

ANNUAL PROGRESS REPORT – Year 4
UPPER DUBLIN TOWNSHIP – OPEN SPACE PLAN (2005)
Activities from February 28, 2009 through March 31, 2010

Next Steps

The critical next step in the analysis of open space needs is a comparison of those areas served vs. those areas not served by parks and programs, utilizing the half-mile criteria. This analysis is depicted on the Park Service Areas map (**Figure 11**). It is derived from the Existing Parks & Open Space map (**Figure 3**), the Vulnerable Resources map (**Figure 9**), and half-mile radius circle from each park as depicted in yellow on the Park Service Area map (**Figure 11**).* Areas with a white background are currently underserved, meaning they do not meet the half-mile criteria. The Township's open space needs are assessed according to the 14 neighborhood areas as defined by the Open Space Citizen Advisory Committee ("CAC") and shown on the Neighborhood Study Areas map (**Figure 12**). Candidate parcels to be considered toward meeting those needs are shown on the map by properties colored orange. They are further identified by a boxed number (**1 through 51**) that is correlated with the Vulnerable Lands Analysis (**Table 12**) found in **Chapter 5** and the Vulnerable Lands Protection Analysis list (**Table 14**) found at the conclusion of this chapter.

The following pages identify projects, initiatives and partnerships that would move the Township forward toward achieving **Chapter 2's** Goals & Objectives. The Goal Statements from Chapter 2 are:

Goal #1: Upper Dublin Township's open space system will be a **model for responsible land management policies**, utilizing Township Codes and demonstrating **best management practices** in order to **preserve and protect** the most sensitive and desirable resources.

Goal #2: Upper Dublin Township will **identify and permanently protect** lands and resources that support the community's identity, improve quality of life and support activities that foster a healthier public.

Goal #3: The Township's open space system will **use trails and greenways** (open space connectors) to **link** parks, schools, neighborhoods and natural areas (open space nodes) into a **continuous network** of open space resources.

Goal #4: Upper Dublin Township will strive to **provide safe access** to at least one public neighborhood or community park to satisfy both active and passive recreation needs; as well as a neighborhood or school playground **within a half-mile of every Township residence**.

* see Goal #4

A. SHORT-TERM IMPROVEMENTS

The Citizen Advisory Committee (CAC) recommends the following improvements. The italicized letters and numbers in parentheses after the recommendations refer to specific goals and objectives listed in **Chapter 2, pages 2-1 and 2-2**.

For any Short-Term Improvement listed below and shown in dark green hexagons on **Figure 13**, implementation should be considered in any land development application before the Township. Although implementation should span the anticipated “lifetime” of this plan, it is expected that work on Short-Term Improvements will be evident in years 1 to 6.

1. Connections

- a. Add sidewalk along northwest side of Highland Avenue connecting existing sidewalks to Camphill and Highland Athletic Complex (CHAC) South by pedestrian bridge or extended roadway bridge across Rapp Run. (2a, 3a, 4a)

March 2007	Project is funded (Open Space Fund 2006 and 2007); LandConcepts Group working with Metz Engineers and UDT; application for stream crossing presented to DEP; “Continental” style bridge to be purchased by Township; Township forces expected to install bridge; contractor to install pathway – concrete preferred initially but other options to be presented and reviewed.
February 2008	Concrete sidewalk extension (“Highland Ave. Trail”) was installed in October 2007. MontCo. Open Space Board issued a “Letter of Retroactivity” that permitted UDT to complete the work prior to grant application approval but retaining grant eligibility. Metz Engineers and Cowan Assoc. developed the bridge plan and DEP permit which was submitted in December 2007; approval is anticipated by summer 2008; bridge will be ordered in summer 2008 and installed by UDT employees in fall 2008. Trail segments included in the Montgomery County Trails Grant Funding Application submitted Feb. 2008 (Seg. 1-A, Highland Ave. Trail and Seg. 1-B, CHAC Bridge).
February 2009	Bridge was installed 12/10/08 using UDT Public Works Dept. labor and equipment and a contract crane operator. UDT installed handrails and ramp on east (park) side in February 2009. Sidewalk will be added in spring 2009 to connect existing sidewalk to the west side of the bridge. UDT will submit reimbursement request to County in 2009.
March 2010	Sidewalk was installed in spring 2009 that connected existing sidewalk to the west side of the bridge. Landscape installed fall 2008; warrantee complete May 2010. UDT submitted reimbursement request for \$172,661 to County; full amount received.

