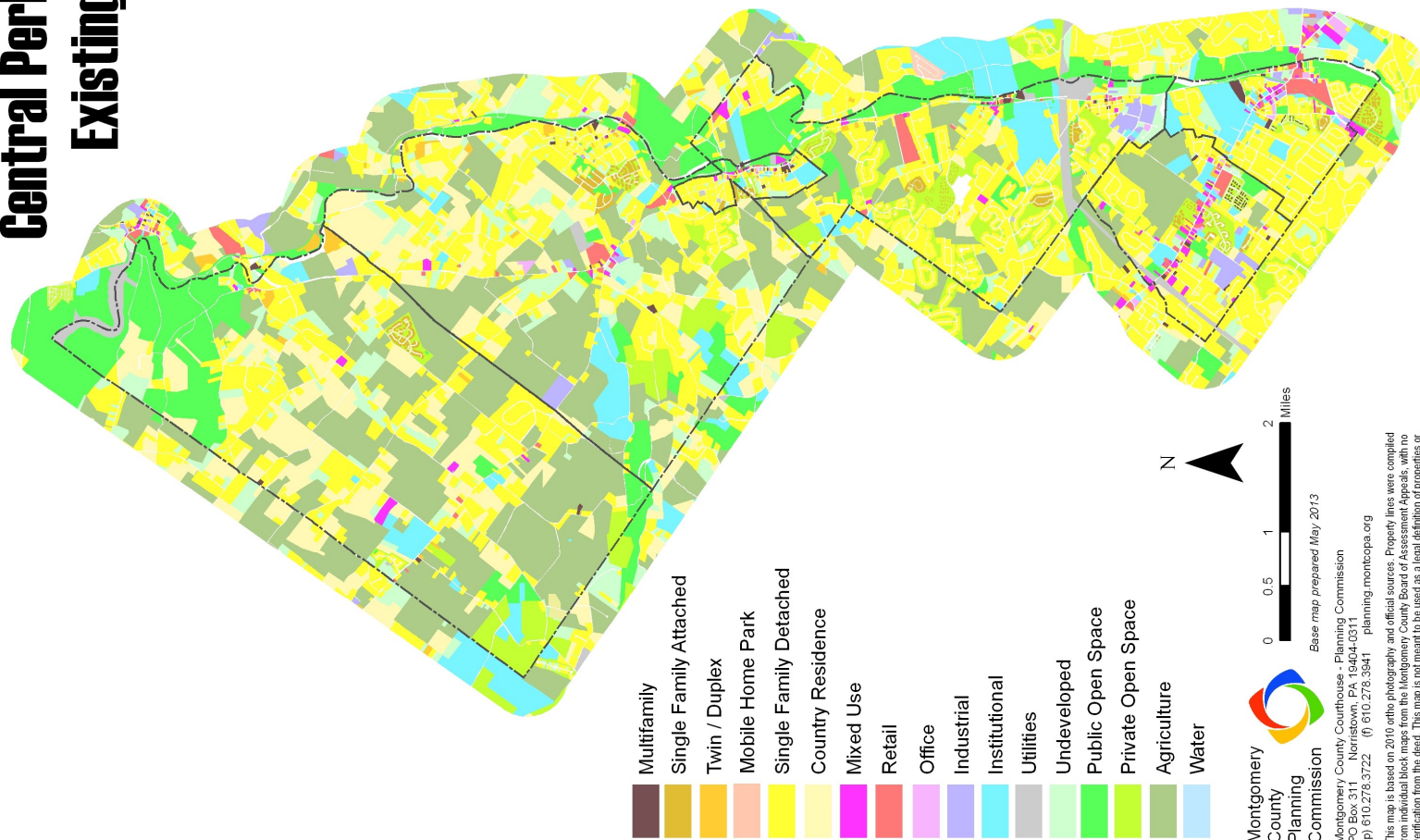


Figure 8.1

Table 8.2
Specific Categories of Existing Land Use

Category	Acres	% of Total
Multifamily	62	0.38%
Single-Family Attached	167	1%
Twin/Duplex	97	0.58%
Mobile Home Park	0	0%
Single-Family Detached (<5 acres)	4,810	29%
Country Residence (SFD on 5 to 20 acres)	1,918	12%
Mixed Use	138	0.84%
Retail	183	1%
Office	27	0.16%
Industrial	169	1%
Institutional	799	5%
Utilities	184	1%
Undeveloped	1,083	7%
Public Open Space	1,727	10%
Private Open Space	919	6%
Agriculture	4,250	26%
Total	16,533	100%

Source: Montgomery County Board of Assessment

Residential Categories

Table 8.3 divides the 7,054 acres of existing residential lands among the residential categories described below. These types are defined according to the number and arrangement of dwelling units. A dwelling unit is generally defined as one or more rooms intended to be occupied as separate living

quarters, with cooking, sleeping, and sanitary facilities in the unit for the exclusive use of a single family maintaining a household. These categories include all lots that have been developed for only residential purposes. Lots with both residential and nonresidential uses are covered by the mixed use category.

Multifamily. Dwelling units located in a detached residential building containing three or more dwelling units, usually referred to as apartments. They are generally located entirely above or below one another, may share outside access and/or internal hallways, lobbies, and similar facilities, and share the lot on which their building is located. Multifamily development is usually under one operating unit, as a rental or condominium property, and includes garden apartments, flats, and multifamily conversions from single-family detached dwellings.

Single-Family Attached. Commonly defined as a dwelling unit with independent outside access, no other dwelling units located directly and totally above or below it, having party walls in common with at least one but not more than three adjacent similar dwelling units, and located in a building that contains at least three dwelling units. Townhouses, rowhouses, triplexes, and quadruplexes are typical single-family attached (SFA) dwelling units.

Twin/Duplex. Two dwelling units in one building that is not attached to any other building. Twins have two dwelling units placed

Table 8.3
Existing Residential Uses

Category	Acres	% of Total
Multifamily	62	0.87%
Single-Family Attached	167	2%
Twin/Duplex	97	1%
Mobile Home Park	0	0%
Single-Family Detached	4,810	68%
Country Residence (SFD on 5 to 20 Acres)	1,918	27%
Total	7,054	100%

Source: Montgomery County Board of Assessment

side-by-side, joined to each other by a vertical common party wall. Duplexes have one dwelling unit placed above the other and share a common horizontal partition (floor/ceiling).

Mobile Home Park. A parcel of land that contains lots rented under one operating unit for the placement of mobile homes. Typically, the residents own the mobile homes. Mobile home park is a distinct classification identified in the Pennsylvania Municipalities Planning Code. When mobile homes are placed on lots owned by the mobile home owners, they are considered single-family detached dwellings.

Single-Family Detached. A building designed for and occupied exclusively as a residence for only one family and not attached to any other building or dwelling units. The two categories of single-family detached (SFD) dwellings are based on lot size. They are lots less than five acres ("suburban") and lots more

than five, but less than twenty acres (“country residence”). Lots larger than twenty acres that contain single-family detached residences are included in the “Agriculture” category.

Country Residence. A country residence is the second type of single-family detached. For this chapter, a country residence is defined as a single-family detached dwelling located on a lot greater than 5 acres but less than 20 acres.

Table 8.4
Mixed Use & Non-Residential Uses

Category	Acres	% of Total
Mixed Use	138	9%
Retail	183	12%
Office	27	2%
Industrial	169	11%
Institutional	799	53%
Utilities	184	12%
Total	1,500	100%

Source: Montgomery County Board of Assessment

Mixed Use and Non-Residential Categories.

Table 8.4 divides the 1,500 acres of existing mixed-use and other non-residential lands among the mixed-use, retail, office, industrial, institutional, and utilities categories.

Mixed Use. This category identifies individual properties that have more than one

land use on them. Each parcel has one or more non-residential uses and may or may not include a residential component. Within the boroughs, mixed uses are often combinations of stores and dwellings or stores and offices.

Retail. Stores, restaurants, repair shops and garages, and a variety of other commercial uses frequented by the general public. Among the largest and most recognizable retail developments are the shopping centers in Collegeville, Trappe, and Perkiomen Townships. Many retail businesses in the boroughs are included in the mixed use category because they share a building with offices or dwelling units.

Office. Properties that are developed exclusively for office purposes, as well as some miscellaneous uses including animal hospitals, funeral homes, and banks. Many office businesses in the boroughs are included in the mixed use category because they share a building with retail uses or dwelling units.

Industrial. Most industrial uses in the Central Perkiomen Valley are small to medium sized uses, some of which are located in industrial parks. They are located throughout the townships and boroughs rather than being concentrated in any one geographic area.

Institutional. Schools, churches, cemeteries, and fire companies are the most common and noticeable institutional uses.

Utilities. Primarily sewer and water company properties, and gas and electric transmission lines. However, large sections of the electric companies’ transmission lines and water and sewer lines are within easements on lands in other categories, and are not accounted for under “utilities.”

Table 8.5
Open Space, Agriculture, & Undeveloped

Category	Acres	% of Total
Undeveloped	1,083	14%
Public Open Space	1,727	22%
Private Open Space	919	12%
Agriculture	4,250	53%
Total	7,979	100%

Source: Montgomery County Board of Assessment

Open Space, Agriculture, and Undeveloped Categories

Table 8.5 divides the 7,979 acres of the open space, agriculture, and undeveloped categories by acreage and percentage of the total land area occupied by these categories.

Undeveloped. Parcels designated as vacant land under the Board of Assessments’ land use classifications. The larger parcels may be easily seen as vacant lands, while many smaller parcels may appear to be part of adjoining developed parcels. However, they all have individual tax parcel numbers and are capable

of being transferred to new owners as vacant lots. The smaller parcels may not all be large enough for independent development.

Public Open Space. Park, recreation, and open space parcels, owned by Montgomery County or one of the municipalities in the Region. Public open space is considered to be permanently preserved open space.

Private Open Space. Golf courses, sportsmen's or gun clubs, and open space within residential land developments are major uses in this category. Unlike public open space, much of the private open space can be sold by its private owners and/or be used for development otherwise permitted by the zoning districts in which these parcels are located.

