

**OPEN SPACE PLAN**



**CHELTENHAM  
TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**February 2006**

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**CHELTENHAM TOWNSHIP**

**OPEN SPACE PLAN**

**FEBRUARY 2006**

This report was partially funded by  
The Montgomery County Green Fields/Green Towns Program

Montgomery County Planning Commission

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**TOWNSHIP OF CHELTENHAM  
RESOLUTION NO. 9-06**

**ADOPTION OF CHELTENHAM TOWNSHIP OPEN SPACE PLAN, IN  
ACCORDANCE WITH THE MONTGOMERY COUNTY OPEN SPACE  
PROGRAM**

WHEREAS, on December 18, 2003, the Commissioners of Montgomery County established the Green Fields / Green Towns Program which provides grant funds for open space preservation; and

WHEREAS, the Green Fields / Green Towns Program requires the preparation of municipal open space plans and provides grants which may be used by any municipality in Montgomery County for the preparation of an open space plan; and

WHEREAS, Cheltenham Township has prepared an open space plan in accordance with guidelines established for the Green Fields / Green Towns Program; and

WHEREAS, Cheltenham Township has held a public hearing on February 21, 2006 to present the final plan dated February 2006 to the public for review and comment; and

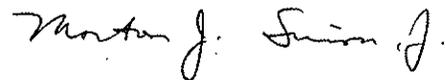
WHEREAS, the Montgomery County Open Space Board has reviewed the final plan at its meeting of February 28, 2006, in accordance with guidelines established by the County, and authorized approval of the Cheltenham Township Open Space Plan subject to final adoption by the Cheltenham Township Board of Commissioners; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Township of Cheltenham, County of Montgomery, Commonwealth of Pennsylvania, hereby adopts the Cheltenham Township Open Space Plan dated February 2006.

**DONE IN ELKINS PARK, PENNSYLVANIA**, under my hand and the Seal of the Township of Cheltenham, this twenty-first day of March A.D., 2006, in the year of the Township of Cheltenham the one hundred seventh.

Resolved and adopted this 21<sup>st</sup> day of March, A.D., 2006.

TOWNSHIP OF CHELTENHAM



\_\_\_\_\_  
Morton J. Simon, Jr., President  
Board of Commissioners

ATTEST



\_\_\_\_\_  
David G. Kraynik, Secretary/Manager  
(SEAL)



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# EXECUTIVE SUMMARY

## **CHELTENHAM TOWNSHIP'S 2006 OPEN SPACE PLAN**

The Township of Cheltenham completed the Municipal Parks, Open Space, and Recreation Plan in 1995 during the first phase of the Montgomery County Open Space Program. At that time, a series of goals and objectives were developed to address issues regarding the preservation of open space and the protection of environmental resources. In 2003, a referendum to fund open space and green infrastructure projects was passed in Montgomery County. Known as the Green Fields/Green Towns Program (a second phase of the Montgomery County Open Space Program), this funding was allocated to municipalities, private non-profit conservation organizations, and the county to preserve more open space and enhance the livability of existing communities throughout the county.

### **GREEN FIELDS/GREEN TOWNS PROGRAM ELIGIBILITY**

As a part of the update process required by the Green Fields/Green Towns Program, Cheltenham has evaluated its previous plan. Cheltenham is eligible to receive a total of \$2,111,244 for open

space acquisition and enhancement. This grant requires matching funds equal to 20% of project costs from the municipality. The county grants come with several conditions. The most important condition is that any land purchased with grant money must be permanently preserved as open space or for recreation purposes. Another condition is that Cheltenham must complete and

adopt its open space plan. This plan must be approved by the County's Open Space Board before grant money can be disbursed. In addition to County Open Space grants, grants from other agencies will be sought to implement the recommendations in this plan.

While the plan is a requirement in order to be eligible to apply for funding through the Green Fields/Green Towns program, it was also developed to serve as a guide to the Township in its open space preservation efforts. The plan also serves as a guide in the Township's efforts in historic preservation, protection of natural features and scenic resources, enhancement of existing open space, expansion of the Township's trail network and greenways, and restoration of the Township's floodplains.

## **CHELTENHAM TOWNSHIP OPEN SPACE**

Cheltenham Township has around 400 acres of open space. Since the last plan was written, Cheltenham has purchased two properties using Montgomery County open space funding that were recommended in the plan. High School Park, 9.74 acres at High School Road in Elkins Park, was purchased in 1995. Robinson Park, 4.36 acres at Greenwood and Bent Roads in Wyncote, was also purchased in 1995.

In addition to these acquisitions, Cheltenham received four tree grants for its parks and public areas for a total of \$64,000. Trees were planted in Desert Storm Park, High School, Ralph Morgan, and Robinson Parks, along Tookany Creek Parkway, at the Gimbel Field, in the Glenside commercial district along Easton Road, at Conklin and Glenside Pools, in John Russell Park, Curtis Arboretum, Elkins Park Library, the Public Works Facility, and the Township Administration Complex. The Township also built a skateboard park and new playground in Wall Park since the last plan was adopted.

## **THE OPEN SPACE BOARD**

In May of 2004, the Cheltenham Open Space Board was formed according to the requirements of the Green Fields/Green Towns Program. Members included representatives of the Board of

Commissioners, Planning Commission, Economic Development Task Force, Historical Commission, Shade Tree Advisory Committee, Recreation Department, and residents. Liaisons from the Township as well as the Montgomery County Planning Commission also served on the Board. The Open Space Committee held monthly meetings to develop this plan.

## **ADOPTION PROCESS**

The Open Space Board presented a draft version of this plan to the Board of Commissioners during a regularly scheduled meeting, as well as to the community during a public hearing. Comments were solicited from the public and incorporated into the final document.

The 2006 Open Space Plan was reviewed and approved by the County Open Space Board prior to adoption by the Township. This assures that some of the plan's recommendations are eligible for funding through the Green Fields/Green Towns program (this does not, however, guarantee that any specific project will receive funding). In addition to County Open Space grants, grants from other agencies will be sought to implement many of the recommendations in this plan. Upon completion of this plan, Cheltenham Township will embark on implementing the recommendations listed in Chapter 13 by writing specific project proposals and applying to various organizations and agencies for grants.

# CHAPTER 1

## COMMUNITY PROFILE

### INTRODUCTION

Cheltenham Township is made of unique and pedestrian-oriented neighborhoods. This open space plan honors Cheltenham's history and community character. The goal of this open space plan is to ensure that the Township is a better community for future generations of residents. The plan stresses open space preservation and environmental protection to ensure that the Township protects its natural features and that its open space is accessible to all residents.

### HISTORICAL BACKGROUND

Cheltenham Township was created in 1682 originally as part of Philadelphia County. When Montgomery County was formed in 1784, Cheltenham became one of county's townships. Initially, Cheltenham's landscape was one of farms but gradually mills and industry formed along the Tookany Creek. The earliest villages in the Township formed around the mills that developed along its creeks. The Township also had a number of early roads that connected the mills to its markets including Old York Road, Limekiln Pike, and Church Road. The advent of the railroad through the Township brought about further growth. The first train through the area came in 1855. In the late nineteenth century and early

twentieth century, wealthy business owners built summer estates in Cheltenham and later these estates became full-time residences. The North Penn Railroad, the Fort Washington branch of the Pennsylvania Railroad, and trolley lines brought more development to the Township. Trolley line owners bought up land adjacent to trolley and railroad lines and began to build subdivisions.

By the end of the 1920s, the residential patterns and road networks were largely established in the community. Following the Depression, many of the large estates were broken up into suburban developments. Cheltenham adopted its first zoning ordinance in 1929 to manage the new growth. During this time, the Township began to acquire parkland. The first acquisition was a 9-acre tract which later became Glenside War

Figure 1  
Regional Setting

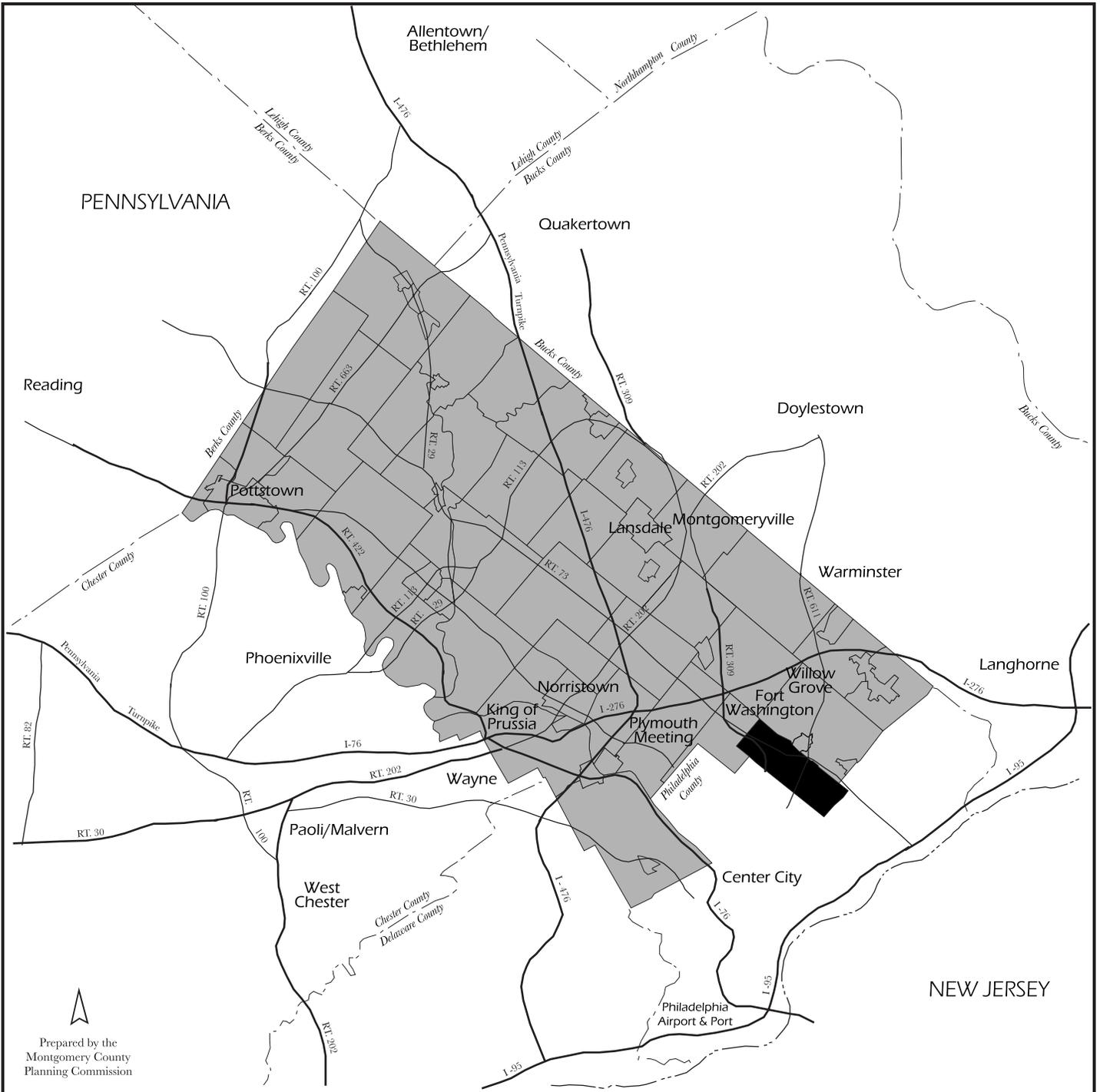


Figure 2  
*Aerial of Cheltenham Township*



**MCPC**  
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This map is based on 2000 orthophotography and official sources. Property lines were compiled from individual tax maps from the Montgomery County Board of Assessment Appeals, with no verification from the local Township is intended to be used as a legal definition of properties or for engineering purposes.

0 1,000 3,200 6,400 FEET  
Revised February 2008

Memorial Hall. The largest park acquisition was the Tookany Creek Parkway built during the Depression. The majority of the Township's development was during the post-World War II time period. As a bedroom community, Cheltenham has few developable parcels remaining and the Township is focusing on adaptive reuse of developed land and community revitalization efforts. It is urgent to preserve, reclaim, and restore any remaining open space.

## REGIONAL SETTING

Cheltenham Township is 9.06 square miles and approximately 5,600 acres. The Township is bordered by the City of Philadelphia to the south and east, Springfield Township to the west, and Abington Township and Jenkintown Borough to the north. Cheltenham is highly developed with approximately 1 percent of its land being undeveloped.

