

# CHAPTER 10

## RECOMMENDATIONS

There are many open space opportunities that currently exist in Hatfield Borough and Hatfield Township. The timing of implementing the following recommendations is extremely important given the desire to provide additional public access to prime developable areas within the Township and the increasing interest in development.

The following recommendations represent the open space acquisition and parks improvement needs that the Borough and Township would like to accomplish within the next ten years. These recommendations were developed by utilizing the Green Fields/Green Towns Program Guidelines related to the following criteria:

- Location of the recommended open space projects within the Borough and Township
- Distribution of open space within the Borough and Township
- Balance of open space types within the Borough and Township
- Diversity of open space within the Borough and Township
- Consistency with needs and goals of the Borough and Township
- Creation of an overall network or system of open space within the Borough and Township
- Enhance and create green infrastructure improvements

- Development of open space linkages both within the Borough and Township, and into adjacent municipalities
- Potential to acquire or protect the land under consideration for development
- Analysis of the current vulnerability to development pressure

The primary focus of this open space plan is on the protection and preservation of undeveloped land, sensitive natural features, the creation of a trail network throughout the Township and Borough. The connection of existing parks to proposed trails and other parks, as well as creating connections to adjacent communities, is also a high priority for the Borough and Township.

The priority of each recommendation is provided as a reference to the anticipated priority as it relates to each of the other recommendations. The implementation timeline for each recommendation is based on the priority for preservation assuming that the existing conditions, such as development pressure, remain as they are today. Near term recommendations are those that the Borough and/or Township would like to implement as part of the municipal allocation that is available for the first five years of the County program. Longer term recommendations are those that are considered priorities for the open space program in the Borough and/or Township, but should be funded as part of the competitive funding cycle over the second 5 years of the open space program. Over time the priority may change due to changes in existing conditions within the Borough or Township.

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Should significant changes occur, the municipalities recognize that it may be necessary to amend this Plan accordingly.

Given the unknown nature of planning for open space for the next ten years, it is likely that unforeseen opportunities to protect open space will arise. The priority recommendations list related to open space preservation, acquisition, and parks and recreation below has been created to guide the Borough and Township in their open space planning activities given the current conditions. Should additional open space related opportunities arise that are not listed in the recommendations of this plan, the Borough and Township intend to actively pursue any opportunity that will enhance the quality of life for residents (*See Maps 11, 11B, 12 and 12B*)

## **MULTI-MUNICIPAL RECOMMENDATIONS:**

### ***Multi-Municipal Recommendation A:***

Continue Joint Trail Planning Efforts.

#### ***Action 1:***

Design and construct the Liberty Bell Trail

#### ***Borough ·***

- A. Enhance the parking lot adjacent to the Woodburners store to encourage public parking for both the Liberty Bell Trail and stores in the Core Commercial Area.
- B. Work with property owners in the Core Commercial Area, especially the Trolley Stop Restaurant, to acquire the necessary right-of-way to complete the trail and associated parking areas.
- C. Pursue any required easements necessary for the completion of the trail through the Borough.

#### ***Township ·***

- A. Acquire an easement on the Ruby's Plastics site at Schwab and Orvilla Roads.
- B. Acquire an easement on the Railroad Corridor adjacent to the electric sub-station.
- C. Acquire an easement on the Snyder property if it is developed in the future.
- D. Work with the property owner of the trailer park to acquire the necessary right-of-way for development of the trail.
- E. Pursue any required easements necessary for the completion of the trail through the Township.

***Priority:*** High

***Implementation:*** Near Term

***Potential Funding:*** Montgomery County Green Fields/Green Towns Open Space Program, Growing Greener II, TCDI, CMAQ

***Action 2:*** Design and construct the Chestnut Street Trail.

#### ***Borough ·***

- A. Design and construct the trail through the Borough. Upgrade the bridge crossing on Chestnut Street.
- B. Pursue any required easements necessary for the completion of the trail through the Borough.

#### ***Township ·***

- A. Consider the potential to utilize the Lansdale Warehouse property for an off-street multi-use trail to keep trail users off the roadway.
- B. Develop the trail through School Road Park to the Hatfield Athletic Club through the Manny Neff property. Work with the future developer to pro-

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vide the necessary trail alignment, open space or park areas and bridge(s) that may be necessary.

- C. Pursue any required easements necessary for the completion of the trail through the Township.