Agriculture. Parcels larger than 20 acres that are covenanted under Act 319, lands whose development rights were sold to Montgomery County under the Farmland Preservation Program, and other farmlands identified from aerial photography and input from municipal officials. Many of the parcels contain a house but agriculture is the dominant use of the land.

Purposes of Data and Mapping

Table 8.6 is a summary of existing land uses in all sixteen categories for each of the Region's six municipalities individually, and for the Region as a whole. The numbers document the amounts of land occupied by

each use as of the date of the Board of Assessment data from which it was compiled (February 2010). The numbers for each municipality and for the Region as a whole were used to create the tables in this chapter. The tables depict the makeup of existing land use in the Region and in each municipality. This data forms the basis on which future land use decisions can be made and it will be important to update the data and tables periodically to identify the changes that occur in the Region's land use. The data, tables, and map are not precise measurements, but are accurate within acceptable limits for the purposes of this chapter.

The Existing Land Use map in **Figure 8.1** provides a picture of the geographical distribution of existing land uses throughout the Region. It is not surprising to see that the large concentrations of higher density residential and nonresidential uses in the boroughs and villages, and farmlands and larger residential and vacant lots primarily in the townships. Other important aspects of the map include the concentrations of residential lots of five acres or less throughout the townships, and the extents of industrial, institutional, and open space land areas in the Region.

The geographical distribution of existing land uses, road network, extent of public sewer and water systems, and planning for open space, recreation, and preservation of natural features are all important elements for determining a reasonable Future Land Use Plan for the Region, as proposed in Chapter 9 of this

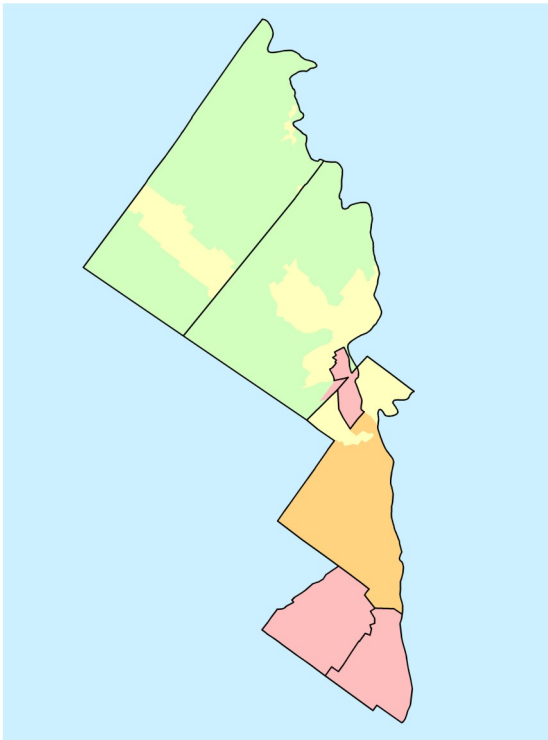
Comprehensive Plan. When existing land use data and tables are updated in the future, the existing land use map should also be updated to show where the changes in the Region's land use have occurred.

Table 8.6
Summary of Existing Land Use Data (2010)

Land Use Category	Collegeville		Trappe		Schwenksville		Perkiomen		Lower Frederick		Upper Frederick		Central Perkiomen Valley	
	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total
Multi-Family	19	2%	14	1%	7	3%	6	0.19%	12	0.24%	4	0.07%	62	0.38%
Single-Family Attached	9	1%	21	2%	6	3%	47	2%	60	1%	24	0.38%	167	1%
Twin/Duplex	7	1%	13	1%	4	2%	6	0.20%	22	0.43%	46	0.73%	97	0.58%
Mobile Home Park	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
SFD (< 5 acres)	456	51%	478	39%	114	50%	1,146	39%	1,362	27%	1,254	20%	4,810	29%
Country Residence (5 to 20 acres)	0	0%	37	3%	0	0%	83	3%	875	18%	924	15%	1,918	12%
Mixed Use	17	2%	37	3%	8	3%	24	1%	27	1%	26	0%	138	0.84%
Retail	54	6%	32	3%	3	1%	47	2%	42	1%	5	0.09%	183	1%
Office	9	1%	7	1%	1	0.41%	2	0.07%	8	0.16%	0	0%	27	0.16%
Industrial	8	0.94%	55	4%	1	0.37%	53	2%	39	1%	13	0.20%	169	1%
Institutional	160	18%	73	6%	30	13%	201	7%	250	5%	84	1%	799	5%
Utilities	2	0.18%	34	3%	7	3%	103	4%	20	0.40%	18	0.29%	184	1%
Undeveloped	26	3%	33	3%	19	8%	137	5%	532	11%	337	5%	1,083	7%
Public Open Space	97	11%	44	4%	22	10%	376	13%	224	5%	964	15%	1,727	10%
Private Open Space	21	2%	88	7%	6	3%	345	12%	228	5%	230	4%	919	6%
Agriculture	0	0.03%	273	22%	1	1%	365	12%	1,265	25%	2,345	37%	4,250	26%
Total Land Area	886	100%	1,238	100%	228	100%	2,939	100%	4,968	100%	6,274	100%	16,533	100%

Source: Montgomery County Board of Assessment

Future Land Use



Introduction

Over the past several decades, development in the Central Perkiomen Valley has occurred at a rapid pace. The Region is experiencing the burdens of such growth, with a growing school-age population, loss of open space, diminishing natural and cultural resources, and a congested road network. The effects of this growth will only continue to increase without a Future Land Use Plan. The Region must find a new development model, one that will allow the Region to grow, encourage economic vitality, and ensure a high quality of life for generations to come. As the cornerstone of the Central Perkiomen Valley Regional Comprehensive Plan, the Future Land Use Plan will provide this development model.

The Future Land Use Plan will guide the six municipalities in implementing land use policies. Understanding existing land use patterns in each municipality, and properly integrating future land use as part of one unified plan, will result in a more efficient land use pattern that preserves open space, encourages sustainable development and preserves the small town character that is so important to residents. The Land Use Plan designates appropriate areas for new growth and directs revitalization, new development and infrastructure improvements into those areas. Outside of the designated growth areas, the primary land use objective is preservation of the Region's rural landscape and its natural and cultural resources, through less intensive development that is sensitive to such resources.

Growth Areas

As a result of its geographic location in the County, continued growth is inevitable in the Central Perkiomen Valley. Growth, if properly managed, can have many positive benefits on the Region. It will help to enhance the economic vitality of the Region and to provide new opportunities for residents. The development model for the Region should follow the goals and objectives of this Plan and be complimentary to the community character of the Region. Such goals include ensuring better management of future growth, encouraging investment in open space, and the promotion of responsible integration of historical, cultural and natural amenities with new development.

To maximize the positive impacts of growth, it is important that the development model make more efficient use of land that has already been developed, encourage reuse and infill opportunities, and provide guidelines for future development. By locating new growth around existing growth centers, existing services and infrastructure can be utilized, thereby reducing the need for expansion of public utilities and road networks. Additionally, concentrating growth into suitable locations preserves open space and natural resources that may have otherwise been sacrificed to accommodate new development.

To this end, the Future Land Use Plan characterizes land for more intensive development within the growth areas and characterizes land in the non-growth areas for

less intense development, as detailed by the four generalized Future Land Use categories: Borough Conservation Area, Designated Growth Area, Future Growth Area and Rural Resource Conservation Area. The Future Land Use Plan details both the residential and non-residential uses that are permitted in these areas. Refer to the Future Land Use Map, **Figure 9.1** for the boundaries of these categories.

Designated and Future Growth Areas

The Municipalities Planning Code (MPC) recognizes two types of growth areas: designated growth areas and future growth areas. A designated growth area is defined as, “an area that preferably includes and surrounds a borough or village and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more; commercial, industrial and institutional uses are permitted or planned for; and public infrastructure services are provided or planned.” Future growth areas are similar, but recognize that while “public infrastructure services...may not be [currently] provided, future development at greater densities is planned to accompany the orderly extension and provision of public infrastructure services.”

In order to accommodate future growth and development within the Central Perkiomen Valley the following areas have been identified as designated and future growth areas.

Borough Conservation Area

Figure 9.1 shows the Borough Conservation Area as Collegeville, Schwenksville, Trappe and a small portion of Lower Frederick, adjacent to Schwenksville. Historically, this area has been the economic and social center for the Region and was the original site of early development in the Central Perkiomen Valley.

The area is primarily developed and characterized by a mix of land uses, existing public infrastructure, and a variety of housing types at varying densities. Future development in the Borough Conservation Area will be in the form of infill development and should be compatible with the character of the area and the heritage of the Region.

Municipal codes should encourage new development in this area by providing for flexible standards that are supportive of infill development and that provide standards for the preservation of the existing character of the Boroughs.

Designated Growth Area

The Designated Growth Area is shown in **Figure 9.1** and includes the majority of Perkiomen Township. Areas located in the Designated Growth Area contain a variety of land uses, with the predominant land use being “suburban-type” residential. In regard to infrastructure, the Designated Growth Area is primarily served by public sewer and water. It contains a variety of land uses that range in

type, intensity, and age. It is anticipated that this development pattern will continue.

Future land use objectives shall ensure that new development, both residential and non-residential, enhances the community character of the Designated Growth Area. Emphasis shall be placed on the development of standards that encourage good project design that preserve open space and encourage the protection of natural and historic features.

Future Growth Area

Figure 9.1 shows the Future Growth Areas in Upper Frederick along Route 73 in the Villages of Frederick and Obelisk and along Route 29 in the Village of Perkiomenville, the area surrounding the Villages of Zieglerville, Spring Mount, and Delphi in Lower Frederick, and portions of Perkiomen Township. These areas are characterized by a mix of old and new development occurring on primary road networks. Some of this development is served by public sewer and water.

It is anticipated that new development in the Future Growth Area will be of a scale and intensity characteristic of a rural village. With regard to uses, a variety of residential and non-residential uses will be permitted. New development shall be sensitive to the existing character of the area by adhering to standards that promote pedestrian circulation and access to buildings and community open space.