Major retail areas including Cheltenham Shopping Center, Cedarbrook Mall, the Melrose commercial district, the town center area of Elkins Park, the East Cheltenham Avenue business corridor, and commercial areas along Limekiln Pike, Easton Road, and Glenside Avenue in Glenside serve the Township. These shopping areas face competition from the Willow Grove Mall and the Keswick Village area in Abington, as well as Jenkintown, the Roslyn business corridor, and Wadsworth Avenue.

An extensive network of SEPTA Regional Rail and bus service is found in the Township, as well as a local bus route, the Cheltenham Transit Service. There are 11 bus routes, operated by SEPTA, which serve Cheltenham Township with access to surrounding communities. Within Cheltenham's borders there are four Regional Rail stations: Elkins Park, Glenside, Melrose Park, and Wyncote-Jenkintown. The Ryers, Cheltenham, Lawndale, and Olney stations nearby are easily accessible to Township residents. Major road corridors include Route 309, Route 73, Route 611, and Route 152. Route 309, which ends in Cheltenham Township, carries 40,825 cars daily between Easton Road and Broad Street according to DVRPC average annual daily traffic counts from 2003.

The Township is traversed by tributaries of the Tookany Creek. The Tookany Creek Watershed

makes up 98 percent of the land area in the Township, while 2 percent is within the Wissahickon Watershed. The community has a mature tree canopy, which creates a unique streetscape.

Cheltenham has almost 400 acres of public open space within the community. There are also three golf courses in the Township all of which have the potential to become golf course communities. These properties are important for preservation. The major parks in the Township include Curtis Arboretum and Tookany Creek Parkway. In addition, a portion of the Fairmount Park system is within the Township.

## EXISTING LAND USE ANALYSIS

The Existing Land Use Analysis is the second part of the Community Profile Chapter for the Cheltenham Open Space Plan. This analysis focuses on the current land uses within the municipality, enabling a more in-depth focus of municipal land use patterns. In addition to the Existing Land Use Map (Figure 3), Figure 4 details the acreage of each category. These numbers are useful in understanding changes in land use patterns and help to identify potential open space and/or recreational needs.

### RESIDENTIAL

The majority of land in Cheltenham is devoted to residential uses, encompassing most types of residential development. An estimated 62 percent or 3136 acres of land are used for residential use. Much of the residential land uses are in walkable neighborhoods

Cheltenham maintains a diversity of residential housing units, with the majority being single-family detached units followed by multifamily buildings of at least five units.

### COMMERCIAL/OFFICE

Commercial and office land uses in Cheltenham occupy 6 percent or 281 acres of the Township's land. Most of these uses are clustered around major roads. The majority of the commercial development are independent businesses rather than large-scale chains.

Figure 3  
Existing Land Use

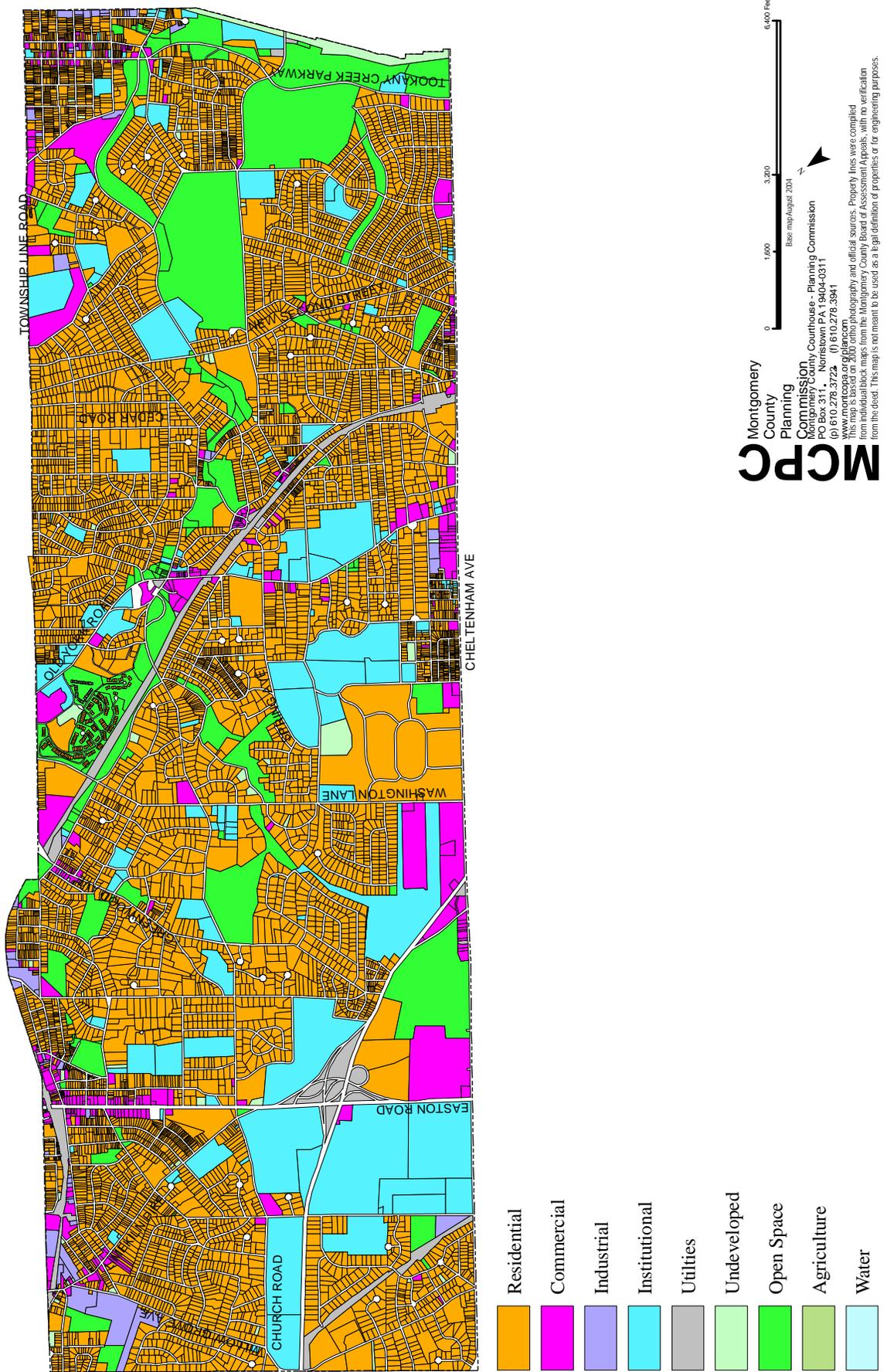
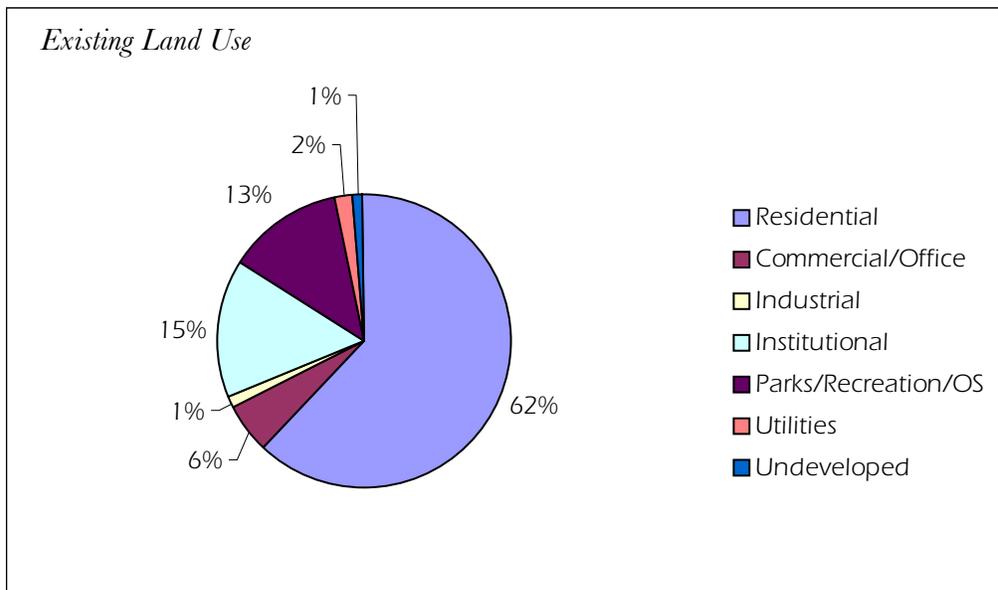


Figure 4  
Existing Land Use: 2004

Land Use	2004	
	Acres	% Total
Residential	3,131	61.7%
Commercial/Office	280	5.5%
Industrial	66	1.3%
Institutional	783	15.4%
Parks/Recreation/OS	661	13.0%
Utilities	101	2.0%
Agriculture	0	0.0%
Water	0	0.0%
<b>Total Developed</b>	<b>5,022</b>	<b>98.9%</b>
<b>Total Undeveloped</b>	<b>53</b>	<b>1.0%</b>
<b>Total Acreage*</b>	<b>5,075</b>	<b>100%</b>



Source: Montgomery County Planning Commission Land Use Maps.

\* Discrepancies due to digitization of parcel information.

## INDUSTRIAL

Industry in Cheltenham accounts for about 1 percent of the total land use within the Township. Roughly 66 acres comprise the industrial uses.

## INSTITUTIONAL

At 775 acres, institutional land use is the second most common land use in Cheltenham, accounting for approximately 15 percent overall. A large portion of the institutional uses are clustered around Routes 309, 73, and 611. Significant institutional uses include Arcadia University, Gratz College, Westminster Theological Seminary, Temple University Tyler School of Arts, and other public and private schools. In recent years, institutional uses have increased by a significant amount.

## PARKS/RECREATION

Accounting for 13 percent of all land in Cheltenham are parks and recreational areas. Since the last plan, Cheltenham has gained in terms of park and recreation lands through the acquisition of High School and Robinson Parks.

## UTILITIES

Utilities account for 2 percent of land in Cheltenham—or 101 acres. These parcels are owned by entities such as SEPTA and PECO.

## AGRICULTURE

There are no agricultural lands in the Township.

## UNDEVELOPED

In Cheltenham, there are roughly 53 acres of unutilized land. These lands account for 1 percent of all land uses in the Township.

## CONCLUSION

By breaking down the land uses in Cheltenham, it paints a picture of a community that is primarily residential, with many institutional uses and somewhat limited commerce and industry, and of one that has developed the majority of its land.

Although Cheltenham has developed most of its lands, open space is also important to the residents, as there is a considerable amount—13

percent of all land is dedicated to parks and recreation. Additional open space exists in the Township in the form of undeveloped land (although minimal), bringing the total of open space lands in Cheltenham to approximately 14 percent.

In the past one hundred years, the population of Cheltenham has grown astronomically—from 6,154 residents in 1900 to 36,875 at present. As a result of development, there are minimal vacant lands left in the Township and any new development would be primarily in the form of infill development. For this reason, the preservation of open space is vital for the Township's future.

## COMMUNITY DEMOGRAPHIC ANALYSIS

The Community Demographic Analysis section consists of information relating to Cheltenham's population, housing, and economic conditions. With few exceptions, the source of the information is the decennial U.S. Census and Montgomery County Census Reports.

Demographic characteristics provide insight when planning for open space preservation and recreational development. They can assist in determining not only how much land should be preserved, but also where. Additionally, this information can further assist a municipality in determining what type of recreational facilities, if any, should be placed in the preserved land.

## POPULATION

The rate of municipal population change (relative population increase or decrease) is an important measure of the magnitude of population change that has occurred over time. Figure 5 shows population trends in the Township.

Between 1990 and 2000, the Township experienced a population increase of 1,952 people.