- b. Complete the Mondauk Trail from Virginia Drive to Mondauk Common by adding the few remaining links. Indicate with signage trailheads. (2a, 3a, 4a)

March 2007	Township currently revisiting options; appraisals to be obtained on portions of two properties adjacent to CHAC North; discussions with neighbors to be reopened by Township.
February 2008	Township staff met with adjoining property owners – no outcome; planning team continues to review most appropriate and advantageous approach. Final decision will be made following approval of Montgomery County Trails Grant Funding Application submitted Feb. 2008 (segment 3-B, Mondauk Mile, soft trail/pathway from CHAC to Mondauk Manor; hard trail/pathway from Mondauk Manor to Cinnamon Drive to Susquehanna)
February 2009	Segment 3-B, Phase 2 moving ahead – design completed, bid expected in spring 2009 with construction completed by fall 2009. Still no resolution with neighbors regarding 3-A connection.
March 2010	<u>Segment 3-B, Phase 2</u> construction underway. Contract award was delayed due to neighbor disputes over need and design. UDT made several design concessions; no major impact to public access or use. Contract was awarded in fall 2009; work began but was suspended due to winter weather; work resumed April 2010 to be completed by May. <u>Segment 3-B, Phase 3</u> awaits signed agreement with commercial property owners on Camphill Road to permit segment on their land.

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c. Add sidewalk or pathway along north side of Highland Avenue from Van Sant Drive to Farm Lane. (2a, 4a)

February 2008	Trail segment included in the Montgomery County Trails Grant Funding Application submitted Feb. 2008 (segment 4, Pine Run Trail connecting Pine Run Park with Zieger's Rose Tract development parkland; segment 15-A, Fitzwater to PECO Trail and segment 15-B, Railroad Trail; <u>SW along Highland</u> with UDT funding per Trail Network).

d. Develop hiking trails through Mondauk Manor. (2a)

February 2008	Trail segment included in the Montgomery County Trails Grant Funding Application submitted Feb. 2008 (segment 3-B, Mondauk Mile)
February 2009	Segment 3-B, Phase 1 moving ahead – design completed, bid expected in spring 2009 with construction completed by fall 2009.
March 2010	<u>Segment 3-B, Phase 1</u> completed in fall 2009; trail is in use. UDT submitted reimbursement request for \$214,211.68 to County; full amount received. <u>Segment 3-A</u> still in negotiation with neighbors whose land is needed (outright purchase or easement) for installation of soft trail connecting 3B/Mondauk Manor to Segment – 1-A/B, Highland Ave. Segment 3-C will be soft trail connection tying 3-B to 1-A/B

e. Link Temple University Ambler campus to Maple Glen, Ambler Borough and the municipal complex. (2a, 2b, 3a, 4a)

March 2007	Township has trail plan showing trail linkages; idea will be explored as part of "town center" or "government center" concept.
February 2008	Trail segment included in the Montgomery County Trails Grant Funding Application submitted Feb. 2008 (segment 2, TU Connection).
February 2009	Segment 2 moving ahead – meetings with MCPC staff and presentation to County OSB requesting release of Round 1 funding will take place prior to 4/1/09. Workshops with neighbors and final design work will be completed through 2009. Intend to bid construction in fall 2009.
March 2010	County review of projects and commitment to release of funds temporarily frozen. County staff reported their expectation that funds would become available again in summer 2010. UDT moved trail planning ahead with concept plans presented to neighbors in a public meeting in Sept. 2009. Neighbor suggestions considered; two plausible options for realignment reviewed in a follow-up public meeting with neighbors in March 2010. Consensus on recommended alignment and several other design considerations; BOC approval sought in April 2010. Next steps include UDT having meeting with County staff in April 2010 followed by final design, permitting, bidding and construction in summer 2011. UDT is negotiating with the owner of 730 Susquehanna Road to purchase property. If successful, house and garage will be razed to make way for continuation of paved Segment 2 Trail to public sidewalk and roadway.

f. Make connections to County trails especially the Cross County Trail and Susquehanna Road Bike Trail. (2a, 2b, 3a, 4a)

February 2008	Trail segments included in the Montgomery County Trails Grant Funding Application submitted Feb. 2008 (9 of 17 trail segments in UDT's Trail Network; including segment 12, Susquehanna Road Bike Trail).
February 2009	UDT continues to work toward connections. Completing 1A & 1B provides a connection to the future XC Trail through CHAC South. Further, UDT intends to submit a 2009 application for PA DCNR C2P2 funding for the Susquehanna Road Bike Trail (due April 2009).
March 2010	In January 2010, UDT received a letter from DCNR denying UDT's application for grant funding submitted in April 2009. DCNR is focusing on regional initiatives with current available funding. Segment 3B/Phase 2 awarded & begun fall 2009; Ph. 2 & 3 make the connection to Cross County Trail near CHAC.

g. Connect Aidenn Lair Park to the Dublin Hunt neighborhood with sidewalks from the traffic signal at the intersection of Dreshertown Road and Bantry Drive. (2a, 2b, 3a, 4a)	
March 2007	Trail plan developed by LandConcepts Group shows trails leading from newly acquired Pine Run Park (May 2006) through the former Dublyn Open Space to Dreshertown Road to and through the Zieger's Roses Tract to Welsh Road.
February 2008	Segment included in the Montgomery County Trails Grant Funding Application submitted Feb. 2008 (segment 7-A, Dresher to Dublin Hunt; SW along Dreshertown Road from signal at Bantry Drive to Aidenn Lair Park entry; UDT funds per Trail Network Plan).