Central Perkiomen Valley Future Land Use

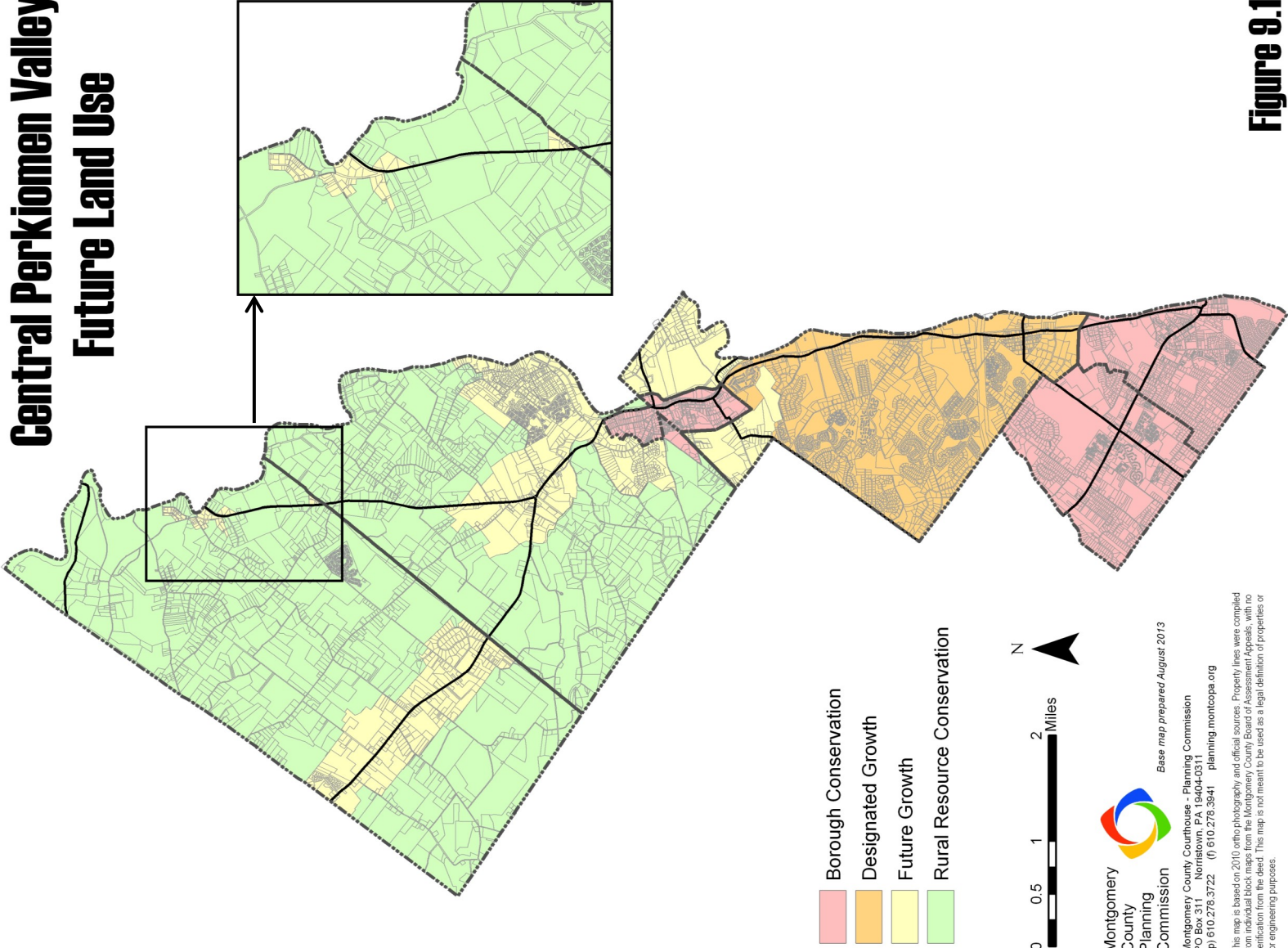


Figure 9.1

Montgomery
County
Planning
Commission

Base map prepared August 2013

Montgomery County Courthouse • Planning Commission
1000 E. 3rd St., 3rd Floor
Harrisburg, PA 17101-1031
(P) 610.278.3722 (F) 610.278.3941 planning.montcopa.org

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

Rural Resource Areas

By directing the majority of new development into the growth areas through the provision of public infrastructure and higher densities, Rural Resource Areas outside the growth area can be established to preserve the Central Perkiomen Valley's natural and cultural resources. As defined in the MPC, a Rural Resource Area is, "an area within which rural resource uses including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced. Development that is compatible with or supportive of such uses is permitted and public infrastructure services are not provided for except in villages."

Preserving the open spaces, farmland, woodlands, and other natural and cultural resources within these rural resource areas is very important to sustaining the natural environment, agricultural economy, and the quality of life in the Central Perkiomen Valley Region. The Rural Resource Conservation Areas are shown in **Figure 9.1** and include the majority of Upper and Lower Frederick. The Rural Resource Conservation Area includes the undeveloped and environmentally-sensitive land in the Region. To preserve the remaining undisturbed natural features and cultural resources, public infrastructure will not be permitted. Future development will be compatible with rural preservation and the predominant land uses will be low-density

residential, farmland, preserved woodlands, and reforested areas.

Future Land Use Plan

The Future Land Use Plan establishes the framework for the type and character of development that the municipalities are authorized to permit. Implementation of the Future Land Use Plan shall be achieved via local zoning and subdivision and land development ordinances. In accordance with the MPC, municipal ordinances are required to be "generally consistent" with the Regional Plan. In an effort to aid the municipalities in achieving general consistency with the Plan, Future Land Use Policy Matrices (**Tables 9.1 - 9.4**) have been developed for each Future Land Use Category. When determining general consistency between local zoning ordinances and the Future Land Use Plan, individual municipalities shall reference the Future Land Use Map and Future Land Use Matrices.

Future Land Use Map

The Future Land Use Map (**Figure 9.1**) divides the Central Perkiomen Valley into four generalized future land use categories: Borough Conservation, Designated Growth, Future Growth, and Rural Resource Conservation. Each land use category authorizes municipalities to permit a variety of residential and non-residential uses at varying densities and intensities, respectively.

Municipalities need only comply with the policies of those land use categories that fall within their boundaries. In addition, it is recognized that a number of zoning districts, which may permit differing uses and densities, will be utilized to implement the future land use categories and that the policies associated with each future land use category may be implemented differently across the area governed by the future land use category.

Provision for Public Utilities

The designation of growth and non-growth areas within the Central Perkiomen Valley is primarily consistent with the existence of public utilities, primarily water and sewer. These areas are further defined by future intent to extend the utilities. Since development tends to follow the provision of public sewer and water, future development shall be directed to the growth areas, specifically the Borough Conservation, Designated Growth, and Future Growth Areas in which public utilities exist or will be extended to in the future. While public sewer and water will be permitted to extend throughout the growth areas, these services will not be permitted in the non-growth areas, except under specific circumstances.

Borough Conservation Area. All new residential and non-residential development in the Borough Conservation Area must connect to public sewer and water. It is intended that all development both existing and future will be served by public utilities.

Designated Growth Area. Understanding that there are a range of uses at different densities and intensities in the Designated Growth Area, the extension of public sewer and water to undeveloped areas not currently served will be at the discretion of the municipality.

Future Growth Area. As with the Designated Growth Area, the extension of public sewer and water within the Future Growth Area will be at the discretion of the municipality. While the uses and densities and intensities permitted in the Future Growth Area are as extensive as those in the Designated Growth Area they are somewhat varied. The municipalities will be permitted to zone for residential densities as high as six dwelling units per acre and to allow for varied non-residential uses.

Rural Resource Conservation Area. Being a non-growth area, the extension of public sewer and water will not be permitted in the Rural Resource Conservation Area. Only on-site sewer and water will be allowed, except under extenuating circumstances. The extension of sewer and water off-site whether public or private shall be considered for the purpose of protecting public health.

With the intent of allowing for a transition area to occur between the growth and no-growth areas, rural cluster developments occurring on tracts that are located entirely within a $\frac{1}{4}$ mile of a growth boundary may

connect to public sewer provided the development is connected to public water and provides a minimum of 60% open space. This will allow for the visual appearance of a denser development while still only being permitted to build at a density of one dwelling unit per two acres.

Future Land Use Policy Matrices

For each Future Land Use Category identified on the Future Land Use Map, a corresponding Future Land Use Policy Matrix has been developed. Each land use matrix authorizes municipalities to permit a variety of land uses within seven development classifications: residential, commercial, industrial, institutional, utilities, open space/recreational, and miscellaneous. For each development class, the matrix contains four elements: vision, use options, density/intensity, and required policies.

Vision

The vision provides municipalities with the intent of each development class as it pertains to each Future Land Use Category. The vision provides a “snapshot” of future development in the Region by detailing the type and character of development, and in some cases specific locations for such development to occur.

Use Options

Each Future Land Use Matrix authorizes specific uses within each development class. Each municipality is authorized to permit the uses listed within each identified land use class. Uses are not required to be permitted, except as identified within the Intergovernmental Cooperative Agreement.

It is important to note that the use options provide the municipalities with a range of suggested uses. The individual municipality shall ultimately determine the uses permitted and their location by local ordinance. It is not assured that each of these uses will be an entitlement to landowners but is intended to recognize the various use options that are possible.

Density/Intensity

The Future Land Use Matrix for each land use category establishes density ranges for residential uses and maximum intensity limits for non-residential uses that may be permitted within each applicable development class.

For residential uses, the permitted density ranges shall be applicable to each residential use permitted within the matrix. While the densities permitted by the municipalities must fall within the range of permitted densities, the exact density shall ultimately be defined by local zoning ordinances. The maximum density permitted in the range is not intended to be an entitlement to property owners, but is intended to recognize varying development patterns

across the area covered by the Future Land Use category and provide flexibility to the individual municipalities.

For non-residential uses, the identified maximum permitted intensity shall be applicable to each non-residential use permitted within the matrix. While non-residential uses permitted by the municipalities must not exceed the maximum intensity, exact intensity limits shall be defined by local zoning ordinances. As with the residential density, the maximum intensity permitted is not intended to be an entitlement to property owners, but is intended to recognize varying development patterns across the area covered by the Future Land Use category and provide flexibility to the individual municipalities.