## POPULATION PROJECTIONS

In general, projections are based on several factors, including past levels of development, recently proposed development, proximity to employment centers, available land, and public facilities (particularly sewers). Figure 6 indicates

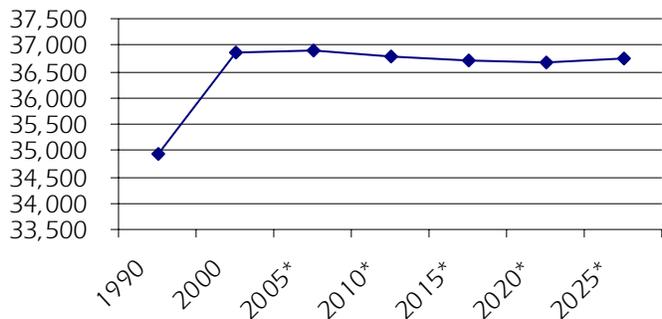
Figure 5  
*Population Classification*

Population Type	1990		2000		% Change
	Number	% Total	Number	% Total	1990 to 2000
Household Population	33,932	97.2%	35,478	96.2%	4.6%
Group Quarters Population	991	2.8%	1,397	3.8%	41.0%
<b>Total Population</b>	<b>34,923</b>	<b>100%</b>	<b>36,875</b>	<b>100%</b>	<b>5.6%</b>

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

Figure 6  
*Population Projection*

Year	Population
1990	34,923
2000	36,875
2005*	36,900
2010*	36,770
2015*	36,700
2020*	36,680
2025*	36,730



Source: U.S. Census Bureau; Census of Population and Housing, 2000; DVRPC projections.

\* Projected population

that the population is projected to increase incrementally through 2005 followed by a period of slight decline. The Township believes that the population will remain relatively stable, and with additional housing starts, may increase slightly. The recent infill development of several large and small sites throughout the Township may yield larger population figures.

**HOUSEHOLD TYPES**

Figure 7 summarizes the changes in household types over the past ten years. Nationally, traditional households of married couples without children have been declining, while the number of single parent and non-family households have been increasing.

In a direct correlation to Cheltenham’s population increases, the total number of all households within the municipality has increased by 4.4

percent according to the 1990 and 2000 Census Reports.

The household types that has seen the greatest increase is the household of a two or more persons in a non-family household and the single parent household. The household of two or more persons in a non-family household has increased by 294 people and the single parent household has increased by 301 people during the past 10 years.

**RACE**

Nationally, racial diversity has continued to increase. Cheltenham Township is a very diverse community. Cheltenham’s population is 66 percent white, 25 percent African-American, and 6 percent Asian. The remaining 2.5 percent consist of American Indian and Alaska Native, Native

Figure 7  
*Household Types*

Household Types	1990	% Total	2000	% Total	% Change
	Number		Number		1990 to 2000
Married Couples with Children	3,258	23.7%	3,353	23.4%	2.9%
Married Couples with No Children	4,811	35.0%	4,310	30.0%	-10.4%
Single Parent	708	5.2%	1,009	7.0%	42.5%
Other Family	800	5.8%	966	6.7%	20.8%
1 Person Non-family Households	3,722	27.1%	3,966	27.6%	6.6%
2+ Person Non-family Household	448	3.3%	742	5.2%	65.6%
<b>Total No. of Households</b>	13,747	100%	14,346	100%	4.4%
<b>Average People per Household</b>	<b>2.47</b>		<b>2.47</b>		<b>0.2%</b>

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

Figure 8  
*Race*

Race	2000	
	Number	% Total
White	24,503	66.4%
Black or African American	9,074	24.6%
American Indian and Alaska Native	46	0.1%
Asian	2,376	6.4%
Native Hawaiian and Other Pacific Islander	23	0.1%
Some other race	290	0.8%
Two or more races	563	1.5%
<b>Total</b>	<b>36,875</b>	<b>100%</b>

Sources: U.S. Census Bureau; Census of Population and Housing, 2000.

Hawaiian and Other Pacific Islander, Some Other Race, and Two or More Races.

occurred in the 45-54 bracket where there was an increase of 46 percent or 1,730 people.

**EDUCATION**

As Cheltenham’s population grew in the period of time between 1990 and 2000, its population became better educated overall. During this time period, the percentage of residents with less than a ninth grade education declined by 45 percent or by 368 people and the number of college graduates rose by 21 percent or 1,133 people.

About half of the residents have obtained a higher-education degree of some kind—associate, bachelor, graduate or professional. Specific figures can be viewed in Figure 9.

**AGE**

The largest demographic within the Township are school age children between the ages of 5 and 17. Between 1990 and 2000, a number of age groups declined including pre-school aged children and adults between 25 and 44, and 55 and 74. The largest change in age groups

**INCOME**

Median household incomes in Cheltenham rose by 31 percent, or just under \$15,000 as determined by the two latest Census Reports. Per capita income also rose over the ten year period by a margin of 48 percent. These figures are further illustrated by Figure 11.

**SPECIAL NEEDS GROUPS**

The number of people below the poverty level has increased by 42 percent. While some statistical data is missing from both the 1990 and 2000 censuses, there are now more individuals with disabilities and special needs in the Township.

The number of persons under age 18 has increased by 16 percent. The special needs figures are illustrated by Figure 12. Please note, an individual may be included in more than one category.

Figure 9  
*Education Level*

Educational Level	1990		2000		% Change
	Number	% Total	Number	% Total	1990-2000
Less than 9th grade	824	3.3%	456	1.8%	-44.7%
9th through 12th grade, no diploma	2042	8.2%	1579	6.2%	-22.7%
High school graduate (includes equivalency)	5376	21.6%	5507	21.7%	2.4%
Some college, no degree	4289	17.2%	4262	16.8%	-0.6%
Associate degree	1362	5.5%	1101	4.3%	-19.2%
Bachelor’s degree	5356	21.5%	6489	25.5%	21.2%
Graduate or Professional degree	5651	22.7%	6005	23.6%	6.3%
<b>Total Pop. 25 years and older</b>	<b>24900</b>	<b>100%</b>	<b>25399</b>	<b>100%</b>	<b>2.0%</b>

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

Figure 10  
Age Profile

Age	1990	% Total	2000	% Total	%Change
	Number		Number		1990-2000
0-4	2,095	6.0%	1,886	5.1%	-10.0%
5-17	5,138	14.7%	6,517	17.7%	26.8%
18-24	2,873	8.2%	3,144	8.5%	9.4%
25-34	4,744	13.6%	4,264	11.6%	-10.1%
35-44	5,406	15.5%	5,304	14.4%	-1.9%
45-54	3,763	10.8%	5,493	14.9%	46.0%
55-64	3,900	11.2%	3,394	9.2%	-13.0%
65-74	3,804	10.9%	3,042	8.2%	-20.0%
75+	3,200	9.2%	3,831	10.4%	19.7%
<b>Total</b>	<b>34,923</b>	<b>100%</b>	<b>36,875</b>	<b>100%</b>	<b>5.6%</b>
<b>Median Age</b>	<b>42.3</b>		<b>40.3</b>		

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

Age/Sex Pyramid

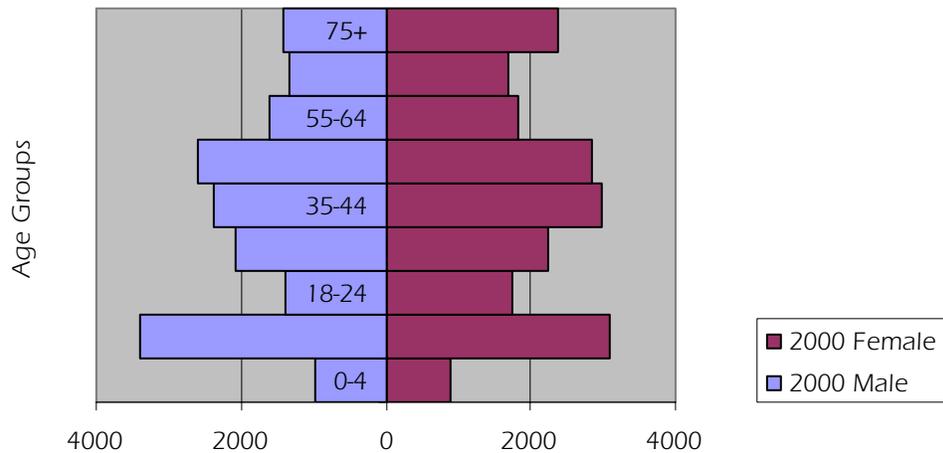


Figure 11  
Income Levels (1999 \$)

Income	1989	1999	% Change
Per Capita	\$21,282	\$31,424	47.7%
Median Household	\$47,049	\$61,713	31.2%

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

Figure 12  
Special Needs Groups

Special Needs Group	1990		2000		% Change
	Number	% Total	Number	% Total	1990-2000
Persons 16-64 with Disabilities			4,498	12.2%	N/A
Persons 16-64 with Mobility and Self Care Limitations	647	1.9%			N/A
Over 65 Years of Age	7,004	20.1%	6,873	18.6%	-1.9%
Under 18 Years of Age	7,233	20.7%	8,403	22.8%	16.2%
Income Below Poverty Level	1,269	3.6%	1,803	4.9%	42.1%
<b>Total Population</b>	<b>34,923</b>		<b>36,875</b>		<b>5.6%</b>

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

**HOUSING TYPES**

Cheltenham has a diverse mix of housing types, encompassing single family and multifamily homes, as represented by Figure 13. Single-family houses are the most prevalent in the Township, accounting for 51 percent of all homes according to the 2000 Census.

Multifamily homes of 5 or more units are the second most common type of housing in Cheltenham, accounting for 25 percent of the housing stock.

Between 1990 and 2000, the number of mobile home/trailer/other units has declined by 89 percent or 157 units.

**OCCUPATION**

The breakdown of occupational positions held by Cheltenham residents is fairly diverse. Professional sectors make up 37 percent of Cheltenham’s workforce, followed by 17 percent in the management sector (shown in Figure 14).

Other occupations, such as clerical/office and services account for about 23 percent of the workforce population. Farming accounts for the fewest employed residents. More of Cheltenham’s residents are working in white-collar jobs.

**EMPLOYMENT FORECAST**

The rate of employment throughout the Township is expected to decline. While there are significant numbers of younger residents that will reach working age during this time period, this will be countered by older residents retiring from their jobs and leaving the work force. This forecast is presented by the Delaware Valley Regional Planning Commission. However, it is important to note that the current work force as of the 2000 Census figures are larger than predicted. These figures are shown in Figure 15.

Figure 13  
*Housing Types*

Housing Types	1990		2000		% Change
	Number	% Total	Number	% Total	1990-2000
Single-family Detached	7,367	50.9%	7,606	51.1%	3.2%
Single-family Attached	1,851	12.8%	1,779	11.9%	-3.9%
Multifamily (2-4 Units)	1,514	10.5%	1,744	11.7%	15.2%
Multifamily (5 or More Units)	3,559	24.6%	3,749	25.2%	5.3%
Mobile Home/Trailer/Other	176	1.2%	19	0.1%	-89.2%
<b>Total Housing Units</b>	<b>14,467</b>	<b>100%</b>	<b>14,897</b>	<b>100%</b>	<b>3.0%</b>

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

*Housing Types Comparison*

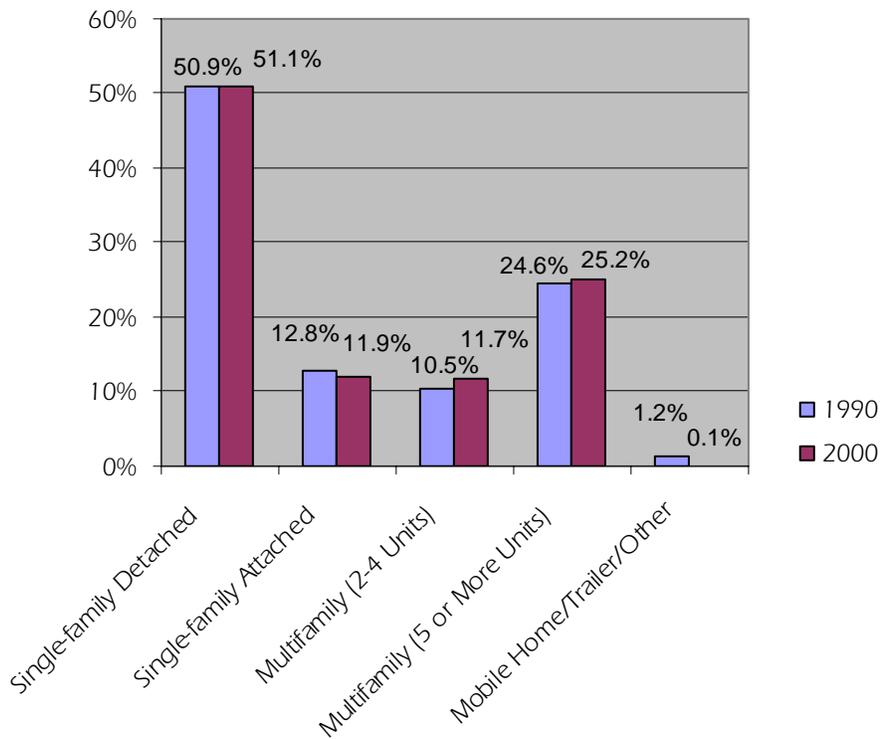


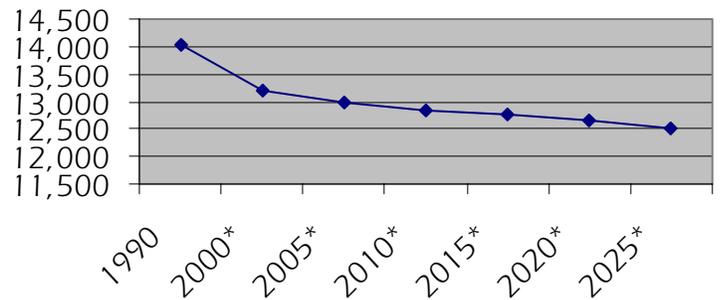
Figure 14  
*Labor Force by Occupation*

Occupation	2000	
	Number	% Total
Management	3,064	16.8%
Professional	6,710	36.8%
Sales	2,089	11.5%
Clerical/Office	2,684	14.7%
Construction	808	4.4%
Production/Transportation	1,277	7.0%
Farming	25	0.1%
Services	1,585	8.7%
<b>Total</b>	<b>18,242</b>	<b>100%</b>

Sources: U.S. Census Bureau; Census of Population and Housing, 2000.