c. Create a bikeway from Dresher to Maple Glen using on- and off-road trails. (2b, 3a, 4a)

February 2008	Segment included in the Montgomery County Trails Grant Funding Application submitted Feb. 2008 (segment 12, Susquehanna Road Bike Route will partially address; SW from Dreshertown Plaza to/through Jarrettown Elem. School w/ UDT funding per Trail Network Plan).
March 2010	In January 2010, UDT received a letter from DCNR denying UDT's application for grant funding submitted in April 2009. DCNR is focusing on regional initiatives with current available funding.

d. Add sidewalk segments along both sides of Limekiln Pike from Ft. Washington Avenue to Maple Glen. (2a, 2b, 4a)

e. Establish additional pedestrian links from the Wissahickon Watershed Green Ribbon Trail to Ambler Borough. (2a, 2b, 3a, 4a)

f. Establish the Sandy Run Trail within the Sandy Run corridor from the Springfield Township line to the Abington Township line. (2a, 3a)

March 2007	Township Planners working toward this with review and discussions related to development of the Piszek Property.
February 2008	Trails will be constructed by the developer as part of the Piszek Property development.
February 2009	Montgomery County Lands Trust and Wissahickon Valley Watershed Assoc. became involved in project discussions. Trail design, construction funds, and future maintenance agreements are being negotiated among the land trusts, the County, and the two townships.
March 2010	Sandy Run trail delayed until Piszek Property project proceeds.

2. Potential New Parks / Improvements

March 2007	Although not identified in Table 14, Vulnerable Lands Analysis, a private school property located at 1701 Jarrettown Road, Dresher became available for purchase. The site is immediately adjacent to Township-owned land, Dublyn Open Space (10.1 acres). In partnership with the New Horizons Montessori School, Upper Dublin Township purchased the 19.25-acre property (former Phil-Mont Christian Academy) in May 2006. With a two-parcel subdivision, the school took ownership of 6.844 acres (school building, parking area, play lot, maintenance building, and caretaker's house) and the Township acquired 12.42 acres (unimproved playfields, improved nature trails). The two parties have a signed agreement for shared field and parking lot use. Combined with the Dublyn Open Space, the 22.5-acre facility has been named "Pine Run Park."
February 2008	Township cleaned up/repared some trails and bridges. Township installed a new driveway entrance and enlarged the auxiliary parking lot. Township replaced handrails along steps leading from parking areas to fields. In 2008, an Eagle Scout Project will restore one section of trail leading to an outdoor classroom and also rebuild the outdoor classroom.
February 2009	In 2009, a planned Eagle Scout Project will restore the second section of trail leading to an outdoor classroom thereby completing the loop.

March 2010	Eagle Scout Project restoring second section of trail at (where?) was completed in fall 2009.
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a. Mon-Daug Bark Park – addition to Mondauk Manor (1a, 1b, 1c, 1d, 4b)

March 2007	Dog Park opened in July 2005. Facility is heavily used. Cost of initial improvements (\$26,000) (1 acre fenced off-leash area; 0.75 acre large dog area / 0.25 acre small dog area; signage; pick up bag stations; containers) funded in partnership – (\$10,500) by community group fund raising, direct donations, (\$10,500) Township Open Space Fund Match; (\$5,000) DCED Grant.
March 2010	Dog Park Improvement: Trail Segment 3-B, Phase 1 provides a paved trail from Cinnamon Drive, through the Mondauk Manor woods, past the fenced dog park, and continuing to a pedestrian crossing at Camphill Road that will connect to Trail Segment 3-B, Phase 2.

b. Sandy Run Park – addition of playfields; playground (1a, 1b, 1c, 1d, 4b)

c. Camphill/Highland Barn Site – playfields, indoor recreation (1a, 1b, 1c, 1d, 4b)

d. EPI-Center Site Expansion – expand building and site use (1a, 1b, 1c, 1d, 4b)

February 2008	Township commissioned a report from Adams-Bickel Associates to analyze the condition of the basic systems and building structure. Report was received in February 2008 and will be reviewed by the Board of Commissioners in 2008. NOTE: ABA also reported on the condition of the Old Fort Washington School. The BOC is determining best uses for these buildings.
February 2009	UDT BOC continues to consider disposition of building in relation to the construction or expansion of other public-use buildings (fire house, library). Kitchen renovation was completed in-house.
March 2010	Following a series of reports, analyses and public meetings, UDT BOC agreed in fall 2009 to retain and renovate the EPI-Center as a public use building. Size and scope of project TBD.