Required Development Policies

The Future Land Use Matrix for each land use category includes required development policies for each development class. These development policies are intended to define the character of the development in relation to existing land use and community facilities, as well as the vision for future development. The required development policies are minimum development standards, and the right of municipalities to require additional development standards and zoning requirements shall not be diminished. While the zoning ordinance will be the primary tool for establishing general consistency with the Future Land Use Plan of the Regional Comprehensive Plan, municipalities may find it

beneficial to incorporate design standards within the subdivision and land development ordinance that complement and/or further the required development policies.

Development Classifications

Residential

Borough Conservation Area. Existing residential development in the Boroughs of Collegeville, Schwenksville, and Trappe represents a mix of types and densities. These areas are primarily developed, so it is expected that any future residential development will occur as infill. All residential types, with the exception of mobile home parks, will be permitted in the Borough Conservation Area in accordance with a density range of 1 to 12 dwelling units per acre.

Local ordinances shall encourage adaptive reuse and redevelopment of existing housing stock, as well as the conversion of obsolete or unused non-residential space to quality residential options. Future development shall also be compatible with the existing character and heritage of the Boroughs.

Designated Growth Area. Residential development in Perkiomen Township has been primarily suburban in character. While there exists a variety of housing types in these municipalities, existing housing can be primarily categorized as either single-family detached or single-family attached. During the next 20 years, Perkiomen Township will

continue to supply the majority of suburban character residential development in the Region. All residential types will be permitted in the *Designated Growth Area*, at a density range of 1 to 12 dwelling units per acre. New residential development shall be designed so as to preserve and protect areas of open space and natural environmental features, as well as existing villages.

Future Growth Area. This area is characterized by a mix of old and new development, which has occurred along primary road networks in the more rural communities of Upper and Lower Frederick Townships as well as in portions of Perkiomen Township. Future residential development shall be concentrated in the Villages of Perkiomenville, Obelisk, Frederick, Delphi, Spring Mount, and Zieglerville. Such development shall be compact with a mix of residential land uses built with a sensitivity to the surrounding natural environment. All residential types will be permitted in the Future Growth Area at a maximum density of 6 dwelling units per acre. Future residential development shall promote pedestrian movement and access to buildings, open spaces, and streets. On an annual basis, municipalities shall examine regulations and codes to determine the effectiveness of design standards in achieving the preservation of open space, natural features, historic resources, and community character in the Future Growth Area.

Rural Resource Conservation Area. This area consists of the majority of the undeveloped and environmentally sensitive land in the Region, specifically in the Fredericks. It is anticipated that no further development of any type will occur in these locations.

Future residential development will occur in a manner that protects the existing agricultural lands, woodlands and open space, as well as other important rural environmental resources by maintaining a consistently low level of development in the area. All types of residential dwellings will be permitted, at a density of one dwelling unit per two acres.

Residential development shall be designed in a manner that is compatible with the existing natural environment and preserves important natural and historic features. Municipalities shall examine their regulations and codes on an annual basis to determine their effectiveness in achieving these goals.

Commercial

Borough Conservation Area. Future commercial development shall continue to provide for a wide-range of uses at varying intensities. An extensive range of commercial and office uses will be permitted in the Boroughs, consistent with those uses that currently exist. Commercial development in the *Borough Conservation Area* will be permitted at a maximum intensity of 50,000 square feet for a single use and 100,000 square feet for all uses on a site. These numbers reflect not only

the desire of the Region to encourage more village or neighborhood commercial development, but are consistent with the average national size of a neighborhood shopping center, which is characterized by a supermarket anchor and smaller commercial tenants.

The boroughs shall continue to be the primary targets for new commercial development in the Region. The municipalities shall establish flexible standards that encourage new viable retailers to locate in the boroughs, specifically those businesses that fill a niche market not served by larger “big-box” retailers. Future development shall apply appropriate design, dimensional, and development concepts that complement and enhance the existing development patterns of the boroughs.

Designated Growth Area. Future commercial and office development in the Designated Growth Area shall be focused in the Villages of Graterford and Rahns as well as along principal arterials, specifically Route 29. An extensive list of uses, equivalent to that of the Borough Conservation Area shall be permitted in the *Designated Growth Area*, with a maximum permitted intensity of 65,000 square feet for a single retail use and 120,000 square feet for all retail uses on the site.

Where applicable, the municipalities shall provide standards that allow for the conversion of existing buildings in a manner that maintains the visual character and architectural scale of existing development. Additionally, new commercial development shall be required to

consolidate driveways, parking, and curb cuts to provide for more efficient access and parking whenever possible. The municipalities shall examine their codes to determine if they are effective in the preservation of open space, natural features, historic resources, and community character.

Future Growth Area. Commercial and office development in the *Future Growth Area* shall contribute to establishing a stronger “village-like” character, particularly in the Villages of Delphi, Frederick, Spring Mount, and Zieglerville and shall focus on serving the needs of nearby residents. Permitted uses in this area are characteristic of more small-scale, pedestrian-friendly type uses, with a maximum permitted intensity of 50,000 square feet for a single retail use and 100,000 square feet for all retail uses on a site.

New development shall be characteristic of the existing historical character and be connected by a safe and convenient pedestrian circulation system, which shall connect buildings with sidewalks along streets, parking areas, common areas, and other buildings. On an annual basis, the municipalities shall examine their codes to determine their effectiveness in the preservation of open space, natural features, historic resources, and community character.

Rural Resource Conservation Area. Future commercial and office uses in this area will be small-scale and low intensity in nature. They will be supportive of a rural economy,

preserve the rural character, and be compatible with the dominant land use pattern. Commercial development in the *Rural Resource Conservation Area* will be minimal, serving primarily the needs of the Region's rural residents. Permitted commercial uses are limited to a minimum lot size of two acres, with a building coverage of 10% and a maximum building footprint of 5,000 square feet. The municipalities shall examine their codes on an annual basis to determine their effectiveness in the preservation of open space, natural features, historic resources, and community character.

Industrial

Borough Conservation Area. Future industrial development in the boroughs will continue to provide for a variety of small-scale uses that are coordinated with the existing infrastructure. In an effort to encourage economic development and strengthen the boroughs' tax base, maximum intensity limits for industrial development shall be established by the individual municipality.

Local ordinances shall promote the adaptive reuse of vacant industrial facilities that is consistent with the surrounding character. New industrial development shall adhere to strict performance standards and have direct access onto an arterial or collector road.

Designated Growth Area. More intensive industrial development shall be directed to the *Designated Growth Area*, specifically in the

areas of the Iron Bridge Corporate Park in Perkiomen Township. The permitted uses are similar to those in the *Borough Conservation Area*; however it is anticipated that future industrial development in this Township will be of a larger scale and intensity.

New industrial development shall be required to have a minimum lot size of one acre and a maximum building coverage of 60%. Development shall adhere to strict performance standards, paying particular attention to those relating to landscaping, buffering, setbacks, light and noise, pollution control, and odor to ensure that industrial development is compatible with nearby residential development. With regard to site location, industrial development shall be required to either front on Route 29 or have access to a road having a classification of collector or higher that leads to this arterial.

Municipalities shall be required to examine regulations and codes on an annual basis to determine the effectiveness of design standards in achieving the preservation of open space, natural features, historic resources, and community character in the *Designated Growth Area*.

Future Growth Area. The provision for industrial development in the *Future Growth Area* is directed toward providing a variety of small-scale, low-intensity development that is compatible with a "village-like" character. Permitted uses are similar to those permitted in the other areas. Future industrial development in the *Future Growth Area* will be permitted to

be a maximum of 50,000 square feet for a single use.

Development shall adhere to strict performance standards, paying particular attention to those relating to landscaping, buffering, setbacks, light and noise, pollution control, and odor to ensure that industrial development is compatible with nearby residential development. Industrial uses will be required to have direct access onto an arterial or collector road. The municipalities shall examine their codes on an annual basis to determine if they are effective in the preservation of open space, natural features, historic resources, and community character.

Rural Resource Conservation Area. Several of the municipalities have areas zoned for industrial uses located within the *Rural Resource Conservation Area*. This Plan will allow the municipalities to continue to provide for a variety of small-scale industrial uses and other larger industrial uses that by their nature require a larger land area. New industrial development will be required to have a minimum lot size of two acres, a maximum building coverage of 25%, and a maximum building footprint of 15,000 square feet.

Development shall adhere to strict performance standards, paying particular attention to those relating to landscaping, buffering, setbacks, light and noise, pollution control, and odor to ensure that industrial development is compatible with nearby residential development. Industrial development shall be permitted only along

Routes 29 and 73 or have access to a road having a classification of Collector or higher that leads to either arterial. The municipalities shall examine their codes on an annual basis to determine if they are effective in the preservation of open space, natural features, historic resources, and community character.

Institutional

The policies related to future institutional development in the Central Perkiomen Valley are similar for all four of the Future Land Use Categories. The common intent is for each area to provide for a full range of institutional uses that are complimentary to the individual area's character. The Borough Conservation, Designated Growth and Rural Resource Conservation Areas permit a variety of use options, while the options permitted in the Rural Resource Conservation Area are somewhat limited. This is in response to the limited infrastructure in the Rural Resource Conservation Area.

The intensity of institutional development in the Rural Resource Conservation Area will be limited to a minimum lot size of two acres and a maximum building coverage of 35%. The intensity of such development in the other areas will be at the discretion of the municipality. With regard to the design of new institutional development, new development in the Borough Conservation Area is required to apply appropriate community-design concepts that complement the scale and character of the surrounding area. Municipalities in the

Designated Growth, Future Growth and Rural Resource Conservation Areas will be required to examine their codes to determine if they are effective in the preservation of open space, natural features, historic resources, and community character.

Utilities

As with future institutional development, the policies related to utility development shall provide for a full range of utility uses within each of the areas. All four areas provide for the same use options, except for sewage facilities which are not to be permitted in the Rural Resource Conservation Area, unless for the purposes of health or as specified in **Table 9.4**. The intensity of such facilities shall be defined by the individual municipality in accordance with the policies of this Plan. The municipal regulations shall be in accordance with applicable state and/or federal regulations, where applicable.