Figure 15  
*Employment Forecast*

Year	Total Employment
1990	14,034
2000*	13,200
2005*	13,000
2010*	12,850
2015*	12,750
2020*	12,650
2025*	12,500



\*Source: DVRPC Forecasts

Figure 16  
*Major Employers: 2004*

	<b>Employer</b>	<b>Industry</b>	<b>Employees</b>
<b>1</b>	Arcadia University	Education	1,324
<b>2</b>	Safeway, Inc.	Retail Distribution	1,096
<b>3</b>	Cheltenham School District	Education	831
<b>4</b>	Pennsylvania College of Optometry	Education	430
<b>5</b>	Township of Cheltenham	Government	372
<b>6</b>	Temple University	Education	330
<b>7</b>	Albert Einstein Medical Center	Healthcare	200
<b>8</b>	Glasgow, Inc.	Contractor Materials Producer	162
<b>9</b>	Wordsworth Academy	Education	154
<b>10</b>	Foxchase Cancer Center	Healthcare	147

**MAJOR EMPLOYERS IN MUNICIPALITY**

The top ten major employers in the Township are presented in Figure 16. Arcadia University is the largest employer in the Township, followed by Safeway, Inc.

**STATUS OF RELEVANT PLANS**

**COMPREHENSIVE PLAN**

Cheltenham’s Comprehensive Plan Update was adopted in 2005. The plan highlights potential greenway and trail connections. The recommendations from the open space element of the comprehensive plan have been incorporated in this open space plan.

**ZONING ORDINANCE**

Cheltenham Township’s zoning ordinance was adopted in 1929 and has been amended throughout the past 75 years. The Preservation Overlay District ordinance applies to parcels of five or more acres or any land development proposal of 8 or more dwelling units with regulations relating to the protection of historic sites and open space areas and the preservation of natural features. The zoning ordinance also contains floodplain and steep slope ordinances.

**MUNICIPAL PARKS, OPEN SPACE, & RECREATION PLAN**

The Municipal Parks, Open Space, & Recreation Plan was written in 1995 in accordance with the Montgomery County Open Space Program guidelines. Further discussion of this plan occurs in Chapter 2 as well as throughout the plan.

**COMMERCIAL DISTRICT ENHANCEMENT PLAN**

The Commercial District Enhancement Plan (CDEP), adopted in 2000, addresses the economic revitalization and enhancement of five commercial districts in the Township: Glenside, Elkins Park East, Elkins Park West, Cheltenham Village, and East Cheltenham Avenue.

**COMMUNITY REVITALIZATION PLAN**

The Community Revitalization Plan addresses the revitalization needs for four neighborhoods in three census tracts: Glenside (Census Tract 2026.03) and Lynnewood Gardens, LaMott, and Melrose Park (Census Tracts 2024.01 and 2024.02). The plan follows the guidelines of the Montgomery County Community Revitalization Program.

### **TOOKANY CREEK MASTER PLAN**

This trail master plan, written in 1999, is for a 2.2 mile segment of the Tookany Creek Trail from High School Park to Central Avenue.

### **TOOKANY CREEK WATERSHED MANAGEMENT PLAN**

The Tookany Creek Watershed Management Plan was developed with the communities of Cheltenham, Abington, Rockledge, Jenkintown and was adopted in 2003.

### **TOOKANY/TACONY-FRANKFORD INTEGRATED WATERSHED MANAGEMENT PLAN**

This draft plan was developed for the entire Tookany/Tacony-Frankford watershed. Recommendations from the Tookany Creek Watershed Management Plan have been incorporated into this plan.

### **ACT 167 STORMWATER MANAGEMENT PLAN**

Cheltenham Township in partnership with the Philadelphia Water Department is undertaking a stormwater management study looking at the Tookany/Tacony-Frankford Watershed.

### **MONTGOMERY COUNTY COMPREHENSIVE PLAN**

Montgomery County adopted a new comprehensive plan in September 2005. The Vision Plan discusses revitalizing main streets, creating greenway systems, developing a county network of interconnected trails, providing park facilities to meet the public recreation's needs, protecting scenic viewsheds, and protecting historic resources and cultural landscapes.

# CHAPTER 2

## GOALS & OBJECTIVES

The Goals and Objectives Chapter of the Cheltenham Open Space Plan is designed to provide residents, planners, and officials the necessary background information to make well-informed decisions regarding the future preservation of open space and natural features within the community. The Township of Cheltenham completed the Municipal Parks, Open Space, and Recreation Plan in 1995. At that time, a series of goals and objectives were developed to address issues regarding the preservation of open space and the protection of environmental resources. As a part of the update process required by the Montgomery County Open Space Program, Cheltenham has evaluated its previous goals and objectives to address whether the goals are still valid and to evaluate why some of the last plan's recommendations were not implemented.

### INTRODUCTION

Following a review of the last plan's goal, objectives, and accomplishments, the Cheltenham Open Space Board devised a series of goals and objectives to accomplish their open space preservation and environmental goals. These goals reflect Cheltenham's history and seek to build on that history to enhance, preserve, and protect the Township's natural features. The goals are as follows:

- Connect the Tookany Creek Greenway.
- Protect the natural features of the Township.
- Continue public involvement for parks, recreation, and open space planning.
- Maintain and expand Cheltenham's urban tree canopy.
- Enhance existing open space areas and acquire additional open space after evaluating the long-term implications.
- Expand Cheltenham's trail network.
- Preserve and protect the Township's historic structures and sites.
- Restore developed floodplains to their natural state.
- Protect Cheltenham's scenic resources.

## THE 2006 MUNICIPAL PARKS, OPEN SPACE, AND RECREATION PLAN

The Open Space Committee has evaluated the goals and objectives of the previous plan and revised them to reflect what was discussed during the audit process. This chapter will serve as the framework for Cheltenham’s plan for open space preservation and protection of natural resources. Goals are provided regarding development, retention of open space, and protection of environmental features followed by a series of objectives and action steps. These goals are for a time horizon of ten years. The specific action items are defined further throughout this plan and their suggested implementation year is found in Chapter 13. The audit of the last plan can be found at the end of this chapter.

### GOAL: CONNECT THE TOOKANY CREEK GREENWAY.

#### OBJECTIVES:

- Implement the Tookany Creek Master Plan.
- Implement the Tookany Creek Watershed Management Plan.

#### Action Steps:

Continue the Tookany Creek Trail network from New Second Street to High School Road.

Study the overall Tookany Creek Trail system from High School Road to Glenside with a feasibility study.

Acquire properties where necessary or relocate properties in order to implement the feasibility study.

### GOAL: PROTECT THE NATURAL FEATURES OF THE TOWNSHIP.

#### OBJECTIVES:

- Adopt ordinances and other regulations that will protect against pollution, increase water quality, and protect stream corridors.
- Enhance and protect the Township’s valuable creeks, streams, and woodlands.

#### Action Steps:

Adopt a riparian corridor ordinance that includes setbacks from the stream corridor of 30-75 feet.

Adopt a landscaping ordinance with tree preservation and tree replacement standards.

Adopt a stormwater management ordinance to protect against non-point source pollution consistent with the MS4 program requirements.

Encourage context-sensitive design on golf courses as a part of MS4 public outreach.

Follow DEP protocol.

Complete the Act 167 Stormwater Management Plan for the entire watershed.

Review the steep slope ordinance to ensure that natural steep slopes are protected.

Institute a woodlands management and protection ordinance.

Revise the Preservation Overlay District.

Continue to participate in the Stream ReLeaf Program and the Growing Greener grants program.

Partner with neighboring municipalities to form local Environmental Advisory Councils and a regional Environmental Advisory Council.

Participate in the Tookany-Tacony/Frankford Watershed Partnership.

Implement the recommendations of the Tookany Creek Watershed Management Plan.

Implement no mow zones as part of the riparian corridor ordinance and also delineate and adopt no mow zones in all public parks abutting creeks.

Create an endowment and/or gift giving program to secure donations for the preservation of open space and park lands.

### GOAL: CONTINUE PUBLIC INVOLVEMENT FOR PARKS, RECREATION, AND OPEN SPACE PLANNING.

#### OBJECTIVES:

- Coordinate with advocacy groups and area organizations.
- Continue public education and outreach about open space and environmental topics.

#### Action Steps:

Coordinate with the Fairmont Park Commission and area “Friends” groups.

Sponsor a Township-wide environmental conference focusing on trees, riparian corridors, native plants, and water quality among other topics.

Institute an adopt a median strip program so that the Township medians can be greened, permeable, and maintained.

Develop a signage program for environmental education.

**GOAL: MAINTAIN, PRESERVE, AND EXPAND CHELTENHAM’S URBAN TREE CANOPY.**

**OBJECTIVES:**

- Develop a landscaping ordinance to address native and invasive species.
- Produce educational materials for residents on native and invasive species using reference materials developed by the Academy of Natural Sciences.
- Reestablish native plantings in public parks and remove invasive plant species along riparian corridors.
- Preserve and maintain the existing tree inventory and take advantage of opportunities to reforest open spaces.
- Develop an integrated and coordinated approach to the management of Cheltenham’s urban forest.
- Ensure that the management and protection of the urban forest are Township priorities.
- Maximize and expand the urban tree canopy through producing a multi-aged and diverse forest.

**Action Steps:**

Encourage the adoption of Curtis Arboretum for environmental education.

Conduct a tree inventory that addresses the health and condition of the urban forest.

Start public planting days to remove invasive plants.

Adopt no mow zones along riparian corridors.

Create a tree seedling program using Morris Arboretum as a model.

Promote maintenance practices that address the health of the urban forest.

Promote incentives that encourage the compliance with regulations to improve the urban forest.

Enforce existing regulations regarding the removal of trees.

Adopt a landscaping ordinance with tree preservation and tree replacement standards.

Institute a woodlands management and protection ordinance.

**GOAL: ENHANCE EXISTING OPEN SPACE AREAS AND ACQUIRE ADDITIONAL OPEN SPACE AFTER EVALUATING THE LONG-TERM IMPLICATIONS.**

**OBJECTIVES:**

- Enhance the Township’s existing open space by developing park master plans for their improvements.
- In underserved areas of the Township where acquisition of new property is not possible, consider acquiring long-term leases for recreation sites.
- Regreen the Township’s open space areas, public spaces, gateways, and public rights-of-way.
- Consider creating a community supported farm/garden that would support the Township’s farmer’s market.

**Action Steps:**

Develop a master plan for Wall Park.

Implement Wall Park’s master plan.

Encourage the creation of community gardens and roof gardens.

Where development occurs on golf courses and other significant areas, ensure that development is done in a context-sensitive manner.

Establish Township gateways and signage.

Regreen Cheltenham Avenue.

Plant trees in public parks including the bird sanctuaries, commercial districts, within the residential areas of Cheltenham Village, Wyncote, Melrose Park, and train stations.

**GOAL: EXPAND CHELTENHAM'S TRAIL NETWORK.**

**OBJECTIVES:**

- Continue to implement the Tookany Creek Master Plan.
- Explore other trail connections including the Cresheim Trail and trail connections between Township parks.