e. CHAC – skate park and Parks Maintenance Shop, more parking, contact building with restrooms (1a, 1b, 1c, 1d, 4b)

f. Mobile Home Tract (Maple Glen) – playfields (1a, 1b, 1c, 1d, 4b)

g. Public School Fields – approach the School District for written agreement to preserve public access and use of fields and indoor recreation facilities, including language for the right of first refusal. (1a, 1b, 1c, 1d, 4b)

February 2008	Construction of new UDHS will result in the net loss of 4 fields. UDSD contributed \$1.4 million to development of 2 synthetic turf fields at the Upper Dublin Sports Park (The SPARK) (former Bub Property) which will increase field availability. UDT and UDSD continue to negotiate and cooperate on accessibility to and operation of indoor facilities.
March 2010	Although no written agreement exists, UDT and UDSD continue their strong partnership in providing public access to fields and indoor recreation facilities. UDSD opened its new 83,000SF Athletic Complex in December 2010 – community use of the facility, including UDT access, is managed through a new Facility & Community Affairs Office.

h. Schmidt Nursery (Limekiln Pike, Dresher) – open field, playground (1a, 1b, 1c, 1d, 4b)

3. Upgrade Existing Play Equipment and Install New Playgrounds

a. Klosterman Park – resulting from the Montessori School relocation (1a, 1b, 1c, 1d, 4b)

March 2007	Playground equipment to be installed spring 2007; \$25,000 appropriation through Open Space Budget 2007.
February 2008	Project was completed in spring/summer 2007.

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- b. Dannenberg Arboretum – located near Fitzwatertown Road to serve the Sandy Run Greenway trail (1a, 1b, 1c, 1d, 2a, 4b)
- c. North Hills – possible site near UDCPool and Beechwood Avenue (1a, 1b, 1c, 1d, 4b)
- d. Franklin Park – (1a, 1b, 1c, 1d, 4b)
- e. Mobile Home Tract (Maple Glen) – (1a, 1b, 1c, 1d, 4b)
- f. Zieger’s Roses Tract – (1a, 1b, 1c, 1d)

March 2007	Property under development agreement; Township Planners negotiated a 2.5 acre neighborhood park site within site; developer to make substantial contribution toward purchase and installation of play structure, swings, signage, park amenities.
February 2008	Development is designed including a 2.5 acre neighborhood park with equipment and open space. Concern by immediate neighbors is expected to be resolved with a design modification of access, parking and landscape buffering.
February 2009	Among other concessions, developer agreed to redesign of access point, increased landscape buffer between open space and existing homes. Development was not yet underway as of this writing.
March 2010	No progress. Economy stalled sale of homes.

- g. Prudential Tract – higher priority with additional homes on the tract (1a, 1b, 1c, 1d)
- h. West side of Bethlehem Pike – possibly Ambler Road (1a, 1b, 1c, 1d)
- i. Bub Farm – especially with other recreational development of the site and connections to UD High School (1a, 1b, 1c, 1d)

March 2007	Site is scheduled for development of 2 SYNTHETIC TURF athletic fields and associated site amenities, to be used jointly by community youth sports teams and UDHS teams; state grant funds (\$500,000 and \$75,000) plus School District contribution (up to \$1.75 million) plus UDJAA funds (\$203,000), plus Township funds (\$225,000); site to be renamed. Community facilities in design: tot lot, walking trail.
February 2008	Groundbreaking was Sept. 07 with significant amounts of work completed by Dec. 2007. Work resumed in early March 2008 with completion expected by the first week in May 2008. Site renamed the UPPER DUBLIN SPORTS PARK and is more commonly referred to as “The SPARK” or “SPARK fields.”
February 2009	SPARK fields opened for public use on May 1, 2008. Rules and regulations for use have been established along with a rental process and four-tier fee structure.
March 2010	Discussion with User Groups regarding bleachers/spectator seating for SPARK#1. Report completed spring 2010. Two options under consideration each with an estimated \$100K cost.

- j. Upper Dublin Sports Club – abuts Robbins Park (1a, 1b, 1c, 1d)

March 2007	Township involved in preliminary discussion with owner about potential for acquisition and reuse by UDT.
February 2009	UDT unable to reach agreement with owner about value of property. UDT continues to look at possibility of a trail connection on the public land owned along 309 adjacent to the south side of the private property. This trail would allow public access through Robbins Park to trails in Lower Gwynedd Township.

- k. Schmidt Nursery (Limekiln Pike, Dresher) – open field, playground (1a, 1b, 1c, 1d, 4b)

Within **Figure 12**, the 14 Neighborhood Study Areas, there is the highest need to add park and open space in neighborhoods #1, 2, 3, 5, 10 and 12. Sites identified by an orange color within these neighborhoods represent the best opportunities. (2a, 4b)

March 2007	See UPDATE NOTES on Table 14 at end of report.
February 2008	See UPDATE NOTES on Table 14 at end of report.
February 2009	See UPDATE NOTES on Table 14 at end of report.
March 2010	See UPDATE NOTES on Table 14 at end of report. MOST NOTABLE ACTION was UDT's negotiation that resulted in acquiring development rights & obtaining a conservation easement for \$2.5 million with right of first refusal to purchase the 100-acre LuLu Country Club property if it ceases operation.