**Priority:** High

**Implementation:** Near Term and Longer Term

**Potential Funding:** Montgomery County Green Fields/Green Towns Open Space Program, Growing Greener II, TCDI, CMAQ,

### **Multi-Municipal Recommendation B:**

Develop Multi-Municipal Bicycle and Pedestrian Trails Master Plan

**Action:** Apply for funding to create a bicycle and pedestrian trails master plan that will identify all trail and sidewalk connections that are appropriate and necessary to providing an interconnected on-street and off-street multi-use pathway system.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II

### **Multi-Municipal Recommendation C:**

Develop Multi-Municipal Park and Recreation Master Plan

**Action:** Apply for funding to develop a multi-municipal park and recreation master plan which could guide the Borough and Township in the location of new facilities, identify priorities for the development of new facilities, recommend requirements to include and/or upgrade in existing ordinances, and suggest funding and staffing needs

consistent with a multi-municipal growing and expanding park and recreation program.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II

### **Multi-Municipal Recommendation D:**

Develop Park Capital Improvements

**Action:** Undertake capital improvements for the park and recreation system within Hatfield Borough and Hatfield Township.

1. Construct a dog park at the Hatfield Community Park. This feature will be in the southern end of the Park and be located just off of the future alignment of the Chestnut Street Trail. It will be easily accessible by users of the trail and by automobile. Since the park is currently operated by both the Borough and Township, is heavily used by residents of both municipalities, and is located where it is unlikely to disturb residential neighborhoods, it is a logical location for this amenity.
2. Construct a skate park, or multiple skate parks, as deemed necessary. Coordinate possible park(s) with Lansdale Borough.
3. Design and construct an active use park on the Maple Avenue SEPTA land between Roosevelt Avenue and the Hatfield Borough municipal line. The park could include a skateboard park, basketball court or rollerhockey rink.
4. Design and construct a street hockey rink at Centennial Park.

**Priority:** Moderate

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II

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## **Multi-Municipal Recommendation E:**

Create Multi-Municipal Gateways

**Action:** Install gateways/parks at select locations on the Hatfield Borough/Hatfield Township municipal line. Potential multi-municipal gateway locations include the following:

1. Adjacent to State Representative Godshall's Office on the Borough/Township municipal line. This multi-municipal gateway will help define the Borough and Township and provide an increased sense of place.
2. At Unionville Pike
3. Along Broad Street at Lansdale Borough

**Priority:** Moderate

**Implementation Timeline:** Near Term and Longer Term

**Potential Funding:** Montgomery County Green Fields/Green Towns Open Space Program, Growing Greener II

## **Multi-Municipal Recommendation F:**

Create a multi-municipal tree nursery/street tree planting program

**Action:** Develop a multi-municipal program for utilizing the tree nursery in Hatfield Township so that both the Borough and Township can work together to create a larger-scale tree growing/tree planting program.

**Priority:** Moderate

**Implementation Timeline:** Near Term and Longer Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Multi-Municipal Recommendation G:**

Consider implementing historic preservation options

**Action:** Study the options that are available to the Borough and Township to preserve existing historic structures. Consider regulations related to the demolition of historic resources. Review potentially vulnerable resources list and existing documents to identify historic resources that should be the focus of historic preservation efforts.

**Priority:** High

**Implementation Timeline:** Near Term and Longer Term

**Potential Funding:** Pennsylvania Historical and Museum Commission, DCED

## **BOROUGH ONLY RECOMMENDATIONS:**

### **Borough Recommendation A:**

Install Street Trees Throughout the Borough.

**Action:** Install street trees throughout the Borough in conjunction with the Main Street and Revitalization efforts taking place. Determine if any projects are eligible for the Pennsylvania Elm Street Program.

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**Potential Locations:**

- |  | <b>Priority/Timeline</b> |
|--|--------------------------|
| 1. Along West Broad Street from Main Street to the Southwestern Borough municipal line                                 | Moderate/Near            |
| 2. Along Main Street from Borough Hall to the Southern Borough municipal line  | Low/Longer               |
| 3. Along Main Street from Broad Street to the Northern Borough municipal line  | Moderate/Near            |
| 4. Along Union Street from the new Fire House (at Union and Market Streets) to the Northeastern Borough municipal line | Low/Longer               |
| 5. Along the length of Poplar Avenue   | Moderate/Longer          |
| 6. Along the length of Towamencin Avenue   | Low/Longer               |
| 7. Apply to Montgomery County Green Fields/Green Towns program for reimbursement of some CCRP street tree costs        | High/Near                |
| 8. Along South Main Street from East Lincoln to Borough Hall   | High/Near                |
| 9. Along Market Street From East Broad Street to the new Fire House  | High/Near                |

**Potential Funding:** State of Pennsylvania Tree Vitalize Program, PECO Green Region grant

program, Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

**Borough Recommendation B:**

Develop Wayne Avenue Mini-Park

**Action:** Create a passive neighborhood park on the North Wayne Avenue site. This site currently has a deteriorating unused water pump house on the property. Money has been obtained to demolish the pump house. Once the demolition is complete, development of the site as a park should be undertaken.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Montgomery County Green Fields/Green Towns Open Space Program, Revitalization program, Growing Greener II