Open Space and Recreation

The intent of the matrices, as they pertain to the provision of open space and recreation, is to maximize opportunities for open space and recreational uses in each of the four Future Land Use areas. Each area is permitted a range of use options dependent on the amount of available land for such. The intensity of open space and recreational uses shall be defined by the individual municipalities in accordance with the policies of this Plan.

Park and recreation facilities shall be constructed in a manner that is sensitive to the environment, protects historic and natural features, and is aesthetically pleasing. Opportunities for new development to connect to existing trails, greenways, or open space and recreation areas shall be examined. Additionally, recreation areas shall be of a size and shape that is conducive to active or passive recreation. When, determining local policies municipalities shall comply conceptually with the recommendations of this Plan and the municipal open space plans.

Miscellaneous

The intent of this classification is to provide for those uses that cannot be categorized in traditional land use terms, and include such uses as group homes, quarries, adult uses, etc. Many of these uses are regulated by state and/or federal regulations and should be allocated for accordingly.

Table 9.1 Borough Conservation Area Future Land Use Policy Matrix

	Vision	Use Options ¹	Density/ Intensity ²	Required Policies
Residential	To continue providing a wide range of housing types and densities, through compatible infill development.	▪ Single-Family Detached Dwelling ▪ Single-Family Attached Dwelling ▪ Twin/Duplex ▪ Multi-Family Dwelling	A range of density options from 1 du/acre to 12 du/acre	➤ All new development must connect to public sewer and water. ➤ Implement adaptive re-use, redevelopment, maintenance, conservation, and/or improvement strategies for the preservation of existing housing stock. ➤ The design, scale, and massing of new commercial development shall be compatible with the existing character of the surrounding area. ➤ Where appropriate, encourage the conversion of obsolete or unused non-residential space to quality residential uses.
Commercial	To provide a wide-range of commercial and office opportunities at varying intensities for the Region.	▪ Automobile sales ▪ Automobile service station ▪ Bank or other financial institution ▪ Business or professional office ▪ Car wash ▪ Drive-in or fast-food restaurant ▪ Funeral home ▪ Garden supply, nursery ▪ Hotel, motel, inn, and bed & breakfast ▪ Indoor athletic facility ▪ Neighborhood shopping center ▪ Outdoor amusement ▪ Personal service shop ▪ Rental facilities for tools or equipment ▪ Restaurant, bar, tavern ▪ Retail store ▪ Studio ▪ Uses of similar nature to those listed above	Maximum 50,000 SF for a single use Maximum 100,000 SF for all uses on site	➤ All new development must connect to public sewer and water. ➤ Establish standards, such as flexible dimensional standards and bonuses that encourage new viable retailers to locate in the boroughs, specifically businesses that fill niches not served by the large big box retailers. ➤ The design, scale, and massing of new commercial development shall be compatible with the existing character of the surrounding area.

¹ Municipalities are authorized to permit the uses listed within each identified land use class. Uses are not required to be permitted, except as identified within the Intergovernmental Cooperative Agreement. Each municipality shall ultimately determine the uses to be permitted from the authorized list and the locations in which they are permitted via the municipal zoning ordinance.

² The densities/intensities serve as maximum standards. While densities/intensities must not exceed the standards listed for each land use class, exact densities/intensities shall ultimately be defined by municipal zoning ordinances. It is not assured that the maximum density/intensity standards for each class will be an entitlement to landowners, but is intended to recognize existing development patterns and provide flexibility for individual municipalities.

Table 9.1 Borough Conservation Area Future Land Use Policy Matrix

	Vision	Use Options ¹	Density/ Intensity ²	Required Policies
Industrial	To provide for a variety of small-scale industrial uses coordinated with the existing infrastructure.	▪ Contractor's office and storage ▪ Lumberyard, building supply center ▪ Manufacturing, fabrication, assembly, processing and packaging of natural and man-made materials, chemicals, synthetics, and other organic and inorganic products ▪ Printing, publishing, lithography or similar processes ▪ Research facility ▪ Self-service storage facility ▪ Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ All new development must connect to public sewer and water, unless such connection does not meet the specific needs of the business. ➤ Promote adaptive reuse of vacant industrial facilities that is consistent with the character of the surrounding areas. ➤ Development shall adhere to strict performance standards, paying particular attention to those relating to landscaping, buffering, setbacks, light and noise, pollution control, and odor to ensure that industrial development is compatible with nearby residential development. ➤ New industrial uses shall have direct access onto an arterial or collector road.
Institutional	To provide for a full range of institutional uses that is complimentary to the borough character.	▪ Cemetery ▪ Community center ▪ Day care center ▪ Emergency services ▪ Hospital ▪ Library ▪ Municipal/governmental building ▪ Museum ▪ Nursing home, personal care and/or life care facilities ▪ Private clubs, fraternal organizations ▪ Religious institutions and their ancillary uses ▪ School ▪ Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ All new development must connect to public sewer and water. ➤ Future institutional development will apply appropriate community design concepts that complement the scale and character of the surrounding area.
Utilities	To provide for a range of utility uses within the Borough Conservation Area.	▪ Sewage facilities ▪ Utility facility (including offices) ▪ Wireless communication facilities ▪ Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ All new development must connect to public sewer and water. ➤ Policies shall be defined by the individual municipality in accordance with state and/or federal regulations, where applicable.

Table 9.1 Borough Conservation Area Future Land Use Policy Matrix

	Vision	Use Options ¹	Density/ Intensity ²	Required Policies
Open Space/Recreation	To maximize opportunities for open space and recreational uses within the Borough Conservation Area.	▪ Agriculture ▪ Open space ▪ Public park/recreational use, including trails ▪ Wildlife sanctuary ▪ Woodland preserve ▪ Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ All new development must connect to public sewer and water. ➤ Park and recreation facilities shall be constructed in a manner that is sensitive to the environment, protects historic and natural features, and is aesthetically pleasing. ➤ Opportunities for new development to connect to existing trails, greenways, or open space/recreation areas shall be examined. ➤ Recreation areas shall be of a size and shape that is conducive to active and passive recreation. ➤ Comply conceptually with the recommendation of this plan and the municipal open space plans.
Miscellaneous	To provide for those uses that cannot be categorized in traditional land use terms.	▪ Adult Uses ▪ Group Homes ▪ Landfills ▪ Mining ▪ Quarries (per MPC)	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ All new development must connect to public sewer and water. ➤ Policies shall be defined by the individual municipality in accordance with state and/or federal regulations, where applicable.

Table 9.2 Designated Growth Area Future Land Use Policy Matrix

	Vision	Use Options ³	Density/ Intensity ⁴	Required Policies
Residential	To adequately supply the majority of suburban character residential development in the Region over the next 20 years.	▪ Single-Family Detached Dwelling ▪ Single-Family Attached Dwelling ▪ Twin/Duplex ▪ Multi-Family Dwelling ▪ Mobile Home Park	A range of density options from 1 du/acre to 12 du/acre	➤ The extension of public sewer and water to undeveloped areas not currently served is at the discretion of the municipality. ➤ Where applicable, existing villages shall be protected. ➤ Municipalities shall examine regulations and codes on an annual basis to determine their effectiveness in achieving the preservation of open space, natural features, historic resources, and community character in the Designated Growth Area.
Commercial	To provide for commercial and office opportunities in the villages of Graterford and Rahns.	▪ Automobile sales ▪ Automobile service station ▪ Bank or other financial institution ▪ Business or professional office ▪ Car wash ▪ Drive-in or fast-food restaurant ▪ Funeral home ▪ Garden supply, nursery ▪ Hotel, motel, inn and bed & breakfast ▪ Indoor athletic facility ▪ Neighborhood shopping center ▪ Outdoor amusement ▪ Personal service shop ▪ Rental facilities for tools or equipment ▪ Restaurant, bar, tavern ▪ Retail store ▪ Studio ▪ Uses of similar nature to those listed above	Maximum 50,000 SF for a single use Maximum 100,000 SF for all uses on site	➤ The extension of public sewer and water to undeveloped areas not currently served is at the discretion of the municipality. ➤ Where applicable, provide standards that allow for the conversion of existing buildings in a manner that maintains the visual character and architectural scale of existing development. ➤ Where applicable, new commercial development shall be required to consolidate driveways, parking, and curb cuts to provide for more efficient access and parking. ➤ Municipalities shall examine regulations and codes on an annual basis to determine their effectiveness in achieving the preservation of open space, natural features, historic resources, and community character in the Designated Growth Area.

³ Municipalities are authorized to permit the uses listed within each identified land use class. Uses are not required to be permitted, except as identified within the Intergovernmental Cooperative Agreement. Each municipality shall ultimately determine the uses to be permitted from the authorized list and the locations in which they are permitted via the municipal zoning ordinance.

⁴ The densities/intensities serve as maximum standards. While densities/intensities must not exceed the standards listed for each class, exact densities/intensities shall ultimately be defined by local zoning ordinances. It is not assured that the maximum stated density/intensity standards for each class will be an entitlement to landowners, but is intended to recognize existing development patterns and provide flexibility for individual municipalities.

Table 9.2 Designated Growth Area Future Land Use Policy Matrix

	Vision	Use Options ³	Density/ Intensity ⁴	Required Policies
Industrial	To provide for a variety of more intensive industrial development, specifically in the Iron Bridge Corporate Park in Perkiomen Township.	▪ Contractor's office and storage ▪ Lumberyard, building supply center ▪ Manufacturing, fabrication, assembly, processing and packaging of natural and man-made materials, chemicals, synthetics, and other organic and inorganic products ▪ Printing, publishing, lithography or similar processes ▪ Research facility ▪ Self-service storage facility ▪ Warehouse or storage facility ▪ Uses of similar nature to those listed above	Minimum Lot Size: 1 acre Maximum Building Coverage: 60%	➤ The extension of public sewer and water to undeveloped areas not currently served is at the discretion of the municipality. ➤ Development shall adhere to strict performance standards, paying particular attention to those relating to landscaping, buffering, setbacks, light and noise, pollution control, and odor to ensure that industrial development is compatible with nearby residential development. ➤ Industrial development shall either front on Routes 29 and 73 or have access to a road having a classification of Collector or higher that leads to either arterial. ➤ Municipalities shall examine regulations and codes on an annual basis to determine the effectiveness of design standards in achieving the preservation of open space, natural features, historic resources, and community character in the Designated Growth Area.
Institutional	To provide for a range of institutional uses compatible with primarily suburban residential development.	▪ Cemetery ▪ Community center ▪ Day care center ▪ Emergency services ▪ Hospital ▪ Library ▪ Municipal/governmental building ▪ Museum ▪ Nursing home, personal care and/or life care facilities ▪ Private club, fraternal organization ▪ Religious institutions and their ancillary uses ▪ School ▪ Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ The extension of public sewer and water to undeveloped areas not currently served is at the discretion of the municipality. ➤ Municipalities shall examine regulations and codes on an annual basis to determine the effectiveness of design standards in achieving the preservation of open space, natural features, historic resources, and community character in the Designated Growth Area.
Utilities	To provide for a range of utility uses within the Designated Growth Area.	▪ Sewage facilities ▪ Utility facility (including offices) ▪ Wireless communication facilities ▪ Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ The extension of public sewer and water to undeveloped areas not currently served is at the discretion of the municipality. ➤ Policies shall be defined by the individual municipality in accordance with state and/or federal regulations, where applicable.