2. Community Gateways

The CAC recommends evaluating opportunities to create gateways into various neighborhoods, by creating focal points and enhancing the aesthetics of specific intersections. This is especially effective where there are undeveloped islands that are safely accessible for planting and maintaining the improvements. Installing landscaping and signage that are both sustainable and designed to require little maintenance is one key component to success. The second critical component is to ensure there is a commitment from a consortium of community and business groups to fund and maintain the improvements, especially given the limited human and financial resources and competing priorities of Township staff. An example of business's commitment to this effort is the corner treatment at the Limekiln Pike and Susquehanna Road intersection, in front of the convenience store/gas station, currently operated by Cumberland Farms. The property owners were responsible for the installation of the plantings and are committed to maintaining the improvement. Another example of this type of gateway treatment in the Dresher Triangle area is at Limekiln Pike and Susquehanna Road east of the Pennsylvania Turnpike. These plantings were installed and are maintained by a community group. There are other opportunities throughout the Township, including: (1c, 1f, 1g)

- Fitzwatertown Road/Limekiln Pike – triangle to be modified, planned road improvements.
- Mobile Home Tract in Maple Glen – Limekiln Pike and Welsh Road
- Camphill Road/Pennsylvania Avenue – road improvements to realign Camphill Road
- Welsh Road/Dreshertown Road – Prudential and Zieger's Rose Tracts corners

3. Sustainable Farming Co-ops

The CAC supports the ongoing practice by the Pennypack Farm Education Center for Sustainable Food Systems, which is a co-operative farm in Horsham. This organization has a partnership with the Montgomery County Food Bank and donates food to Philabundance and Hope Gardens. (Information at www.pennypackfarm.org) Application to the few remaining agricultural areas in the Township should be explored. Opportunities are the Zieger's Rose Tract and Prudential Tract that are leased for farming. (1g)

February	Upper Dublin Township is considering a proposal from The Food Trust (www.TheFoodTrust.org) to
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2008	establish a North Hills Farmer Market. This non-profit organization works to increase access to fresh, healthy food for nearby residents and additionally serves area seniors and participants in The Special Supplemental Nutrition Program for Women, Infants, and Children - better known as the WIC Program - who seek to redeem their farmers' market nutrition program vouchers.
February 2009	Through the efforts of Rep. Josh Shapiro's office, The Food Trust opened a "Farmer's Market" in a commercial parking lot just off the corner of Twining Road and Wischman Ave. in Oreland, PA. With 8-10 vendors, the market operated on Saturdays through the summer and fall. The UDT EPAB proposed the concept of "Community Supported Agriculture" (CSA) to the BOC in Fall 2008. A first step is considering "Community Gardens" within the Township, an idea being explored as part of the Braccia Land Management Plan.
March 2010	The state owned and managed Hope Lodge held a public meeting during winter 2010 regarding future uses of the property; CSA is one option. In Upper Dublin Township, discussion continues with members of the EPAB about the possibility of a CSA site in the vicinity of Dillon Road and Limekiln Pike.

4. Scenic Roads

The CAC recognizes the importance of scenic roads that define the community's character and add visual diversity and interest in the Township, particularly where many newer roads have little or no scenic quality. Scenic roads are identified on **Figure 8**, the Scenic Roads & Significant Historic Sites map. These roads need continued protection by requiring tree replacements and careful land development reviews if the character of these roads is to be maintained and enhanced. This requires acknowledging the natural tension between the needs of a developed community and the desire to retain the character of the original winding country lanes. There needs to be a balance between the requirements to widen roads and install curbs, sidewalks and storm water facilities and the advantages associated with preserving the older, winding, narrow, wooded lanes which provide speed control and micro climate benefits. It is also important to be flexible with both the materials required and the location of public sidewalks. This flexibility will facilitate the preservation of existing mature street trees or trees on private property close to the public right of way. (1a, 2a)

5. Community Center

See notes in the 1994 Open Space Plan Audit (Appendix C, page C-5) as well as the U-DIRECT Feasibility Study summary, page 1-14

March 2007	On 3/20/07, Upper Dublin taxpayers voted via Special Referendum to spend \$119.2 million for a new high school. This opens numerous opportunities for discussion about community use facilities and/or community access to school facilities on the high school campus (pool, forum room, gyms, auditorium) which, in conjunction with the Township Building, will be tantamount to how a "community center" functions. A "Joint School District/Township Facilities Ad Hoc Committee" has been meeting since November 2006; this is one area of ongoing discussion.
February 2008	The Township and School District formed a "Upper Dublin Planning Liaison Group" that meets periodically to discuss existing and potential partnerships. <ul style="list-style-type: none"> - One outgrowth of the UDHS construction project design was the concept of a "Civic Campus" that incorporates the UDHS, the Township Building and Loch Aish Avenue. The Civic Campus Plan will drive future development of this area. The second outgrowth is the idea of a "community warm water pool" (WWP) (est. \$3.5 million cost) constructed by UDT as an addition to the UDHS competitive pool. A draft business plan including estimated program schedule and revenues was developed by staff and is currently under review. The WWP will be included as an "alternate" in the UDHS bid.