**Borough Recommendation C:**

Formalize Shade Tree Commission

**Action:** Formalize the Borough’s Shade Tree Commission by creating a specific organizational structure. The Commission should have a requirement that at least 1 seat is reserved for a member of the HERC and 1 seat is reserved for a member of Borough Council.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Montgomery County Green Fields/Green Towns Open Space Program, Revitalization program, Growing Greener II

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## **Borough Recommendation D:**

Upgrade Heritage Park

**Action:** Develop a pavilion or other “passive” use such as a sitting or picnic area, to encourage more use of Heritage Park. Review the existing Park Master Plan to ensure that it is still consistent with Borough objectives. Consider parking and lighting concerns due to proximity to adjacent residential uses.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Montgomery County Green Fields/Green Towns Open Space Program, Revitalization program, Growing Greener II

## **Borough Recommendation E:**

Train Station Parking Lot Landscaping

**Action:** Enhance the appearance of the SEPTA train station parking lot by developing and implementing a landscape plan for the lot.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Montgomery County Green Fields/Green Towns Open Space Program, Revitalization program, Growing Greener II

## **Borough Recommendation F:**

Construct a Pavilion near the Scout Cabin at Koffel Road

**Action:** Design and construct a pavilion at the Scout Cabin located on Koffel Road. The Boy Scouts are currently leading the effort to construct a pavilion.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Scout fundraising efforts

## **Borough Recommendation G:**

Create Gateways at Select Locations

**Action:** Create gateways at the following locations to help define the Borough and provide an increased sense of place.

### **Potential Locations:**

1. Gateway park improvements at Memorial Park/Railroad Plaza Park. These improvements could include recognition to donors of the Core Commercial Revitalization Project.
2. Consider utilizing a portion of 8 North Market Street at the corner of Market Street and Lincoln Avenue as a gateway park.

**Priority:** Moderate

**Implementation Timeline:** Near Term

**Potential Funding:** Montgomery County Green Fields/Green Towns Open Space Program, Revitalization program, Growing Greener II

## **Borough Recommendation H:**

Historical Society Location

**Action:** Locate an appropriate location to house the Hatfield Historical Society. Possible options include purchasing or leasing an existing historical building in the Borough, which should be considered the best option, or renovate a portion of Borough Hall.

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**Priority:** Moderate

**Implementation Timeline:** Near Term and Longer Term

**Potential Funding:** Pennsylvania Historical and Museum Commission, Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

**Borough Recommendation I:**

Streetscape Improvements

**Action:**

1. Design and install additional streetscape improvements including lights, street trees and decorative pavers, crosswalks and sidewalks along Cherry Street and Union Street from Market Street to Cherry Street.
2. Install textured crosswalks at pedestrian crossings along Main Street, Broad Street, Market Street and East Lincoln Avenue to help access the Liberty Bell Trail and Chestnut Street Trail.

**Implementation Timeline:** Near Term and Longer Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program, Revitalization Program

**Borough Recommendation J:**

Develop a Recreation Center

**Action:** Undertake a feasibility study to determine the opportunities that exist to construct a recreation center.

**Priority:** Low

**Implementation Timeline:** Longer Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program, Reviatlization Program

**TOWNSHIP ONLY RECOMMENDATIONS:**

**Township Recommendation A:**

Protect and preserve the Bishop Tract

**Action:** Acquire or place an easement on the Bishop Tract. Seek right of first refusal on the property from the current owner(s).

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

**Township Recommendation B:**

Protect and preserve the Twin Woods Golf Course

**Action:** Protection of this golf course is extremely important. The Township should attempt to acquire or place a conservation easement on the property. Seek right of first refusal on the property from the current owner(s). Consider possible acquisition and retention of the property by the Township as a golf course.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

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## **Township Recommendation C:**

Protect and preserve the Kenneth Kratz Property

**Action:** Preserve the 10 acre Kenneth Kratz Property on Line Lexington Road through acquisition or a conservation easement. Seek right of first refusal on the property from the current owner. This is an environmentally sensitive site due to the presence of the creek on the property.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation D:**

Protect and preserve the property behind the Heidelberg Church.