**Action Steps:**

Expand the trail network through sidewalks or using existing access easements.

Study the Cresheim Trail alignment through a feasibility study.

Implement the Cresheim Trail feasibility study.

**GOAL: PRESERVE AND PROTECT THE TOWNSHIP'S HISTORIC STRUCTURES AND SITES.**

**OBJECTIVES:**

- Explore methods to preserve and protect vulnerable heritage resources.

**Action Steps:**

Preserve and protect Kerlin Farm.

Encourage conservation easements on the following properties: Lynnewood Hall, Dominican Retreat, Westminster Theological Seminary, Georgian Terrace, Hope Starr Lloyd property, and Ashmead House.

Adopt Curtis Arboretum for environmental protection.

Revise the Preservation Overlay District to address historic landscapes.

**GOAL: RESTORE DEVELOPED FLOODPLAINS TO THEIR NATURAL STATE.**

**OBJECTIVES:**

- Consider restoring the floodplain in areas with frequent property damage.

**Action Steps:**

Evaluate which properties are the most vulnerable to flooding damage.

Adopt no mow zones.

Implement flood buyout studies.

**GOAL: PROTECT CHELTENHAM'S SCENIC RESOURCES.**

**OBJECTIVES:**

- Consider regulations or other measures for the protection of scenic resources.

**Action Steps:**

Consider adopting zoning regulations related to the preservation of scenic viewsheds.

Consider applying to the National Scenic Byways Program.

## THE 1995 MUNICIPAL PARKS, OPEN SPACE, AND RECREATION PLAN AUDIT

The Township of Cheltenham completed the Municipal Parks, Open Space, and Recreation Plan in 1995. As a part of the update process required by the Montgomery County Open Space Program, Cheltenham has conducted a plan audit and evaluated whether the previous plan's goals are still valid and also evaluated why some of the last plan's recommendations were not implemented.

Below are the previous goals and objectives with an accompanying discussion of what was accomplished.

- Provide a well distributed system of parks, recreation facilities, and open space throughout the Township to meet the needs of the whole community.
- Explore the possibility of acquisition or easement purchase of the rights-of-way for pedestrian/bikeway trail purposes.
- Particularly within the Township's historic districts, preserve structures and significant open space areas, which are key contributing elements to the areas uniqueness.
- Promote the efficient utilization of existing public facilities and replacement of obsolete facilities.
- Ensure that Cheltenham Township's parks, recreation and open space areas are compatible with the Township's planning and

land use policies and serve to enhance and protect the natural environment.

- Obtain private recreation lands for long term public use.
- Consider acquiring long term lease for recreation site if property cannot be acquired.
- Seek public involvement in planning for parks, recreation, and open space and communicate issues to the community to build support for parks, recreation, and open space.

Cheltenham Township has around 400 acres of open space. Since the last plan was written, Cheltenham has purchased two properties using Montgomery County open space funding that were recommended in the plan. High School Park, 9.74 acres at High School Road in Elkins Park, was purchased in 1995. Robinson Park, 4.36 acres at Greenwood and Bent Roads in Wyncote, was also purchased in 1995. The remaining sites have not been purchased.

In addition to these acquisitions, Cheltenham received four tree grants for its parks and public areas for a total of \$64,000. Trees were planted in Desert Storm Park, High School, Ralph Morgan, and Robinson Parks, along Tookany Creek Parkway, at the Gimbel Field, in the Glenside commercial district along Easton Road, at Conklin and Glenside Pools, in John Russell Park, Curtis Arboretum, Elkins Park Library, the Public Works Facility, and the Township Administration Complex. The Township also built a skateboard park and new playground in Wall Park since the last plan was adopted.

In terms of the preservation of natural resources, Cheltenham Township already has a number of regulations regarding development in floodplains, steep slope disturbance, and also has the Preservation Overlay District which is intended to preserve large areas of open space. While the Township has not adopted the recommended zoning regulations discussed in the last plan, the Township is starting a comprehensive zoning ordinance update consistent with the recently adopted comprehensive plan and the recommendations from this plan.

In recent years, the Township has focused on the Tookany Creek Parkway and stream bank restoration along the Tookany Creek. This



*High School Park*

restoration and further pathway development along the Tookany Creek is a high priority for the Township. In addition, funding was received for the feasibility study for the Cresheim Trail in conjunction with Chestnut Hill organizations and Springfield Township. The specifics of these efforts are discussed further in Chapter 11.

# CHAPTER 3

## EXISTING PROTECTED LAND

A key component of the open space plan is a review of existing protected land. An inventory of existing conditions, along with an assessment of future needs, is necessary for formulating many of the plan's goals and objectives. Existing protected land refers to land preserved for active or passive recreation use and/or for environmental conservation purposes. In addition to municipally-owned areas, it can include land preserved by private conservation groups, schools sites, and private open space preserved as part of residential or non-residential development.

This chapter identifies existing open and recreational land in Cheltenham and separates it into two categories of protection — permanently and temporarily protected land. The latter category makes an important contribution to the overall recreation base of a community by preserving open space, conserving significant natural features, and/or providing recreation facilities that do not require municipal involvement in maintenance. However, temporarily protected land can easily be lost. In evaluating open space needs, this distinction is important, as is the goal of increasing the amount of permanently protected land so that future generations can also benefit from open space.

### **PERMANENTLY PROTECTED LAND** **MUNICIPAL OPEN SPACE**

Cheltenham Township has almost 400 acres of parks used for both active and passive recreation. Figures 17-18 indicates the parks and their use.

### **TEMPORARILY PROTECTED LAND**

The Township has three golf courses.

- Ashbourne Country Club—This 106 acres golf course will become a golf course community with three multifamily buildings.
- JC (Melrose) Country Club —116 acres

- Cedarbrook Country Club—This 75 acre course will become a golf course community with a 9-hole executive course, hotel conference center and townhouses.

**ACT 319**

The Pennsylvania Farmland and Forest Land Assessment Act was created to preserve land devoted to agricultural use, agricultural reserve, or forest reserve. This preferential tax assessment gives landowners a small incentive to keep their parcel intact (a minimum 10 acres are required to qualify for an agricultural or forestry use). If a breach occurs, the landowner must pay roll-back taxes for the previous seven years plus interest. With the high demand for land, this penalty is not a significant deterrence, and therefore Act 319 provides minimal land protection. Cheltenham has no Act 319 land.

**ACT 515**

The Pennsylvania Open Space Covenant Act was created to stabilize open areas through the use of real estate tax assessment techniques. It allows certain counties to covenant with landowners for preservation of land in farm, forest, water supply or open space uses. Some eligible lands can be as small as ten acres and must be consistent with the county or municipal open space plan. Unless properly terminated, covenants require the landowner to pay roll-back taxes for the previous five years plus interest. Act 515 provides little to no long-term land protection. The Ashbourne Golf Course and JC Golf Course currently have Act 515 covenants in place.

**INSTITUTIONAL**

A large percentage of Cheltenham’s area is made up of institutional uses or 783 acres. The largest institutional uses include Westminster Theological Seminary, Holy Sepulchre Cemetery, Arcadia University, Faith Theological Seminary, Dominican Retreat House, Tyler School of Art, and the Einstein/Moss Rehab center. In addition, the Cheltenham School District owns 149 acres in the Township.

These open spaces differ from the municipally owned spaces because they may not remain open forever and they are not all accessible by the public. Because land use decisions for public schools are not made by the municipality, there is

the potential for these spaces to be lost. Despite their temporary nature, these sources of open space are still important to municipality as they offer residents a greater range of choices to meet their recreational needs. They also add an aesthetic quality to the Township by opening up views and providing some relief to the largely developed landscape.



*Grey Towers, Arcadia University*

**HOMEOWNER’S ASSOCIATION LANDS**

The private open space in the Township is primarily in the Breyer Estate developments. This area is 36.6 acres in size.

**CONCLUSION**

In total, Cheltenham has a significant amount of open space, with about 1,000 acres being either permanently or temporarily protected. This land provides Cheltenham residents with many opportunities to enjoy all that open space can offer – recreation, tranquility, beauty, and a sense of community. However, this open space could be lost to development in time if the land owners or land use changes. If the Township acquires additional open and recreational land, residents can be assured that Cheltenham will be able to offer them the same or greater level of active and passive open space as they enjoy today.

Figure 17  
 Permanently and Temporarily Protected Land

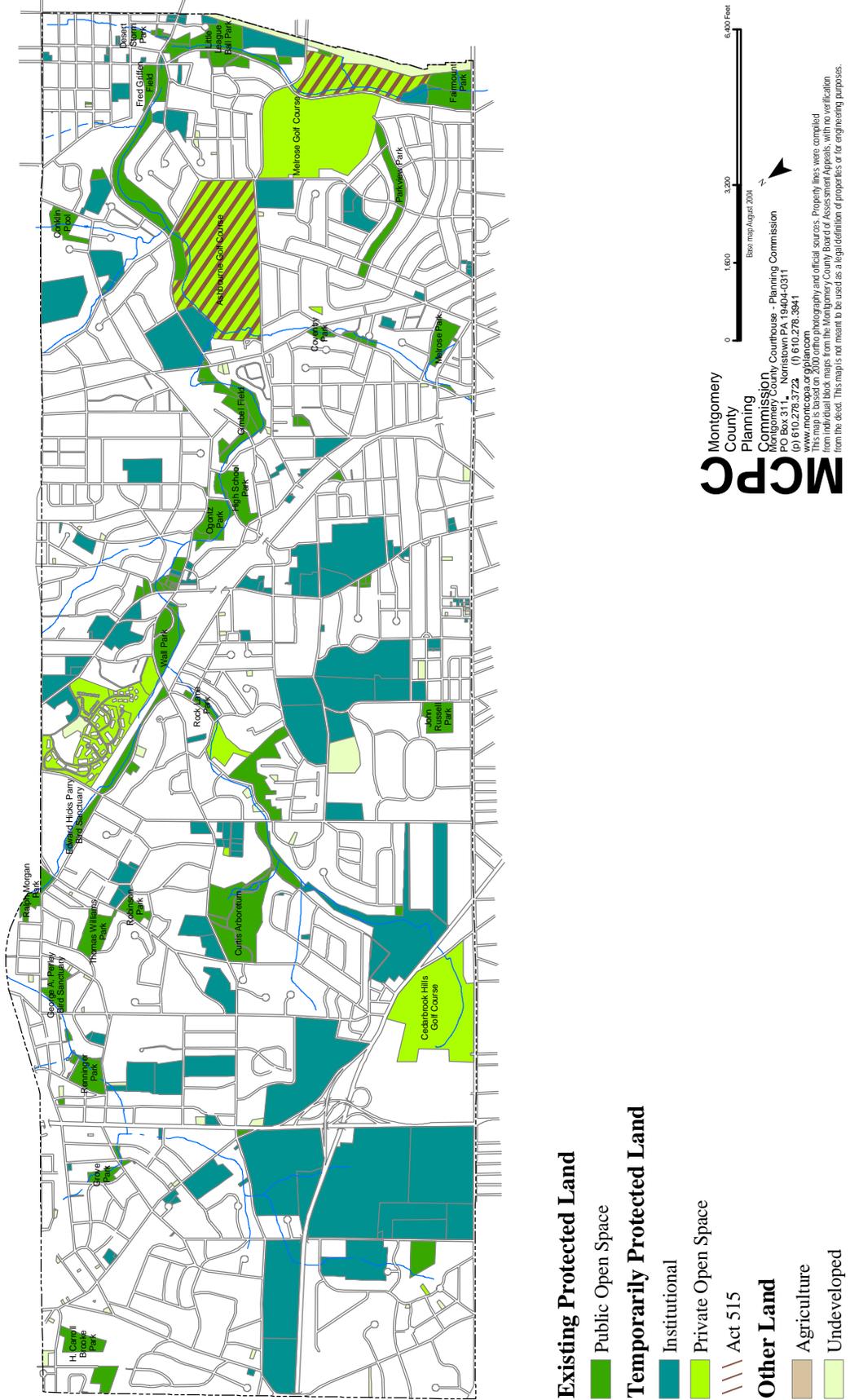


Figure 18  
Public Open Space

Open Space Type	Name	Acreage	Location	Amphitheater	Ball Fields	Basketball	Memorials	Picnic Areas	Playgrounds	Ponds	Rec Buildings	Skateboarding	Swimming	Tennis	Walking Paths	Open Space
Public Open Space	Academy Lane	178	Academy Lane													
	Ashmead Road	257	Ashmead Road													
	Bickley Road	0.43	107 Bickley Rd													
	Brookfield Road Open Space	17.00	Brookfield Road													
	Carroll Avenue	4.13	Carroll Avenue													
	Cedarbrook Park	8.70	Waverly Road West													
	Charles D. Conklin, Jr. Pool and Recreation Area	6.56	45 Church Road		X				X				X			
	Cheltenham Open Space	0.10	Old Soldiers Road													
	Cheltenham Open Space	0.66	Old Soldiers Road													
	Cheltenham Open Space	1.41	Church Road													
	Cheltenham Township Administration Building and Complex	6.75	8230 Old York Road													
	Cheltenham Township Public Works Facility and Elkins Park Library	2.50	Church Road													
	Coventry Avenue Open Space	1.65	Coventry Avenue													X
	Coventry Park	1.59	New Second Street and Coventry Avenue													X
	Curtis Arboretum	48.04	Church Road near Greenwood Avenue, Wyncote				X				X					
Desert Storm Park	0.90	Laurel Avenue														

Sources: County Board of Assessments; MCPC field checks, 1994, 2004.