February 2009	The Warm Water Pool Business Plan concluded that high use and membership fees were needed for the facility to be self-sustaining, The BOC voted to not support the facility. UDHS construction bidding was concurrent with the BOC's final decision; the cost of the WWP came in at \$2.7million.
March 2010	The District/Township Community Liaison Group continues to meet quarterly. The District's Facility & Community Affairs Manager is tasked with oversight of the group including meeting planning, agendas, meeting notes and follow-up. The Liaison Planning Group continues to discuss associated with Civic Campus Planning and Design. Phase 1 of the new UDHS opened in December 2009. Use of this 83,000SF facility makes it a focal point of the informal "civic campus" comprised of the municipal complex, SPARK fields and Athletic Complex (A-Plex).

6. Historic Preservation Opportunities

The CAC recommends the Board of Commissioners continue to investigate ways to preserve and protect the existing historic and cultural resources found throughout the Township. These are listed on pages 4-9, 4-10 and in **Appendix B** and located on **Figure 8** found in **Chapter 4**. This may include developing regulations to delay the demolition and encourage the preservation of important local historic resources. Preserving local historic areas, such as the Keasbey and Mattison executive homes along Lindenwold Terrace and/or the original structures built along Limekiln Pike when Jarrettown was settled, is important if the quality and character of the Township is to be preserved for future generations.

March 2007	The Township has retained the services of a building forensics company for the purpose of analyzing the condition and integrity of two former School District buildings now owned and maintained by the Township (former East Oreland School - 1906; former Old Fort Washington School – 1891 / 1917). A report by the company will help guide BOC decisions regarding the disposition and use of each facility.
February 2008	The report was received February 2008 and will be reviewed by the Board of Commissioners in 2008. NOTE: Adams-Bickel Associates (ABA) also reported on the condition of the Old Fort Washington School. The BOC is determining best uses for these buildings.
February 2009	The Township retained Kramer-Marks Assocs. to develop three schemes for the former East Oreland School: complete renovation; complete rebuild; partial rebuild/new construction. Cost estimates ranged from \$3.5 to \$8 million. The BOC tabled any decision. Relative to the Old Fort Washington School, UDT developed a "request for proposals" from area contractors and other investors to determine interest in rehabilitation of the facility into residences or offices. No responses by the date of this report.
March 2010	Following a series of reports, analyses and public meetings, UDT BOC agreed in fall 2009 to retain and renovate the EPI-Center as a public use building. Size and scope of project TBD. Using a similar process, the BOC also discussed disposition options for the Old Fort Washington School (OFWS). No final decision has been reached regarding OFWS.

Table 14: Vulnerable Land Analysis

# = Fig. 9	Street Location	Size (acres)	Located in Underserved Area	Diversity within System / Special Site Conditions	Meets Identified ACTIVE Open Space Needs	Creation of Overall NETWORK (Trail; Park)	LINKAGES w/in UDT to Neighboring Communities	Twp's Ability to Develop and/or Maintain/Manage	Likelihood of Twp's Ease in Acquiring or Protecting	CURRENT VULNERABILITY	OVERALL SIGNIFICANCE / CRITICAL LINK	UPDATE NOTES
CONSERVATION / PROTECTION EASEMENTS												
4	Susquehanna Rd. (Rankin) (M)	7.500		X		X						
5*	Dreshertown Rd. (Gitlin) (L)	6.980		X		X	X		X	X		
10	Fitzwatertown Rd. (Abington Twp) (H)	5.380		X		X	X	X			X	
12	Limekiln Pike (LuLu CC) (C)	114.750		X		X						2009 - Conservation easement obtained on entire property.
13	Dreshertown Rd. (Mannies CC) (H)+(C)	193.530		X	X	X		X			X	
15	Virginia Dr. (FWOP) (L) (stream)	6.400		X		X				X		
16	Virginia Dr. (FWOP) (L) (stream)	3.650		X		X				X		
27a	Pennsylvania Ave. (Emlen) (C) (stream)	21.580		X		X	X					In land development review; trails; SRun conservation district
27b	Pennsylvania Ave. (Emlen) (C) (stream)	2.910		X		X	X					In land development review; trails; SRun conservation district
28	Pennsylvania Ave. (Piszek) (C) (stream)	33.500		X		X	X					In land development review; trails; SRun conservation district
29	Pennsylvania Ave. (Piszek) (C) (stream)	6.540		X		X	X					In land development review; trails; SRun conservation district
38	Butler Pike Wiley (C) (stream)	6.950		X		X				X		
SECTION TOTAL		409.670										