**Action:** Preserve the land behind the church, especially the land adjacent to the West Branch of the Ne-shaminy Creek.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation E:**

Protect and preserve the Thomas McCaron Movie Lots

**Action:** Acquire the 3 acres of movie lots located along School Road, that were not previously pur-

chased, for preservation as open space and possible use as a park.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation F:**

Protect and preserve several adjacent undeveloped properties

**Action:** Preserve several adjacent undeveloped properties to create a large area of protected open space in the southern portion of the Township. The potential acquisition/easement parcels include the following:

1. The 87 acres of movie lots currently owned by the North Penn School District.
2. The Richard and Eva Baum Properties.
3. The Palo and Beach property
4. The Ehrlich property

**Priority:** High (for all properties)

**Implementation Timeline:** Near Term (for all properties)

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation G:**

Protect and preserve the Dubroff and Miller Properties.

**Action:** Preserve and protect the property by working with the property owner to acquire land or se-

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cure conservation easements preventing development from occurring on the property in the future. This property has significant natural features due to the creek. These areas should be the first priority for preservation. The property owner is interested in working with the Township on preservation options.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation H:**

Acquire the Clemens Field Memorial Park

**Action:** The Township should work with the landowner to obtain this property and consider the potential future use of this land. An active recreation use, including a lighted field, should be considered. Investigate the potential to acquire adjacent land that could add acreage to this park.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation I:**

Install sidewalks throughout the Township.

**Action:** Develop a sidewalk master plan, which could be part of the proposed Bicycle and Pedestrian Master Plan, which will show primary and secondary sidewalk segments and sidewalk connections. Utilize

sidewalk deferrals when sidewalk segments can be logically constructed. Map existing sidewalk deferrals to determine immediate potential sidewalk segments that could be constructed.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation J:**

Create Gateways at Select Locations

**Action:** Create gateways at the following locations to help define the Township and provide an increased sense of place. Coordinate any potential gateways with planned streetscaping activities.

## **Priority/Timeline**

1. Cowpath Road at Township Line Road (Zeckley Farm) High/Near
2. Forty Foot Road tie-in to the Funks Road relocation (to be done as part of the Clemens Development). Low/Near
3. Hatfield-Souderton Pike at the Township municipal line Moderate/Near
4. At the car dealership on Cowpath Road just east of Broad Street. Low/Near
5. At Broad Street and Route 309 (through agreement with a future developer of this site). Mod-High/Near
6. At Broad Street at Lansdale Borough Line

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**Implementation Timeline:** Near Term/Longer Term

**Potential Funding:** Growing Greener II

**Township Recommendation K:**

Undertake Broad Street Streetscaping Activities

**Action:** This is a streetscaping pilot project grant that was awarded to the Township in August of 2005. This project includes the implementation of a portion of the North Broad Street Streetscape Improvement Project including construction/installation of a concrete sidewalk, concrete curb, street trees/plantings and streetlights. The grant will also fund the establishment of a Business Improvement District (BID) to navigate the project through subsequent phases. If the grant is acquired, implement this recommendation as soon as possible.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Fiscal Year 2006 Federal Appropriation, Growing Greener II

**Township Recommendation L:**

Lenhart Road Preservation Area Open Space Amenities

**Action:** Create a walking trail and naturalized meadow within the Lenhart Road Preservation Area. This land is owned by the Township. Keep the land as passive open space, but enhance the parcel by adding a walking trail through the property. Consider formalizing a gravel or stone parking area for a few automobiles.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

**Township Recommendation M:**

Create parkland and open space adjacent to the Chestnut Street Trail in the industrial districts.

**Action:** Work with developers and landowners with property in the Industrial District along the Chestnut Street trail to provide open space and parkland adjacent to the trail in this district.

1. In the LIRC Zoning District, the proposed Line Lexington Road Industrial Park, require the future developer to provide open space and/or parkland along the future alignment of the Chestnut Street trail through this location. Ensure that the Chestnut Street trail continues through this property and connects to the Hatfield Athletic Club.

**Priority:** High

**Implementation Timeline:** Near Term

**Potential Funding:** Developers through the land development process.

**Township Recommendation N:**

Develop environmentally sensitive trail segments

**Action:** Develop trail segments for creek, stream and greenway corridors that are constructed based on the preferred trail type for the existing environmental conditions. Coordinate these potential trail segments along creeks with the Sewer Authority to potentially utilize existing sewer right-of-ways. These trail types could include, but are not limited to, the following:

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1. Mowed walking paths in tall grassy areas subject to periodic flooding. Use this trail type for the following pathways:
  - For a connection between the Kulp Elementary School and the Bridge on Line Lexington Road.
  - For a connection between the Hatfield Nature area and Kulp Elementary School.
2. Crushed stone pathway for areas not subject to periodic flooding.
3. Paved multi-use pathways for heavily used pathway segments.

**Priority:** Moderate

**Implementation Timeline:** Near Term and Longer Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation O:**

Use property adjacent to the railroad to align the Liberty Bell Trail.