Table 9.2 Designated Growth Area Future Land Use Policy Matrix

	Vision	Use Options ³	Density/ Intensity ⁴	Required Policies
Open Space/Recreation	To maximize opportunities for open space and recreational uses in the Designated Growth Area.	▪ Agriculture ▪ Forestry, lumbering, reforestation ▪ Game preserve ▪ Golf course ▪ Open space ▪ Public park/recreational use, including trails ▪ Wildlife sanctuary ▪ Woodland preserve ▪ Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ The extension of public sewer and water to undeveloped areas not currently served is at the discretion of the municipality. ➤ Park and recreation facilities shall be constructed in a manner that is sensitive to the environment, protects historic and natural features, and is aesthetically pleasing. ➤ Opportunities for new development to connect to existing trails, greenways, or open space/recreation areas shall be examined. ➤ Recreation areas shall be of a size and shape that is conducive to active and passive recreation. ➤ Comply conceptually with the recommendation of this plan and the municipal open space plans.
Miscellaneous	To provide for those uses that cannot be categorized in traditional land use terms.	▪ Adult Uses ▪ Group Homes ▪ Landfills ▪ Mining ▪ Quarries (per MPC)	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ All new development must connect to public sewer and water. ➤ Policies shall be defined by the individual municipality in accordance with state and/or federal regulations, where applicable.

Table 9.3 Future Growth Area Future Land Use Policy Matrix

	Vision	Use Options ⁵	Density/ Intensity ⁶	Required Policies
Residential	To provide for a variety of future residential development particularly in the Villages of Delphi, Frederick, Spring Mount and Zieglerville.	▪ Single-Family Detached Dwelling ▪ Single-Family Attached Dwelling ▪ Twin/Duplex ▪ Multi-Family Dwelling ▪ Mobile Home Park	Maximum density of 6 du/ 1 acre	➤ The extension of public sewer and water within the Future Growth Area shall be at the discretion of the municipality. ➤ Residential development shall promote pedestrian movement and access to buildings, open spaces, and streets. ➤ Municipalities shall examine regulations and codes on an annual basis to determine the effectiveness of design standards in achieving the preservation of open space, natural features, historic resources, and community character in the Future Growth Area.
Commercial	To provide “village-like” commercial and office opportunities to serve the needs of the surrounding nearby residents.	▪ Automobile service station ▪ Bank or other financial institution ▪ Business or professional office ▪ Garden supply, nursery ▪ Funeral home ▪ Hotel, motel, inn and bed & breakfast ▪ Neighborhood shopping center ▪ Personal service shop ▪ Restaurant, bar, tavern ▪ Retail store ▪ Studio ▪ Uses of similar nature to those listed above	Maximum 50,000 SF for a single use Maximum 100,000 SF for all uses on site	➤ The extension of public sewer and water within the Future Growth Area shall be at the discretion of the municipality. ➤ All uses shall be connected by a safe and convenient pedestrian circulation system, which shall connect buildings with sidewalks along streets, and parking areas, common areas, and other buildings. ➤ Municipalities shall examine regulations and codes on an annual basis to determine the effectiveness of design standards in achieving the preservation of open space, natural features, historic resources, and community character in the Future Growth Area.

⁵ Municipalities are authorized to permit the uses listed within each identified land use class. Uses are not required to be permitted, except as identified within the Intergovernmental Cooperative Agreement. Each municipality shall ultimately determine the uses to be permitted from the authorized list and the locations in which they are permitted via the municipal zoning ordinance.

⁶ The densities/intensities serve as maximum standards. While densities/intensities must not exceed the standards listed for each land use class, exact densities/intensities shall ultimately be defined by municipal zoning ordinances. It is not assured that the maximum density/intensity standards for each class will be an entitlement to landowners, but is intended to recognize existing development patterns and provide flexibility for individual municipalities.

Table 9.3 Future Growth Area Future Land Use Policy Matrix

	Vision	Use Options ⁵	Density/ Intensity ⁶	Required Policies
Industrial	To provide for a variety of small-scale, low-intensity industrial development compatible with “village-like” character.	▪ Contractor’s office and storage ▪ Lumberyard, building supply center ▪ Manufacturing, fabrication, assembly, processing and packaging of natural and man-made materials, chemicals, synthetics, and other organic and inorganic products ▪ Printing, publishing, lithography or other similar processes ▪ Research facility ▪ Self-service storage facility ▪ Uses of similar nature to those listed above	Maximum 50,000 SF for a single use.	➤ The extension of public sewer and water within the Future Growth Area shall be at the discretion of the municipality. ➤ Development shall adhere to strict performance standards, paying particular attention to those relating to landscaping, buffering, setbacks, light and noise, pollution control, and odor to ensure that industrial development is compatible with nearby residential development ➤ Industrial uses shall have direct access onto an arterial or collector road. ➤ Municipalities shall examine regulations and codes on an annual basis to determine the effectiveness of design standards in achieving the preservation of open space, natural features, historic resources, and community character in the Future Growth Area.
Institutional	To provide for institutional development with “village-like” character.	▪ Cemetery ▪ Community center ▪ Day care center ▪ Emergency services ▪ Hospital ▪ Library ▪ Municipal/governmental building ▪ Museum ▪ Nursing home, personal care and/or life care facilities ▪ Private clubs, fraternal organizations ▪ Religious institutions and their ancillary uses ▪ School ▪ Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ The extension of public sewer and water within the Future Growth Area shall be at the discretion of the municipality. ➤ Municipalities shall examine regulations and codes on an annual basis to determine the effectiveness of design standards in achieving the preservation of open space, natural features, historic resources, and community character in the Future Growth Area.
Utilities	To provide for a range of utility uses within the Future Growth Area.	▪ Sewage facilities ▪ Utility facility (including offices) ▪ Wireless communication facilities ▪ Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ The extension of public sewer and water within the Future Growth Area shall be at the discretion of the municipality. ➤ Policies shall be defined by the individual municipality in accordance with state and/or federal regulations, where applicable.

Table 9.3 Future Growth Area Future Land Use Policy Matrix

	Vision	Use Options ⁵	Density/ Intensity ⁶	Required Policies
Open Space/Recreation	To maximize opportunities for open space and recreational uses in the Future Growth Area.	▪ Agriculture ▪ Forestry, lumbering, reforestation ▪ Open space ▪ Public park/recreational use, including trails ▪ Wildlife sanctuary ▪ Woodland preserve ▪ Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ The extension of public sewer and water within the Future Growth Area shall be at the discretion of the municipality. ➤ Park and recreation facilities shall be constructed in a manner that is sensitive to the environment, protects historic and natural features, and is aesthetically pleasing. ➤ Opportunities for new development to connect to existing trails, greenways, or open space/recreation areas shall be examined. ➤ Recreation areas shall be of a size, shape and relief that is conducive to active and/or passive recreation. ▪ Comply conceptually with the recommendations of this plan and applicable open space plans.
Miscellaneous	To provide for those uses that cannot be categorized in traditional land use terms.	▪ Adult Uses ▪ Group Homes ▪ Landfills ▪ Mining ▪ Quarries (per MPC)	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ All new development must connect to public sewer and water. ➤ Policies shall be defined by the individual municipality in accordance with state and/or federal regulations, where applicable.

Table 9.4 Rural Resource Conservation Area Future Land Use Policy Matrix

	Vision	Use Options ⁷	Density/ Intensity ⁸	Required Policies
Residential	To protect existing agricultural lands, woodlands and open space, as well as other important rural environmental resources by reducing overall development in the area and region.	▪ Single-Family Detached Dwelling ▪ Single-Family Attached Dwelling ▪ Twin/Duplex ▪ Multi-Family Dwelling ▪ Mobile Home Park	Maximum Density: 1 dwelling per 2 acres	➤ Only on-site sewer and water will be allowed, except as noted: ▪ Extension of sewer and water off-site whether public or private shall only be considered for the purpose of protecting public health. ▪ Off-site sewer shall only be permitted to serve existing villages, as identified in the plan. ➤ Rural cluster developments occurring on tracts that are located entirely within a ¼ mile of a growth boundary, unless otherwise specified in Figure 8.6 (March, 2005), may connect to public sewer provided the development is connected to public water and provides a minimum of 60% open space. ➤ Municipalities shall examine regulations and codes on an annual basis to determine their effectiveness in achieving the preservation of agricultural land, natural resources, open space and historic landscapes.
Commercial	To provide small-scale, low intensity, commercial uses that preserve the rural character, and are compatible with the dominant rural land-use pattern. Such uses will primarily serve the residents of the Region's rural areas.	▪ Farm stand ▪ Garden supply, nursery ▪ Inn and bed and breakfast ▪ Restaurant ▪ Retail store ▪ Studio ▪ Uses of similar nature to those listed above	Minimum Lot Size: 2 acres Maximum Building Coverage: 10% Maximum Building Footprint: 5,000 sq. ft.	➤ Only on-site sewer and water will be allowed, except as noted: ▪ Extension of sewer and water off-site whether public or private shall only be considered for the purpose of protecting public health. ▪ Off-site sewer shall only be permitted to serve existing villages and shall not be used to direct growth outside of the village proper, as identified in the plan. ➤ Municipalities shall examine regulations and codes on an annual basis to determine their effectiveness in achieving the preservation of agricultural land, natural resources, open space and historic landscapes.