Table 14: Vulnerable Land Analysis – continued

# = Fig. 9	Street Location	Size (acres)	Located in Underserved Area	Diversity within System / Special Site Conditions	Meets Identified ACTIVE Open Space Needs	Creation of Overall NETWORK (Trail; Park)	LINKAGES w/in UDT to Neighboring Communities	Twp's Ability to Develop and/or Maintain/Manage	Likelihood of Twp's Ease in Acquiring or Protecting	CURRENT VULNERABILITY	OVERALL SIGNIFICANCE / CRITICAL LINK	UPDATE NOTES
ACTION LIST												
1	Welsh Rd. (Zieger's Roses Tract) (H)	38.000	X	X	X			X			X	Awaiting construction; developer will install macadam trail from Dr'town & Welsh Road; developer will complete earthwork to build park; developer will contribute funds for Twp to install equipment
2	Dillon Rd. (Mitsch) (H)	6.300	X					X				Became available in 2009 – UDT attempting to contact owner to open discussion
3	Limekiln Pike (Kull) (M – see #2)	12.890	X	X								MontCo. Conservancy successfully negotiated a deed restriction
6	Dreshertown Rd. ** (Gitlin) (Baisch) (H)	11.320		X		X			X	X	X	Twp acquired this stream corridor in 2005 – stormwater management
14a	Limekiln Pike (Schmidt Nursery) (H)	6.241	X		X			X			X	
14b	" " " " (Schmidt Nursery) (H)	0.901	X		X			X			X	
19	Virginia Drive (FWOP-CHAC) (L)	9.000		X	X	X	X			X		
20	Camp Hill Rd. (Barn Prop) (H)	8.870		X	X	X	X	X	X	X	X	
21	Camp Hill Rd. (Toll) (H – 1 acre)	3.000		X	X	X	X	X			X	2009 – Progress made with this homeowner & neighbor (#22); both considering outright purchase vs. easement; necessary for soft trail construction (Seg. 3-A)
22	Highland Ave. (Prasol) (H-see #21)	2.250		X	X	X	X	X			X	See #21 above.
23	Virginia Dr.	2.269			X			X		X		

	(Globe Gear) (H)											
24	Scott La. (Schatz Play 'n Lrn) (H)	19.086	X	X	X							
25	Shelley La. (w/#24) (L)	" "	X	X	X							
31	Ft. Washington Ave. (Lenahan) (H)	2.000						X		X	X	Appraisal obtained – possible future public use / civic campus
32	Ft. Washington Ave. (Gordon) (H)	5.969						X		X	X	
39	Susquehanna Rd. (Hart) (M)	26.869		X		X	X	X		X		
40	Susquehanna Rd. (Hart) (M)	6.060		X		X	X	X		X		
41	Maple Ave. (Ambler Res.) (H)	15.040		X			X			X	X	Acquired by WVWA (2006)
43	Butler Pike (Braccia) (McLaughlin) (H)	12.700	X	X	X	X	X	X	X		X	UDT purchased from Braccia 06/08; a Land Management Plan (LMP) for now Rose Valley Preserve (RVP) completed fall 2009 (posted on UDT website).
46*	Norristown Rd. (Acme Prop) (H)	18.258	X	X	X			X		X	X	Ongoing discussion w/ Twp
50	Dillon Rd. (Unger, et al) (M)	9.817	X	X				X	X	X		Original 3 parcels acquired by UDT 3/08; additional land purchased from Orlando 10/08 bringing – total open space to 9 0442; pursuing additional lands
SECTION TOTAL		216.840										

Table 14: Vulnerable Land Analysis – continued

# = Fig. 9	Street Location	Size (acres)	Located in Underserved Area	Diversity within System / Special Site Conditions	Meets Identified ACTIVE Open Space Needs	Creation of Overall NETWORK (Trail; Park)	LINKAGES w/in UDT to Neighboring Communities	Twp's Ability to Develop and/or Maintain/Manage	Likelihood of Twp's Ease in Acquiring or Protecting	CURRENT VULNERABILITY	OVERALL SIGNIFICANCE / CRITICAL LINK	UPDATE NOTES
INTEREST LIST												
7	Twining Rd. (Risko) (M)	6.260		X				X			X	
8a	Woodland Dr. (Burn Brae Arts) (M)	2.500		X				X			X	
8b	Woodland Dr. (Burn Brae Arts) (M)	2.680		X				X			X	
33	Ambler Rd. (Rubin.Moore) (M)	3.789	X									
34	Ambler Rd. (FWDDayCamp) (M)	8.750	X									
36	Ambler Rd. (Garvan) (M)	9.900	X		X			X				
44a	Butler Pike (Braccia) (Algeo) (M)	5.800	X		X		X					UDT purchased from Braccia 06/08; LMP for RVP completed
44b	Butler Pike (Braccia) (Algeo) (M)	2.800	X		X		X					UDT purchased from Braccia 06/08; LMP for ,RVP completed
45	Butler Pike (Braccia) (Algeo) (M)	3.700	X		X		X					UDT purchased from Braccia 06/08; LMP for RVP completed
SECTION TOTAL		46.179										