**Action:** Consider the feasibility of utilizing the parcel of land adjacent to the railroad tracks at the Township border for alignment of the Liberty Bell Trail and potential realignment of Koffel Road.

**Priority:** Moderate

**Implementation Timeline:** Near Term and Longer Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation P:**

Hatfield Township Nature Area Improvements

**Action:** Upgrade the Nature Area on Cowpath Road by acquiring the Amandola parking lot along High Street. Construct a pavilion as an extension to the Nature Area which will provide shelter to users of the area. Make the entrance more visible. Talk with property owners about considering the potential to create a mowed walking path between the Nature Area and the Kulp Elementary School.

**Priority:** Moderate

**Implementation Timeline:** Longer Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation Q:**

Schweiker Park Acquisition

**Action:** Acquire the property adjacent to Schweiker Park, along Moyer Road, for a multi-municipal park expansion project.

**Priority:** Moderate

**Implementation Timeline:** Longer Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

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## **Township Recommendation R:**

Acquire Industrial Area land for Active Recreation

**Action:** Consider undertaking an industrial park area Park and Recreation Needs/Opportunities Feasibility Study to identify potential parcels for acquisition or easements for large-scale active recreation uses. These active recreation uses include facilities that are too large to be located near residential neighborhoods and contain amenities such as large parking areas and lighting for night-time activities.

**Priority:** Moderate

**Implementation Timeline:** Longer Term

**Potential Funding:** Developers through the land development process

## **Township Recommendation S:**

Enhance the former Tree Nursery Property and the Shade Tree Commission Tree Nursery

**Action:** Enhance these properties to include passive open space and recreation amenities including a walking path, benches and other passive amenities.

**Priority:** Moderate

**Implementation Timeline:** Near Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation T:**

Create Leon Drive to Vernon Court Open Space walking path

**Action:** Create a walking path from Leon Drive to the Vernon Court Open Space. Discuss with the Plains Mennonite Church the feasibility of continuing this trail segment to connect to the Plains Mennonite Church park.

**Priority:** Moderate

**Implementation Timeline:** Longer Term

**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program

## **Township Recommendation U:**

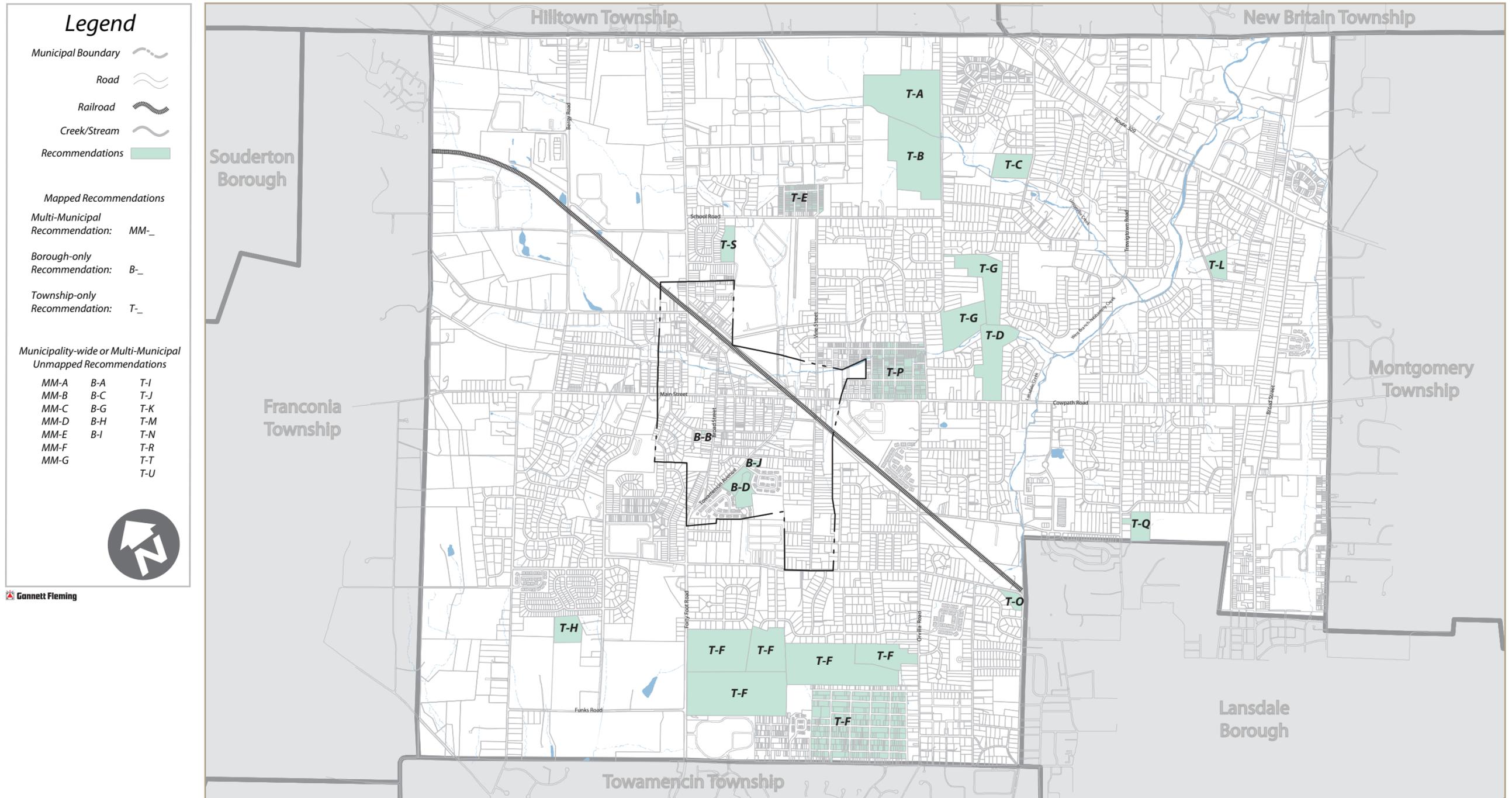
Provide pedestrian access from residential areas in the northeastern corner of the Township to the Colmar Train station and the Route 309 commercial district.