Figure 18 (continued)  
Public Open Space

Open Space Type	Name	Acres	Location	Amphitheater	Ball Fields	Basketball	Memorials	Picnic Areas	Playgrounds	Ponds	Rec Buildings	Skateboarding	Swimming	Tennis	Walking Paths	Open Space
	Edward Hicks	5.57	Glenside Avenue East													
	Edward Hicks Parry Bird Sanctuary	8.79	Cheltenham Hills Drive, Elkins Park													
	Fairmount Park	8.41	Cheltenham Avenue													
	George A. Perley Bird Sanctuary	8.46	Glenside Avenue and Rice's Mill Road, Glenside													
	Glenside Avenue West	0.25	Glenside Avenue West													
	Green Valley Road	0.57	7716 Green Valley Road													
	Grove Park	2.90	Lynwood Avenue near Cherry Lane, Glenside													
	H. Carroll Brooke Park	6.81	620 Brooke Road		X	X			X							
	Harry S. Renninger Recreation Area	10.14	Keswick Avenue and Waverly Road, Glenside		X	X			X				X			
<b>Public Open Space</b>	High School Park	9.74	High School Road and Montgomery Avenue, Elkins Park													X
	John Russell Park	8.34	Penrose and Willow Avenues, LaMott		X	X										
	LaMott Community Center	1.64	Willow and Sycamore Avenues, LaMott			X			X							
	Lincoln Avenue	0.15	Lincoln Avenue													
	Lismore Avenue	0.42	Lismore Avenue													
	Melrose Park	7.90	330 Asbury Avenue, Melrose Park		X					X						
	Ogontz Park	10.92	Church and High School Road, Elkins Park		X				X					X		

Sources: County Board of Assessments; MCPC field checks, 1994, 2004.

Figure 18 (continued)  
Public Open Space

Open Space Type	Name	Acres	Location	Amphitheater	Ball Fields	Basketball	Memorials	Picnic Areas	Playgrounds	Ponds	Rec Buildings	Skateboarding	Swimming	Tennis	Walking Paths	Open Space
Public Open Space	Parkview Road Park	1314	Parkview Road													X
	Ralph Morgan Park	606	Glenside Avenue, near Jerkintown Train Station		X										X	X
	Rices Mill Road	0.35	Rices Mill Road													
	Robinson Park	4.36	300 Greenwood Avenue, Wyncote							X						
	Rock Lane Open Space	17.00	Rock Lane, Elkins Park													X
	Rock Lane Park	152	Rock Lane, Elkins Park													X
	Rowland Community Center	2.48	Myrtle and Elm Avenues			X			X							
	Thomas Williams Park	918	North Bent and Hewett Roads, Wyncote		X	X			X					X		
	Tookany Creek Parkway	132.00			X				X		X					X
	Fred Griffin Field					X										
	Tookany Creek Tennis Courts													X		
	Tookany Playground									X						
	Kleinhenz Pond							X			X					
	Gribel Field					X										
	Wall Park	14.47	600 Church Road, west of York Road, Elkins Park		X	X				X					X	
Waverly Road West	0.72	Waverly Road West														
<b>TOTAL</b>		<b>353.72</b>														

Sources: County Board of Assessments; M/CPC field checks, 1994, 2004.

Figure 19  
Private Open Space

Open Space Type	Name	Acreage	Location	Amphitheater	Ball Fields	Basketball	Memorials	Picnic Areas	Playgrounds	Ponds	Rec Buildings	Skateboarding	Swimming	Tennis	Walking Paths	Open Space	
<b>Private Open Space</b>	Metrose Country Club	116.00															
	Ashbourne Country Club	106.00															
	Cedarbrook Country Club	75.00															
	Byun Young Ho and Hwa Young	0.08	Cheltenham Avenue														
	Camp Angewood	7.76	900 Rock Lane														
	Gerald Schatz	0.46	Green Lane														
	Andrew Hecker C. Jr. and Donna W. Hecker	0.42	Hillcrest														
	Breyer Master Association	716	Washington Lane, Breyer Road														
	Breyer Woods Condo Association	2149	Linden Dr, Copper Beech Cir														
	Breyer Court LP	7.95	Breyer Ct.														
	<b>TOTAL</b>		<b>342.32</b>														

Sources: County Board of Assessments; MCPC field checks, 1994, 2004.

Figure 20  
Schools and Act 515 Land

Open Space Type	Name	Acreege	Location	Amphitheater	Ball Fields	Basketball	Memorials	Picnic Areas	Playgrounds	Ponds	Rec Buildings	Skateboarding	Swimming	Tennis	Walking Paths	Open Space	
<b>Schools</b>	Cheltenham High School	40.00	Rice's Mill Road and Carlton Avenue														
	Cedarbrook Middle School	40.00	300 Longfellow Avenue														
	Elkins Park School	20.00	8149 New Second Street														
	Cheltenham Elementary School	12.00	Ashbourne Road and Front Street														
	Glenside Elementary School	12.00	Harrison Avenue and Limekiln Pike														
	Myers Elementary School	8.00	7609 Montgomery Avenue														
	Wyncote Elementary School	10.00	Rice's Mill and Barker Roads														
	Cheltenham School District Administration	7.00	1000 Ashbourne Road														
	Arcadia University	32.00															
	Gratz College	29.00															
	Temple University - Tyler School of Art	32.00	Penrose and Beech Avenues														
	Westminster Theological Seminary	19.00	Church Road and Willow Grove Avenue														
	<b>TOTAL</b>		<b>261.00</b>														
	<b>Act 515</b>	Ashbourne Country Club	106.00														
Melrose Country Club		116.00															
<b>TOTAL</b>			<b>222.00</b>														

Sources: County Board of Assessments; MCPC field checks, 1994, 2004.

# CHAPTER 4

## INVENTORY OF POTENTIALLY VULNERABLE RESOURCES

This chapter presents information on Cheltenham Township’s potentially vulnerable resources, such as geology, soils, streams, and woodlands. While the Township is almost completely developed, these resources create unique features in the Township. The impact of development affects scenic quality, water quality, and aquifer recharge. Through protection of these natural resources, important environmental functions will be preserved as well as scenic quality.

### **GEOLOGY**

The Township’s bedrock geology, while mostly unseen except for surface outcrops, defines the character of all the overlying natural features. Bedrock geology, and the way it interacts with the hydrologic cycle, is responsible for changes in elevation, steep slopes, the location of watercourses, and soil characteristics.

Bedrock geology and it’s unique composition is also a primary indicator for groundwater yields. For example, geologic formations having a higher clay content are less likely to have soils that provide significant infiltration and groundwater yields, while formation resulting in soils with higher sand content will have higher rates of infiltration and groundwater recharge. Also

harder rocks, including those that have cooled from liquid rock or magma, will be less likely to form fractures and joints that can contribute to higher groundwater yields. In Montgomery County, the difference ranges in groundwater yields from several gallons per minute (gpm) to over 100 gpm.

Montgomery County is located in the Triassic Lowland and Piedmont Upland section of the Piedmont Physiographic Province. The following formations comprise the Piedmont Uplands: the Wissahickon Schist/Granitic Gneiss/Hornblende Gneiss, Chickies Quartzite, and Ledger Dolomite/Elbrook/Conestoga Limestone.

The bedrock geology that underlies Cheltenham consists of five formations: Bryn Mawr, Chickies,

Conestoga, Felsic Gneiss, Pyroxene bearing, and Wissahickon (Oligoclase Mica Schist). This is quite a common mix and is frequently found throughout the eastern portion of the county.

**Bryn Mawr:** The Bryn Mawr formation is found in a small portion of Melrose Park near Cheltenham Avenue and in the area near the Cheltenham Mall. A mix of gravel and sand, it is deeply weathered with moderate to high permeability and good surface drainage. It is generally not considered to be an important aquifer, although good water yields may be obtained from shallow wells.

**Chickies:** This formation is located between the Wissahickon and Felsic Gneiss formations, forming a band that extends from the Springfield Township border through Laverock across Church Road into parts of Wyncote. The formation is a metamorphic rock formed when sandstone is exposed to extreme heat and pressure. It is a hard, dense rock that weathers slowly and forms prominent narrow hills and ridges. It contains poor groundwater supplies, occasionally wells produce large supplies due to fracturing.

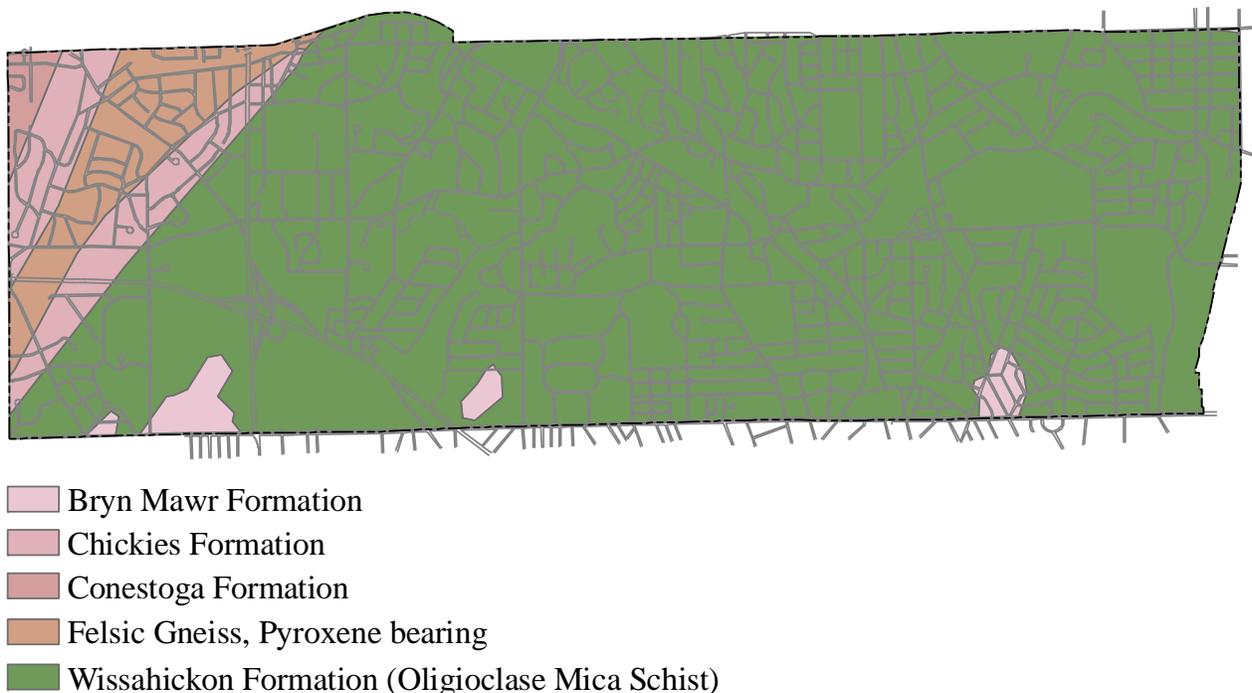
**Conestoga:** This formation forms a limestone valley that extends eastward from Lancaster County through Chester County, tapering off in Abington Township. This formation is found in portions of Laverock and Edge Hill. The soils formed from this parent material are fertile and the groundwater yields are good when solution channels (underground streams) are tapped.

**Felsic Gneiss:** This formation is a harder rock, more resistant to weathering, and has relatively steep but stable slopes. Groundwater yields are variable although generally moderate (usually less than 20 gal/min).