Table 14: Vulnerable Land Analysis – continued

# = Fig. 9	Street Location	Size (acres)	Located in Underserved Area	Diversity within System / Special Site Conditions	Meets Identified ACTIVE Open Space Needs	Creation of Overall NETWORK (Trail; Park)	LINKAGES w/in UDT to Neighboring Communities	Twp's Ability to Develop and/or Maintain/Manage	Likelihood of Twp's Ease in Acquiring or Protecting	CURRENT VULNERABILITY	OVERALL SIGNIFICANCE / CRITICAL LINK	UPDATE NOTES
WATCH LIST												
9	School La. (Sunny Willow) (H)	8.500			X							Original negotiation stalled; UDT continues pursuit of conservation easement & trail
	Twining Rd. (ManorLu) (M)	3.100	X		X							Twp. sent letter of interest regarding future options
17a	Camp Hill Rd. (near RR) (L) (trails)	36.460				X	X		X	X		
17b	" " " " (near RR) (L) (trails)	14.500				X	X		X	X		
18	Virginia Dr. (FWOP) (L) (trails)	9.419		X		X	X		X	X		
26	Pennsylvania Ave. (WEC) (L) (steep)	11.030		X			X					
30	Ft. Washington Ave. (Bonsell Nurs.) (L)	4.269							X	X		UDT acquired Bonsell Parcel 07/06; UDT acquired adjacent 2.07 ac Twiford Parcel 08/08; e future fire station site; design in process
35	Ambler Rd. (Egelston) (M)	2.690	X									
37	Farm La. (FWSwim) (L)	3.346			X							Too many deed restrictions
42	Tennis Ave. (UDSports) (L)	9.200			X	X	X					UDT and owners unable to reach agreement on property value
47a*	Limekiln Pike (Loeb) (L)	3.250	X						X	X		Under development
47b*	Limekiln Pike (Loeb) L)	7.859	X						X	X		Under development
48	Dillon Rd. (Maple Manor) (M)	4.922			X							UDT opened future plans discussion with Bd. of Dir.
49	Butler Pike (Twin Spring) (L)	14.680	X			X	X					adjacent to Braccia (RVP) property
51	Limekiln Pike (Pileggi Nurs) (L)	6.800			X		X	X	X	X		Land development plans submitted to UDT

Presentations Made to the OSAG:

- *Building Better Communities Open Space and Trail Connections* – Collier – March 2007
- *Highland Ave. Trail Project* – Collier, Lohoefer – September 2007
- *2007 Accomplished / 2008 Requested Open Space Projects* – Lohoefer – December 2007
- *Using and Appraising Conservation Easements* – Froehlich – February 2008
- *Montgomery County Trail Funding Application (PPT)* – Lohoefer, Collier - March 2008
- *Initial Site Inventory and Use Ideas* – Collier (fall 2008)
- Rose Valley Preserve Land Management Plan (LMP) Draft – Collier (fall 2009)
- Trail Plans for Segments 3B/Ph. 1 & 2 and Segment 2 (TU-SPARK/Joel Dr.) – Collier - Fall 2009

Presentations Made to the Montgomery County Open Space Board

- Upper Dublin Township Trail Network Projects Application Submission/Presentation (PPT) – Lohoefer, Collier – February 2008
- UDT Trail Network (Phase 1) - Segments 1A, 1B, 3B (PPT) – Lohoefer, Collier – April 2008

Presentations Made to UDT Planning Commission/BOC

- *Building Better Communities Open Space and Trail Connections (PPT)* – Collier – December 2008
- *Building Better Communities Open Space and Trail Connections (PPT)* – Collier – January 2008
- Rose Valley Preserve LMP and Report – Collier (PPT) – Collier – October 2009 (BOC accepted)

Other Activities

- UDT BOC Resolution (No. 1979) to Submit Application for County Green Field/Green Towns Funding – February 2008
- County Commissioners Approval for County Funding of Piszek Open Space – November 2008
- Application submitted to DCNR for Growing Greener Funding – Susquehanna Road Bike Trail Final Design – April 2009 / Denied January 2010
- Trail Visits with Mont. County Staff – Lohoefer, Collier – Spring/Summer 2009
- UDT Completed Trail Segments included in County Photo Review – Fall 2009
- Trail Segment 2 / Joel Drive Neighborhood Meeting – September 2009
- Trail Segment 3-B/Phase 2 Neighborhood Walking Tour – November 2009
- Trail Segment 2 / Joel Drive Neighborhood Follow-up Meeting – March 2010