**Action:** Work with developers to provide pedestrian connections along Route 309 and a multi-use trail(s) through the open space area north of Route 309 on the Hatfield Township/Montgomery Township municipal line that will provide off-street access to the open space area and provide pedestrian connections to the Colmar Train Station. Continue a pedestrian connection along Route 309 to provide access to the shopping amenities for residential neighborhoods in the area.

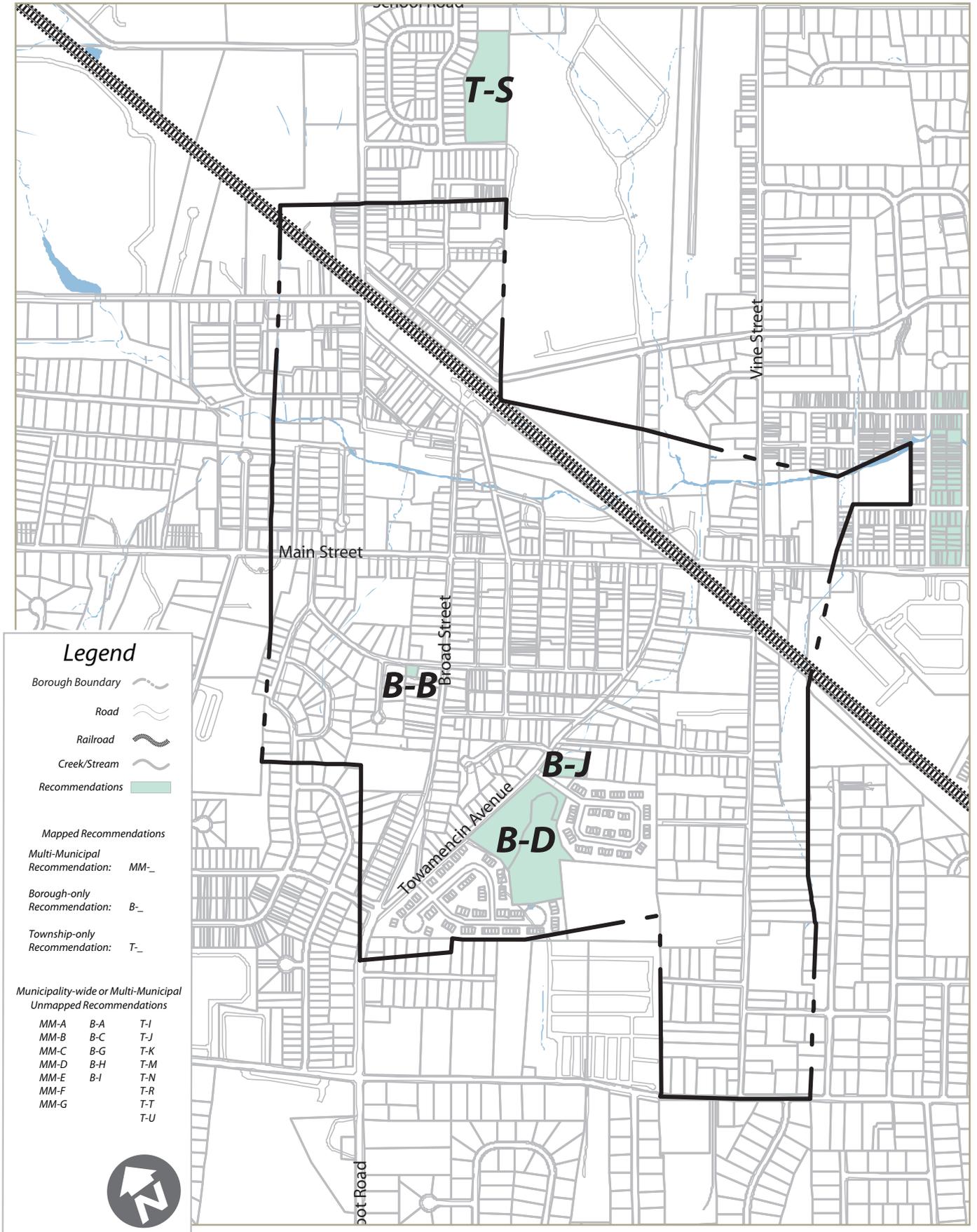
**Priority:** Moderate

**Implementation Timeline:** Near Term

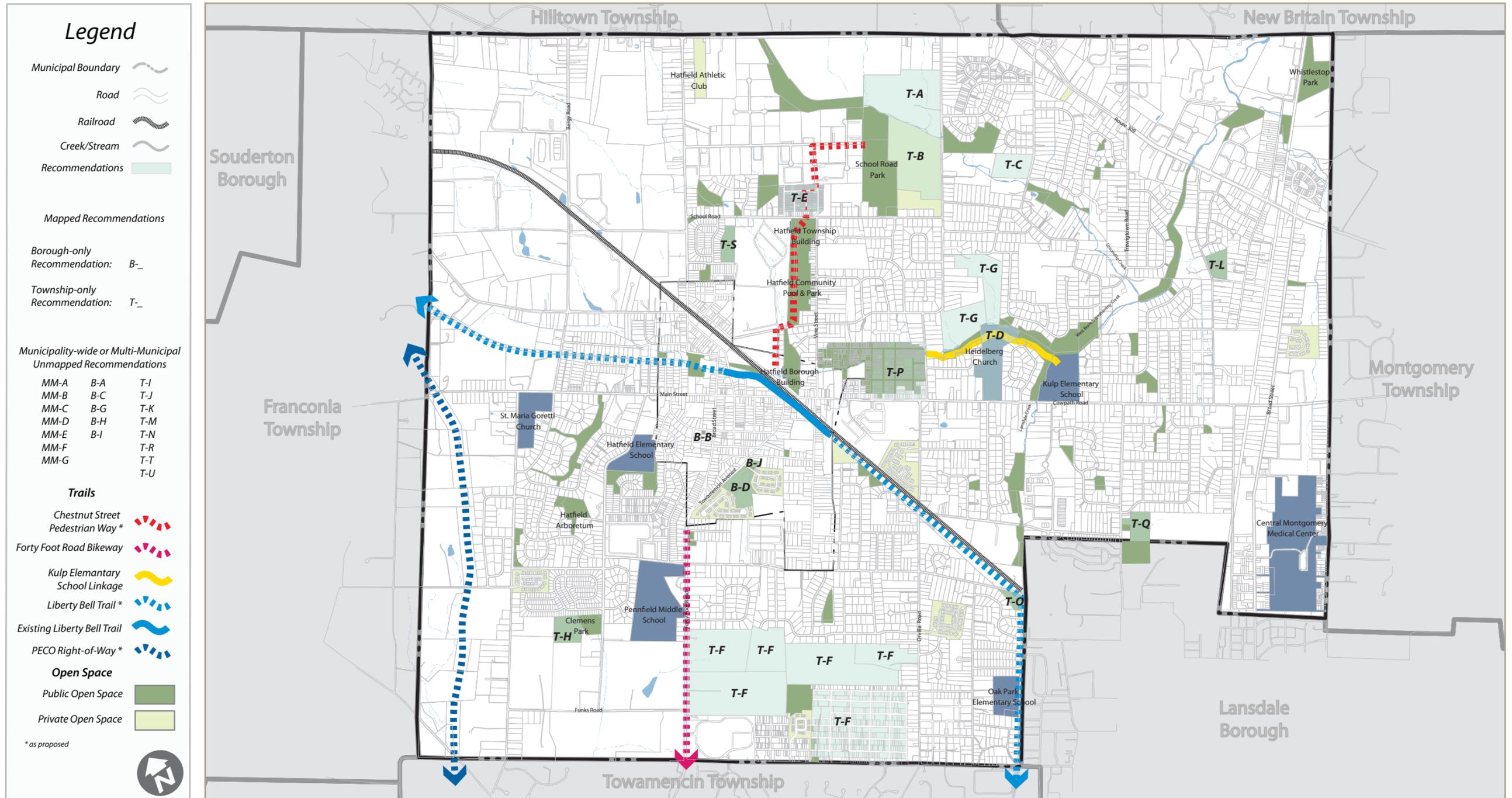
**Potential Funding:** Growing Greener II, Montgomery County Green Fields/Green Towns Open Space Program