⁷ Municipalities are authorized to permit the uses listed within each identified land use class. Uses are not required to be permitted, except as identified within the Intergovernmental Cooperative Agreement. Each municipality shall ultimately determine the uses to be permitted from the authorized list and the locations in which they are permitted via the municipal zoning ordinance.

⁸ The densities/intensities serve as maximum standards. While densities/intensities must not exceed the standards listed for each land use class, exact densities/intensities shall ultimately be defined by municipal zoning ordinances. It is not assured that the maximum density/intensity standards for each class will be an entitlement to landowners, but is intended to recognize existing development patterns and provide flexibility for individual municipalities.

Table 9.4 Rural Resource Conservation Area Future Land Use Policy Matrix

	Vision	Use Options ⁷	Density/ Intensity ⁸	Required Policies
Industrial	To provide for a variety of small-scale industrial uses and other larger industrial uses that by their nature require more land area than can be provided elsewhere in the Region, while respecting the surrounding natural environment.	- Contractor's office and storage - Junkyard - Lumberyard, building supply center - Manufacturing, fabrication, assembly, processing and packaging of natural and man-made materials, chemicals, synthetics, and other organic and inorganic products - Printing, publishing, lithography or similar processes - Research facility - Self-service storage facility - Solid waste facility - Warehouse or storage facility - Uses of similar nature to those listed above	Minimum Lot Size: 2 acres Maximum Building Coverage: 25% Maximum Building Footprint: 15,000	➤ Only on-site sewer and water will be allowed, except as noted: ▪ Extension of sewer and water off-site whether public or private shall only be considered for the purpose of protecting public health. ▪ Off-site sewer shall only be permitted to serve existing villages and shall not be used to direct growth outside of the village proper, as identified in the plan. ▪ Extension of sewer shall be permitted on tracts within the area specified in Figure 8.6 (March, 2005) provided that the development is connected to public water. ➤ Development shall adhere to strict performance standards, paying particular attention to those relating to landscaping, buffering, setbacks, light and noise, pollution control, and odor to ensure that industrial development is compatible with nearby residential development and preserves the rural landscape. ➤ Industrial development shall be permitted only along Routes 29 and 73. Industrial development shall either front on Routes 29 and 73 or have access to a road having a classification of Collector or higher that leads to either arterial. ➤ Municipalities shall examine regulations and codes on an annual basis to determine their effectiveness in achieving the preservation of agricultural land, natural resources, open space and historic landscapes.
Institutional	To provide for a variety of institutional uses compatible with the surrounding natural environment.	- Cemetery - Correctional facility - Emergency services - Municipal/governmental use - Museum - Private clubs, fraternal organizations - Religious institutions - Uses of similar nature to those listed above	Minimum Lot Size: 2 acres Maximum Building Coverage: 35%	➤ Only on-site sewer and water will be allowed, except as noted: ▪ Extension of sewer and water off-site whether public or private shall only be considered for the purpose of protecting public health. ▪ Off-site sewer shall only be permitted to serve existing villages and shall not be used to direct growth outside of the village proper, as identified in the plan. ➤ Municipalities shall examine regulations and codes on an annual basis to determine their effectiveness in achieving the preservation of agricultural land, natural resources, open space and historic landscapes.

Table 9.4 Rural Resource Conservation Area Future Land Use Policy Matrix

	Vision	Use Options ⁷	Density/ Intensity ⁸	Required Policies
Utilities	To provide for a range of utility uses within the Rural Resource Conservation Area.	- Utility facility (including offices) - Wireless communication facilities - Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ Only on-site sewer and water will be allowed, except as noted: ▪ Extension of sewer and water off-site whether public or private shall only be considered for the purpose of protecting public health. ▪ Off-site sewer shall only be permitted to serve existing villages and shall not be used to direct growth outside of the village proper, as identified in the plan. ➤ Policies shall be defined by the individual municipality in accordance with state and/or federal regulations, where applicable.
Open Space/Recreation	To maximize opportunities for open space and recreational uses in the Rural Resource Conservation Area.	- Agriculture - Day/resident camp - Forestry, lumbering, reforestation - Game preserve - Golf course - Open space - Public park/recreational use, including trails - Stable - Wildlife sanctuary - Woodland preserve - Uses of similar nature to those listed above	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ Only on-site sewer and water will be allowed, except as noted: ▪ Extension of sewer and water off-site whether public or private shall only be considered for the purpose of protecting public health. ▪ Off-site sewer shall only be permitted to serve existing villages and shall not be used to direct growth outside of the village proper, as identified in the plan. ➤ Park and recreation facilities shall be constructed in a manner that is sensitive to the environment, protects historic and natural features, and is aesthetically pleasing. ➤ Opportunities for new development to connect to existing trails, greenways, or open space/recreation areas shall be examined. ➤ Recreation areas shall be of a size, shape and relief that is conducive to active and/or passive recreation. ➤ Comply conceptually with the recommendations of this plan and applicable open space plans.
Miscellaneous	To provide for those uses that cannot be categorized in traditional land use terms.	- Adult Uses - Group Homes - Landfills - Mining - Quarries (per MPC)	To be defined by the individual municipality in accordance with the policies of this Plan.	➤ All new development must connect to public sewer and water. ➤ Policies shall be defined by the individual municipality in accordance with state and/or federal regulations, where applicable.

RESOLUTION # 2013-11**RESOLUTION TO ADOPT THE CENTRAL PERKIOMEN VALLEY
REGIONAL COMPREHENSIVE PLAN***Borough of Collegeville*

WHEREAS, the municipalities of Collegeville Borough, Lower Frederick Township, Perkiomen Township, Schwenksville Borough, Trappe Borough, and Upper Frederick Township, collectively known as the Central Perkiomen Valley, have joined together for the purpose of mutual cooperation through regional planning; and

WHEREAS, the municipalities of the Central Perkiomen Valley created the Central Perkiomen Valley Regional Planning Commission in July of 2001 to prepare a regional comprehensive plan that would serve as a guide for future growth and development; and

WHEREAS, after development of the regional comprehensive plan by the Central Perkiomen Valley Regional Planning Commission, the municipalities of the Central Perkiomen Valley effectively adopted the regional comprehensive plan and authorized continuation of the Central Perkiomen Valley Regional Planning Commission to oversee implementation of said plan on June 7, 2005; and

WHEREAS, the 2005 Comprehensive Plan has been implemented by the Central Perkiomen Valley municipalities and guided growth and development in the region; and

WHEREAS, the region is required to review the Comprehensive Plan at least every ten years per the guidelines set forth in the *Pennsylvania Municipalities Planning Code*, Act 247; and

WHEREAS, in consideration of several previous Comprehensive Plan amendments, newly available census information and evolving municipal land use policies, the Central Perkiomen Valley municipalities chose to update the Regional Comprehensive Plan and renew their commitment to regional planning; and

WHEREAS, the planning commissions and governing bodies of the Central Perkiomen Valley municipalities have reviewed the Comprehensive Plan Update and have found it acceptable for guiding the Region's growth and development; and

WHEREAS, said Comprehensive Plan Update has been subject of a duly advertised public hearing.

NOW THEREFORE, BE IT RESOLVED, that the undersigned do hereby adopt the Central Perkiomen Valley Regional Comprehensive Plan – 2013 Update, prepared by the Central Perkiomen Valley Regional Planning Commission, as the official comprehensive plan of the Borough of Collegeville and the Central Perkiomen Valley.

RESOLVED AND ADOPTED, November 18, 2013.

Attest:



Geoffrey Thompson, Secretary

Borough of Collegeville



Teresa Stagliano, President

RESOLUTION # *13-36*

RESOLUTION TO ADOPT THE CENTRAL PERKIOMEN VALLEY REGIONAL COMPREHENSIVE PLAN

LOWER FREDERICK TOWNSHIP
MONTGOMERY COUNTY
NOVEMBER 6, 2013

WHEREAS, the municipalities of Collegeville Borough, Lower Frederick Township, Perkiomen Township, Schwenksville Borough, Trappe Borough, and Upper Frederick Township, collectively known as the Central Perkiomen Valley, have joined together for the purpose of mutual cooperation through regional planning; and

WHEREAS, the municipalities of the Central Perkiomen Valley created the Central Perkiomen Valley Regional Planning Commission in July of 2001 to prepare a regional comprehensive plan that would serve as a guide for future growth and development; and

WHEREAS, after development of the regional comprehensive plan by the Central Perkiomen Valley Regional Planning Commission, the municipalities of the Central Perkiomen Valley effectively adopted the regional comprehensive plan and authorized continuation of the Central Perkiomen Valley Regional Planning Commission to oversee implementation of said plan on June 7, 2005; and

WHEREAS, the 2005 Comprehensive Plan has been implemented by the Central Perkiomen Valley municipalities and guided growth and development in the region; and

WHEREAS, the region is required to review the Comprehensive Plan at least every ten years per the guidelines set forth in the *Pennsylvania Municipalities Planning Code*, Act 247; and

WHEREAS, in consideration of several previous Comprehensive Plan amendments, newly available census information and evolving municipal land use policies, the Central Perkiomen Valley municipalities chose to update the Regional Comprehensive Plan and renew their commitment to regional planning; and

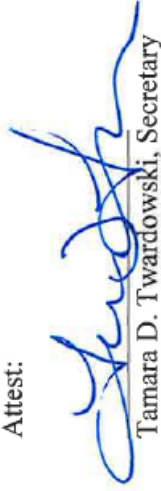
WHEREAS, the planning commissions and governing bodies of the Central Perkiomen Valley municipalities have reviewed the Comprehensive Plan Update and have found it acceptable for guiding the Region's growth and development; and

WHEREAS, said Comprehensive Plan Update has been subject of a duly advertised public hearing.

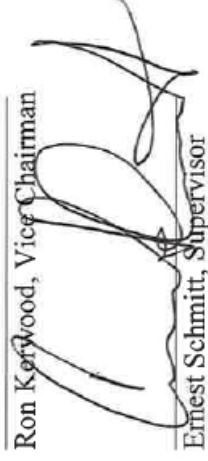
NOW THEREFORE, BE IT RESOLVED, that the undersigned do hereby adopt the Central Perkiomen Valley Regional Comprehensive Plan – 2013 Update, prepared by the Central Perkiomen Valley Regional Planning Commission, as the official comprehensive plan of the [municipality name] and the Central Perkiomen Valley.