**Wissahickon:** This formation contains softer rock and is highly weathered near the surface. Groundwater yields are also variable although generally moderate. This stone has been used for the construction of many prominent homes in the Township as well as the surrounding Philadelphia area.

The importance of the underlying geology is centered upon the availability of groundwater and the stability of the bedrock for supporting roads and building foundations. The geological

Figure 21  
Geology



formations also add to the scenic quality that is found within an area because of the hills and valleys that are a result of weathering.

## TOPOGRAPHY

### STEEP SLOPES

Steep slopes within Cheltenham Township have been caused by the erosion of bedrock geology through the action of wind, rain, and chemical breakdown. As water flows over the landscape, it will break away portions of the "ground" and carry it elsewhere. Steep slopes are natural features of the landscape which cause limitations to development, provide scenic resources, and are environmentally sensitive.

The degree of steepness and the existing soils found on steep slopes are a result of the precipitation, vegetation, and underlying geology. Maintaining the proper vegetative cover, along with minimizing development, on steep slopes will greatly reduce the risk to the public health, safety and welfare. Generally speaking, as the slope increases (for example from 15% to 20%), the depth of the topsoil and the ability of the soil to

support structures decreases. It is for this reason that maintaining a vegetative cover on most, if not all, steep slopes, while at the same time minimizing the impervious covers on slopes (roofs, drives, etc.) is a Township priority.

The steep slopes shown in Figure 22 are derived from the Montgomery County Soil Survey, which classifies soils by slope. As the map shows, all the steep slopes are along the Township's creeks. The steep slopes present are primarily along the banks of Rock Creek in the Cedarbrook and Cheltenham Hills neighborhoods, the quarry along Willow Grove Avenue in Edge Hill, and along the Tookany Creek. The most prevalent steep slopes with slopes of 25 percent or more are along the Tookany Creek Parkway.

### WATERSHEDS AND DRAINAGE AREAS

Water is arguably a community's most valuable resource. It is consumed by people and industry, enjoyed for recreation, employed in the assimilation of treated sewage, and integral to the scenic landscape. The average precipitation in the county is approximately 46 inches per year. Of this

Figure 22  
*Steep Slopes*



amount (which can vary) roughly 25% becomes runoff, 50% evaporates or is transpired by plants, and 25% replenishes groundwater supplies.

The area that contributes water to any given water course is called a drainage basin. Cheltenham Township contributes to two types of drainage basins: Tookany Creek and Wissahickon Creek. A more detailed watershed basin map is found in Figure 23.

As the water finds its way through the Township it erodes the land, carries soil sediment, affects vegetation communities, and replenishes the groundwater. The topography of any community is a result of the interaction between the geology and the surface water as it makes its way across the landscape. The plants that are found in an area differ depending upon their location and the "wetness" of the soil. Finally, as water flows across the land it also enters the underlying aquifers by filtering through the soil and into the underlying bedrock.

The major surface waterways that run through the township are the Tookany Creek, Jenkintown Creek, Rock Creek, and Mill Run.

Groundwater behaves much like surface water, flowing like a stream, only much slower. Groundwater is tapped as a source of drinking water and for industrial purposes. The replenishment of groundwater occurs slowly as precipitation and, in some cases, stream water seeps through the soil, down into the underlying aquifer. For this reason, open, undisturbed land is essential to groundwater recharge. Undisturbed, vegetated land retains precipitation and allows it to soak into the soil rather than running off the surface. In turn, impervious surfaces (roofs, driveways, etc.) from development prevent the infiltration of water into the aquifer and speed up the run-off potential.

## SOILS

### PRIME AND IMPORTANT AGRICULTURAL SOILS

The agricultural capability of soils is based on fertility, depth to bedrock and groundwater, texture, erodability, and slope. Based on these characteristics, soils are classified as prime, important, or other. Prime farmland includes deep, well drained, and moderately sloped soils

Figure 23  
Watersheds

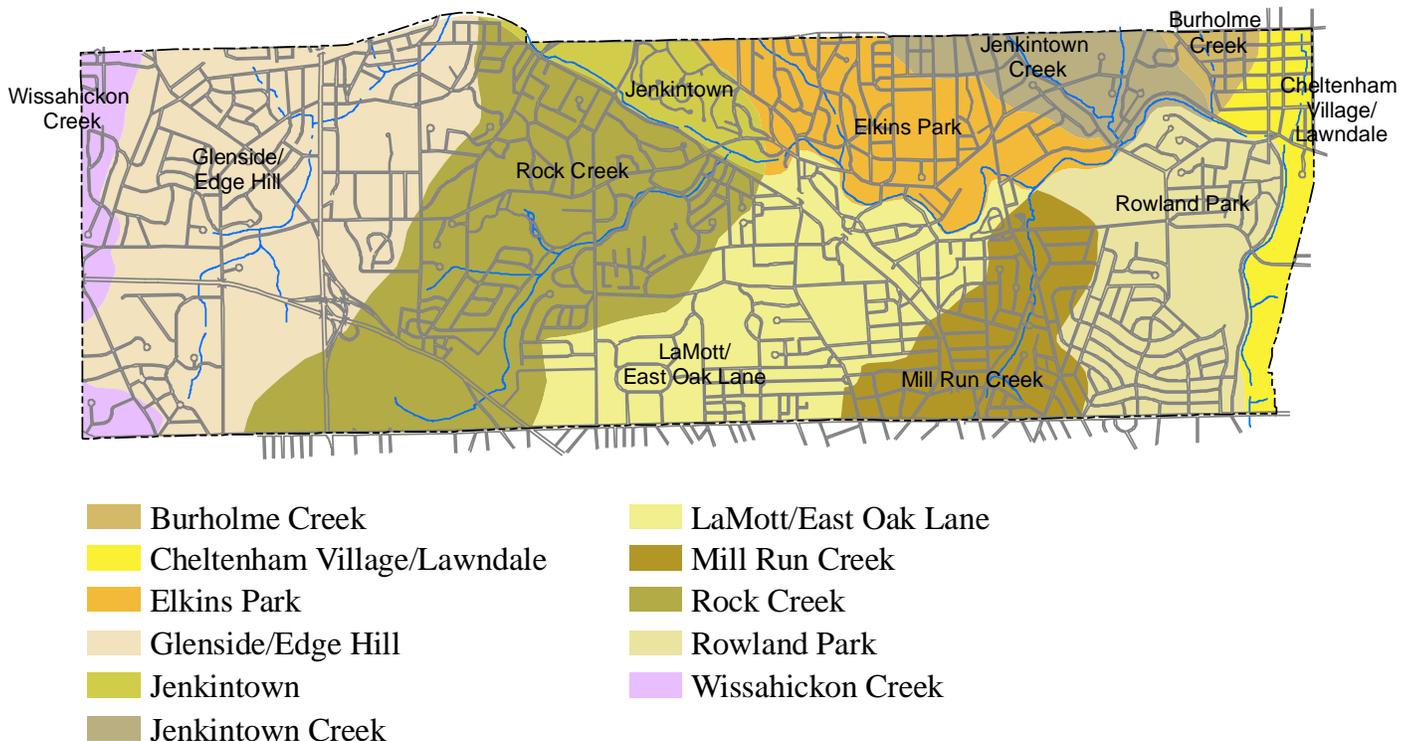


Figure 24  
*Prime and Important Agricultural Soils*



that can support high yields of crops with little management. Farmland of statewide importance (important agricultural soil) includes soils that will support cultivation, but require careful management. Often these soils, and the appropriate agricultural land use, can be preserved through state or county programs that are intended to keep the practice of farming alive.

**HYDRIC SOILS**

Hydric soils are periodically wet soils in an undrained condition that often support the growth of wetland vegetation. In an undisturbed, undrained condition, hydric soils are almost always wetlands, with a seasonal high water table at or near the surface, and therefore are subject to regulation by the U. S. Army Corps of Engineers and the Pa. Department of Environmental Protection (DEP). Since not all hydric soils are found in undrained conditions, not all hydric soils exhibit wetland vegetation. Hydric soils that have been drained for agricultural use is an example. Other soils that have hydric components are found in depressions, bottomlands, swales,

drainageways, and alluvial soils. These types of soils usually have a high water table and frequently pond. These soils should not be developed for obvious reasons such as erosion potential, seepage from septic systems into the groundwater, and the inability to build solid foundations.

**ALLUVIAL SOILS**

Alluvial soils are frequently, but not always, located within a floodplain. They have been deposited by flowing water and are not stable because of their texture and composition. The presence of alluvial soils is only one indicator of a floodplain. Changes in tributary drainage areas 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 the fact that they are often aquifer recharge areas. These soils should not be developed because of their lack of stability, the potential for groundwater contamination, and aquifer recharge.

## SURFACE WATERS AND HYDROLOGY

### FLOODPLAIN AND STREAM CORRIDORS

Water is a valuable resource, consumed by people and industry, enjoyed at recreation facilities, employed in the assimilation of treated sewage, and integral to the landscape. As previously noted, of the 46 inches per year of rainfall expected 25 percent becomes direct runoff, 50 percent evaporates or is transpired by plants, and 25 percent replenishes groundwater. The surface water that falls on or is carried through Cheltenham affects the topography, soils, vegetation, and groundwater and comes from two natural sources: direct runoff and groundwater. A third, manmade source, may also contribute to stream flow: effluent from sewage treatment plants, which tends to reduce the variation between high and low flow periods.

### HYDROLOGY

Of particular importance is the 100 year floodplain. This is a hydrological feature that

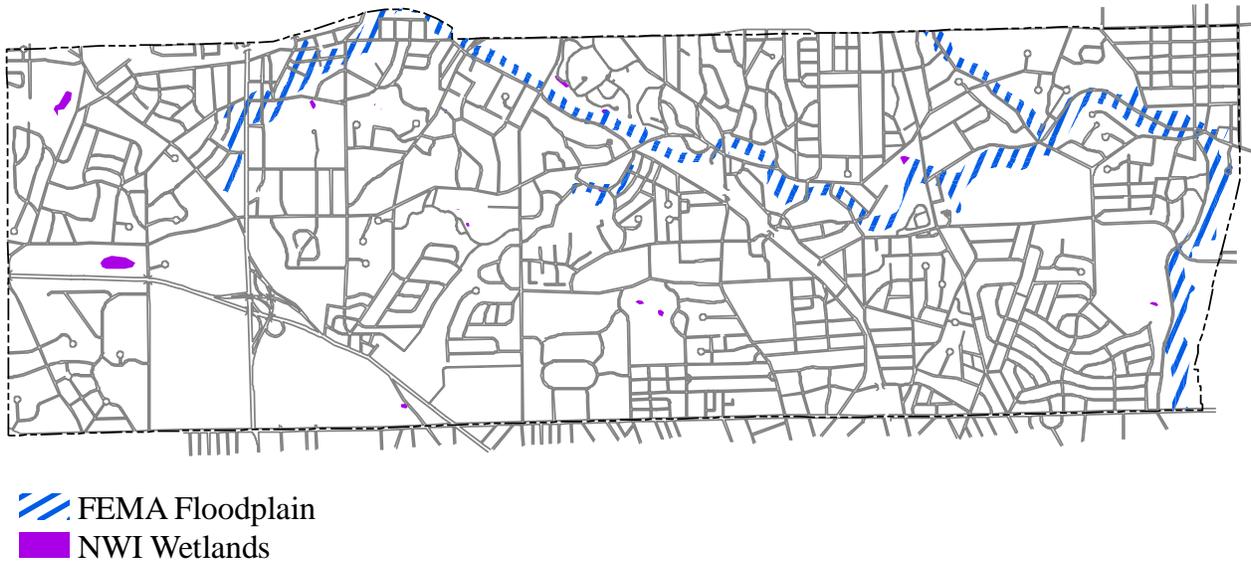
affects the health, safety, and welfare of Cheltenham’s residents. Much of the time the floodplain is dry, but during storms the floodplain conveys and stores excess floodwater. Development within this area reduces the carrying capacity of the watercourse and increases the height and destructive ability of floodwater. Flooding has occurred more frequently due to increased development. The most extensive floodplain areas are found along the Tookany Creek. Much of the Township’s open space areas are within the floodplain, however some development, particularly in Glenside, has occurred within the floodplain.