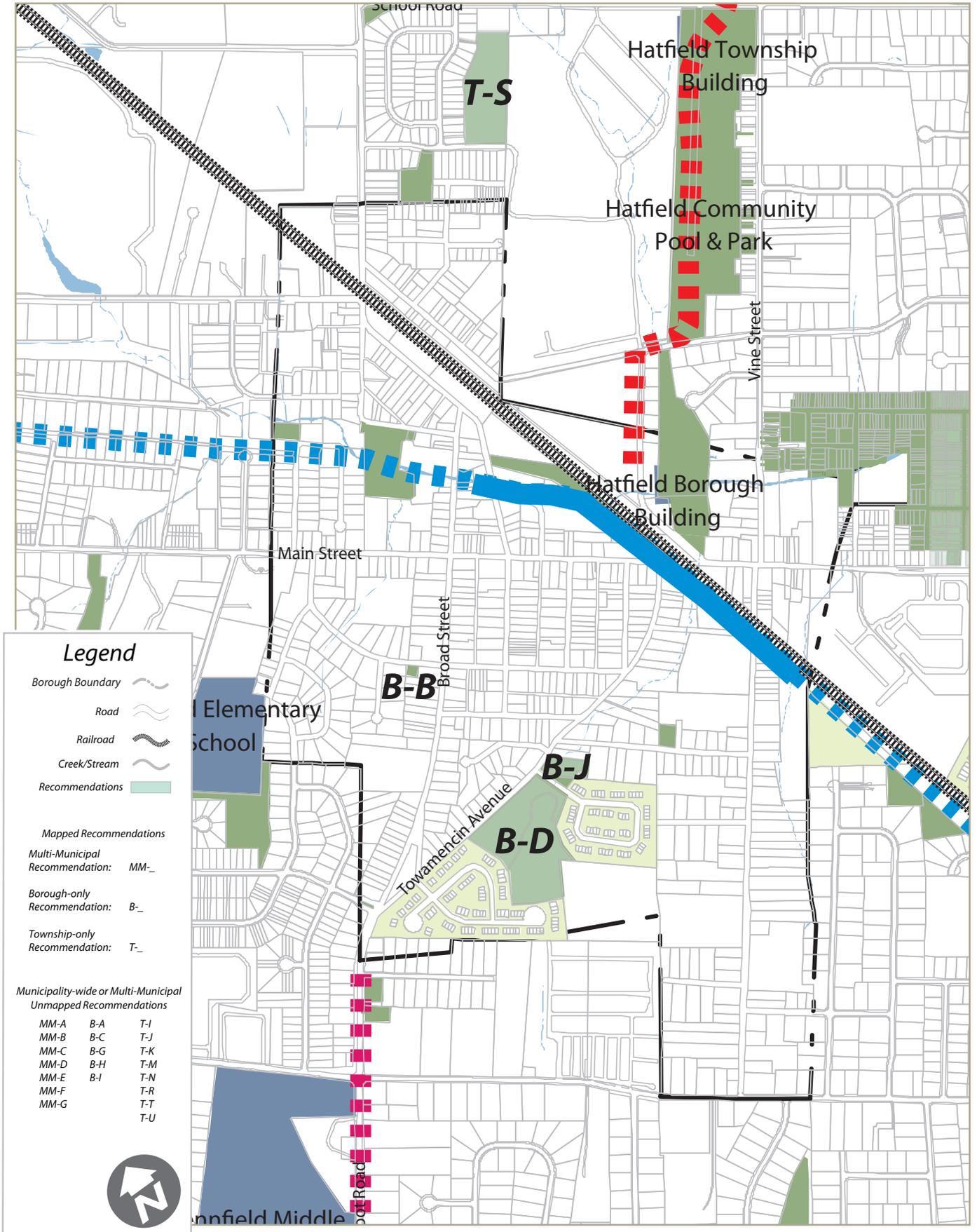
# MAP# 11B RECOMMENDATIONS



# MAP #12 RECOMMENDATIONS & EXISTING CONDITIONS MAP



# MAP# 12B RECOMMENDATIONS



# MAP# 12B RECOMMENDATIONS