RESOLVED AND ADOPTED November 6, 2013

Attest:


Tamara D. Twardowski, Secretary


Bob Yoder, Chairman


Ron Kerwood, Vice Chairman


Ernest Schmitt, Supervisor



RESOLUTION 2013-13

RESOLUTION TO ADOPT THE CENTRAL PERKIOMEN VALLEY REGIONAL COMPREHENSIVE PLAN -2013 UPDATE

Perkiomen Township, Montgomery County
November 18, 2013

WHEREAS, the municipalities of Collegeville Borough, Lower Frederick Township, Perkiomen Township, Schwenksville Borough, Trappe Borough, and Upper Frederick Township, collectively known as the Central Perkiomen Valley, have joined together for the purpose of mutual cooperation through regional planning; and

WHEREAS, the municipalities of the Central Perkiomen Valley created the Central Perkiomen Valley Regional Planning Commission in July of 2001 to prepare a regional comprehensive plan that would serve as a guide for future growth and development; and

WHEREAS, after development of the regional comprehensive plan by the Central Perkiomen Valley Regional Planning Commission, the municipalities of the Central Perkiomen Valley effectively adopted the regional comprehensive plan and authorized continuation of the Central Perkiomen Valley Regional Planning Commission to oversee implementation of said plan on June 7, 2005; and

WHEREAS, the 2005 Comprehensive Plan has been implemented by the Central Perkiomen Valley municipalities and guided growth and development in the region; and

WHEREAS, the region is required to review the Comprehensive Plan at least every ten years per the guidelines set forth in the *Pennsylvania Municipalities Planning Code*, Act 247; and

WHEREAS, in consideration of several previous Comprehensive Plan amendments, newly available census information and evolving municipal land use policies, the Central Perkiomen Valley municipalities chose to update the Regional Comprehensive Plan and renew their commitment to regional planning; and

WHEREAS, the planning commissions and governing bodies of the Central Perkiomen Valley municipalities have reviewed the Comprehensive Plan 2013 Update and have found it acceptable for guiding the Region's growth and development; and



WHEREAS, said Comprehensive Plan-2013 Update has been subject of a duly advertised public hearing.

NOW THEREFORE, BE IT RESOLVED, that the undersigned do hereby adopt the Central Perkiomen Valley Regional Comprehensive Plan – 2013 Update, prepared by the Central Perkiomen Valley Regional Planning Commission, as the official comprehensive plan of Perkiomen Township and the Central Perkiomen Valley.

RESOLVED AND ADOPTED November 18, 2013.

Perkiomen Township
Board of Supervisors


Chairman, Board of Supervisors

Attest:


Cecile M. Daniel, Secretary

RESOLUTION # 2013-10

RESOLUTION TO ADOPT THE CENTRAL PERKIOMEN VALLEY
REGIONAL COMPREHENSIVE PLANSchwenksville Borough
November 14, 2013

WHEREAS, the municipalities of Collegeville Borough, Lower Frederick Township, Perkiomen Township, Schwenksville Borough, Trappe Borough, and Upper Frederick Township, collectively known as the Central Perkiomen Valley, have joined together for the purpose of mutual cooperation through regional planning; and

WHEREAS, the municipalities of the Central Perkiomen Valley created the Central Perkiomen Valley Regional Planning Commission in July of 2001 to prepare a regional comprehensive plan that would serve as a guide for future growth and development; and

WHEREAS, after development of the regional comprehensive plan by the Central Perkiomen Valley Regional Planning Commission, the municipalities of the Central Perkiomen Valley effectively adopted the regional comprehensive plan and authorized continuation of the Central Perkiomen Valley Regional Planning Commission to oversee implementation of said plan on June 7, 2005; and

WHEREAS, the 2005 Comprehensive Plan has been implemented by the Central Perkiomen Valley municipalities and guided growth and development in the region; and

WHEREAS, the region is required to review the Comprehensive Plan at least every ten years per the guidelines set forth in the *Pennsylvania Municipalities Planning Code*, Act 247; and

WHEREAS, in consideration of several previous Comprehensive Plan amendments, newly available census information and evolving municipal land use policies, the Central Perkiomen Valley municipalities chose to update the Regional Comprehensive Plan and renew their commitment to regional planning; and

WHEREAS, the planning commissions and governing bodies of the Central Perkiomen Valley municipalities have reviewed the Comprehensive Plan Update and have found it acceptable for guiding the Region's growth and development; and

WHEREAS, said Comprehensive Plan Update has been subject of a duly advertised public hearing.

NOW THEREFORE, BE IT RESOLVED, that the undersigned do hereby adopt the Central Perkiomen Valley Regional Comprehensive Plan – 2013 Update, prepared by the Central Perkiomen Valley Regional Planning Commission, as the official comprehensive plan of the [municipality name] and the Central Perkiomen Valley.

RESOLVED AND ADOPTED (date) 11-14-13

Attest:


Gail Phillips, Secretary

SCHWENKSVILLE BOROUGH


Rudy Miosko, Vice-President

BEFORE THE BOROUGH COUNCIL OF THE
BOROUGH OF TRAPPE, MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2014-03

RESOLUTION TO ADOPT THE CENTRAL PERKIOMEN VALLEY
REGIONAL COMPREHENSIVE PLAN

WHEREAS, the municipalities of Collegeville Borough, Lower Frederick Township, Perkiomen Township, Schwensville Borough, Trappe Borough, and Upper Frederick Township, collectively known as the Central Perkiomen Valley, have joined together for the purpose of mutual cooperation through regional planning; and

WHEREAS, the municipalities of the Central Perkiomen Valley created the Central Perkiomen Valley Regional Planning Commission in July of 2001 to prepare a regional comprehensive plan that would serve as a guide for future growth and development; and

WHEREAS, after development of the regional comprehensive plan by the Central Perkiomen Valley Regional Planning Commission, the municipalities of the Central Perkiomen Valley effectively adopted the regional comprehensive plan and authorized continuation of the Central Perkiomen Valley Regional Planning Commission to oversee implementation of said plan on June 7, 2005; and

WHEREAS, the 2005 Comprehensive Plan has been implemented by the Central Perkiomen Valley municipalities and guided growth and development in the region; and

WHEREAS, the region is required to review the Comprehensive Plan at least every ten years per the guidelines set forth in the *Pennsylvania Municipalities Planning Code*, Act 247; and

WHEREAS, in consideration of several previous Comprehensive Plan amendments, newly available census information and evolving municipal land use policies, the Central Perkiomen Valley municipalities chose to update the Regional Comprehensive Plan and renew their commitment to regional planning; and

WHEREAS, the planning commissions and governing bodies of the Central Perkiomen Valley municipalities have reviewed the Comprehensive Plan Update and have found it acceptable for guiding the Region's growth and development; and

WHEREAS, said Comprehensive Plan Update has been subject of a duly advertised public hearing.

NOW THEREFORE, BE IT RESOLVED, that the undersigned do hereby adopt the Central Perkiomen Valley Regional Comprehensive Plan – 2013 Update, prepared by the Central

Perkiomen Valley Regional Planning Commission, as the official comprehensive plan of the Trappe Borough and the Central Perkiomen Valley.

RESOLVED and **ENACTED THIS 4th** day of February, 2014, by the Borough Council of the Borough of Trappe, Montgomery County, Pennsylvania.

ATTEST:

TRAPPE BOROUGH COUNCIL


Jacqui Guenther, Municipal Secretary

By: 
NEVIN H. SCHOLL, PRESIDENT

Approved this 4th day of February, 2014.


Connie Peck, Mayor

RESOLUTION # 2013-09

RESOLUTION TO ADOPT THE CENTRAL PERKIOMEN VALLEY
REGIONAL COMPREHENSIVE PLAN

UPPER FREDERICK TOWNSHIP

December 12, 2013

WHEREAS, the municipalities of Collegeville Borough, Lower Frederick Township, Perkiomen Township, Schwenksville Borough, Trappe Borough, and Upper Frederick Township, collectively known as the Central Perkiomen Valley, have joined together for the purpose of mutual cooperation through regional planning; and

WHEREAS, the municipalities of the Central Perkiomen Valley created the Central Perkiomen Valley Regional Planning Commission in July of 2001 to prepare a regional comprehensive plan that would serve as a guide for future growth and development; and

WHEREAS, after development of the regional comprehensive plan by the Central Perkiomen Valley Regional Planning Commission, the municipalities of the Central Perkiomen Valley effectively adopted the regional comprehensive plan and authorized continuation of the Central Perkiomen Valley Regional Planning Commission to oversee implementation of said plan on June 7, 2005; and

WHEREAS, the 2005 Comprehensive Plan has been implemented by the Central Perkiomen Valley municipalities and guided growth and development in the region; and

WHEREAS, the region is required to review the Comprehensive Plan at least every ten years per the guidelines set forth in the *Pennsylvania Municipalities Planning Code*, Act 247; and

WHEREAS, in consideration of several previous Comprehensive Plan amendments, newly available census information and evolving municipal land use policies, the Central Perkiomen Valley municipalities chose to update the Regional Comprehensive Plan and renew their commitment to regional planning; and

WHEREAS, the planning commissions and governing bodies of the Central Perkiomen Valley municipalities have reviewed the Comprehensive Plan Update and have found it acceptable for guiding the Region's growth and development; and

WHEREAS, said Comprehensive Plan Update has been subject of a duly advertised public hearing.

NOW THEREFORE, BE IT RESOLVED, that the undersigned do hereby adopt the Central Perkiomen Valley Regional Comprehensive Plan -- 2013 Update, prepared by the Central Perkiomen Valley Regional Planning Commission, as the official comprehensive plan of the Upper Frederick Township and the Central Perkiomen Valley.

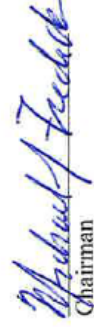
RESOLVED AND ADOPTED December 12, 2013

Attest:

UPPER FREDERICK TOWNSHIP



Township Manager



Chairman