In addition to carrying floodwater, the floodplain and stream corridors are important in minimizing erosion and water pollution, protecting water quality (temperature and velocity), and providing animal habitats and recreational opportunities. Well vegetated "buffers" along stream corridors will filter out "non-point source" pollutants, shade the stream, and provide wildlife habitat. Wetlands that filter and impede stormwater are frequently found along stream corridors. Unconsolidated gravel and stone deposits (soils) are also found

Figure 25  
*Alluvial and Hydric Soils*



Figure 26  
*FEMA Floodplains and Wetlands*



along stream corridors and these areas allow for groundwater recharge.

These riparian areas also protect one of the essential aquifer replenishment areas, the hydric and alluvial soils that are often found along streams.

Because basins are usually larger than one community, an interrelationship exists whereby municipalities that are upstream contribute surface water flow to Cheltenham, while those downstream receive the Cheltenham's flow. With this in mind, the Township should aim to maintain the natural conditions of its drainage system, such as through preservation of open space along watercourses.

## VEGETATION AND WILDLIFE

### WOODLANDS

The original vegetation of Montgomery County was a dense forest of hardwoods which covered over 99 percent of the county. Oaks were the dominant species, but chestnut, tulip poplar,

hickory, ash, red maple, and dogwoods were also present. Several hundred years of clearing and cultivation, and in more recent times the rapid development of houses and commercial facilities, have reduced woodlands to a shadow of their former extent. The principle types of woodlands remaining in the county are:

Red Oak - About 60% of all remaining woodlands. Northern Red Oak is predominant, but Black, Scarlet and Chestnut Oak are also abundant.

Ash/Maple/Elm - About 19% of all woodlands. Local mixtures will vary, and include minor species, such as the Slippery Elm, Yellow Birch, Black Gum, Sycamore, and Poplar.

Eastern Red Cedar - 18% of the county's wooded acres are covered with this species and associated species: Gray Birch, Red Maple, Sweet Birch, and Aspen.

Sugar Maple/Beech/Yellow Birch - The remaining three percent of woodlands are comprised of this association. Associated species include Red Maple, Hemlock, Northern Red oak, White Ash, and Tulip Poplar.

Woodlands and hedgerows serve many purposes, both functional and aesthetic. Woodlands prevent erosion, provide habitat for wildlife, provide buffers for creeks, and offer recreational opportunities for residents. Hedgerows and wooded corridors prevent erosion also, and provide cover for wildlife movement, shelter, and migration.

The distribution of woodlands in Montgomery County can be described in three different patterns. Small, widely scattered stands can be found east of the central county ridge, often strung along alluvial soils. Long, linear stands along streams and on alluvial soils are typical in the central part of the county. Large forested blocks of land, often hundreds to thousands of acres in size, are found on ridges in the central and northern areas of the county.

Major concentrations of woodlands in the Township are found almost exclusively along its creeks. Many of the Township's parks contain these significant woodlands, such as Curtis Arboretum. While all woodlands are important, some of the most significant woodlands are those found along the streams. These riparian

woodlands help absorb rainfall, shade the stream, provide food for aquatic organisms, and minimize the addition of sediment into the waterways.

In terms of water quality, the Tookany Creek is classified as warm water fishes according to the Pennsylvania Code, Title 25, Chapter 93, "Water Quality Standards."

## SCENIC RESOURCES

Scenic quality of viewsheds is associated with waterbodies, woodlands, and unique landforms. These views can add significantly to a community's sense of place. Besides woodlands and the scenic qualities of creeks and streams, roadways can contribute to a community's open space system because they provide a way to view its scenic resources. Cheltenham's comprehensive plan identifies these areas as significant scenic resources.

## SCENIC ROADS

- Tookany Creek Parkway—This scenic area extends along the banks of the Tookany Creek from Second Street in a "U" shape around to Cheltenham Avenue.

Figure 27  
Woodlands



- Jenkintown Road from Township Line Road to Tookany Creek.
- Chelten Hills Drive from Washington Lane to Church Road.
- Cedar Road between Church and Sterlings Roads.
- Church Road throughout the Township.
- Curtis Park Drive.

### SCENIC VIEWS

- Rock Lane and Serpentine Lane along their southern boundary north of Hidden Lane.
- Tookany Creek Watershed.

## HISTORIC AND CULTURAL RESOURCES

### HISTORIC DISTRICTS

Cheltenham has two districts listed on the National Register of Historic Places. The first district, LaMott, is a post-Civil War residential development known historically as the location of the first training grounds for African-American troops. It was placed on the National Register of Historic Places on October 31, 1985 and contains 35 units. The second district, Wyncote, is a late nineteenth/early twentieth century wealthy suburb noted for its architectural significance. It was placed on the National Register of Historic Places on October 16, 1986 and has 178 units.

#### LAMOTT

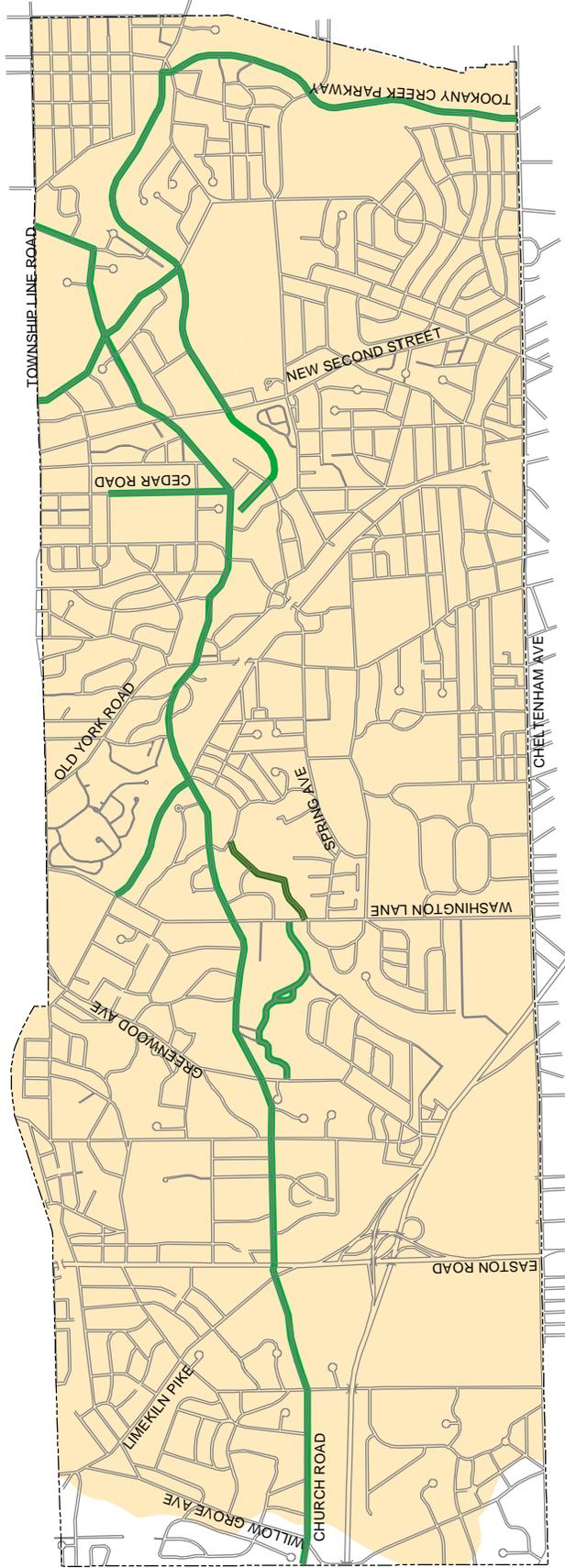
This historic district is located in the south central portion of the Township. It is bounded by Penrose Avenue, Graham Lane, Dennis Street, and Cheltenham Avenue. Lucretia Mott lived here from the 1850s until her death in 1880. She was well known as a committed abolitionist, advocate for women’s rights and Quaker minister. Her Quaker views led her to become strongly involved with the abolitionist movement and her home, Roadside, was used as a stop along the Underground Railroad. In 1911, the home was demolished and an important historical landmark was lost. The exclusive Latham Park residential community is now located on the site and a Pennsylvania Historical and Museum Commission historical marker has been placed at its entrance as a memorial to Lucretia Mott’s contributions.

The residential development of LaMott can largely be attributed to Mott’s son-in-law, Edward M. Davis. Davis was involved in speculative land development activities not only in LaMott, but throughout the Township. Davis’ land company owned large tracts of land in the Township and sold them to wealthy Philadelphians such as John Wanamaker and Jay Cooke. During the Civil War, Davis donated a tract of land to be used to train African-American troops for the Union forces. Camp William Penn, as it was called, operated between 1863 and 1865, and was the first such facility in the country constructed to solely train African-American recruits.

After the War, Davis returned to land speculation and sold off many of the parcels to working class families. At the same time, Thomas Keenan, another local real estate speculator, built houses from timbers salvaged from the Camp William Penn barracks. The neighborhood became known as Camptown, in honor of the camp that was once located there. Initially, white working class families, most of them Irish immigrants, inhabited the area. Gradually, working class African-Americans began to purchase lots. William A. Ritchie was an influential force in the integrated development of this community. He founded the LaMott Building and Loan Association and was instrumental in helping other African-American home and business owners settle in LaMott, thereby, establishing LaMott as one of the first racially integrated suburban communities. The community continued to prosper and gain population and the original schoolhouse that had been built by Edward M. Davis was replaced in 1878. This building now serves as the LaMott Community Center. Davis also donated the land for the original LaMott African Methodist Episcopal church that was constructed in 1888 and rebuilt in 1911.

LaMott was chosen as the official name of the community when a post office was established in 1885. The name Camptown was already in use by another Pennsylvania community and a new name had to be chosen for the post office. Residents decided on LaMott as a tribute to the woman who had been instrumental in the community’s development.

Figure 28  
Scenic Resources



Scenic Roads

Scenic View

Tookany Creek Watershed

**MCPC**  
Montgomery  
County  
Planning  
Commission  
Columbia County Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19004-0311  
(p) 610.278.3722 (f) 610.278.3941  
[www.montcopa.org/planning](http://www.montcopa.org/planning)



Base map September 2004

Montgomery County Planning Commission  
Columbia County Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19004-0311  
(p) 610.278.3722 (f) 610.278.3941  
[www.montcopa.org/planning](http://www.montcopa.org/planning)  
This map is not meant to be used as a legal definition of properties or for engineering purposes.



*LaMott Community Center*

### WYNCOTE

Wyncote was developed as a wealthy residential neighborhood in the late 1880s. The general borders of the district are Glenview Avenue, the SEPTA railroad line, Webster Avenue and Church Road. The district itself was created in a piecemeal fashion by six different developers as four distinct developments: Wyncote Village, the Redfield development, the Walt development, and the Tyson development. Lots were subdivided and well-known architects such as Horace Trumbauer and Frank Furness designed many of the residences. The most popular building style was Queen Anne, although Second Empire, Colonial Revival and Tudor Revival styles can also be found in the district. Deed restrictions were written to include minimum building costs, lot sizes, and setbacks. Thus, it was ensured that the area would remain an exclusive suburb. The Wyncote Improvement Association was also established in the 1890s to further this goal. By 1915, most of the lots had been developed.

The district also contains several non-residential buildings. All Hallows Episcopal Church, designed by Frank Furness, built in 1897, and the Calvary Presbyterian Church, built in 1899, were designed in the English Gothic style. The Wyncote-Jenkintown Train Station and waiting room, designed by Horace Trumbauer, are also included in the district because of the railroad's contribution to the growth of the community.

### SCATTERED SITE INVENTORY

Much of Cheltenham's residential development started in the late nineteenth century as wealthy Philadelphians looked to outlying areas to develop their summer residences. Each tried to outdo the rest and hired famous architects such as Horace Trumbauer and Frank Furness and renowned landscape architects like the Olmsted Brothers to design their palatial estates. As Cheltenham Township began to develop as a middle-class suburb in the 1930s, many of these estates were subdivided and their magnificent residences demolished to make way for smaller dwellings. In some cases the outbuildings, such as greenhouses or butlers' residences, were converted into single-family dwellings. Still others, such as the main building at Temple's Tyler School of Art and the Westminster Theological Seminary, survived demolition to be reincarnated as institutional uses.

The inventory that follows highlights some of these notable buildings within the Township. The majority of the survey was compiled using the Cultural Resources Survey prepared for Cheltenham Township by the Preservation Design Partnership in September of 1999, the Inventory of Historic and Cultural Resources prepared by Montgomery County in 1975, and the National Register Listed and Eligible Properties List from the Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation from August 2002. Figure 29 lists properties as listed on the National Register of Historic Places (represented by a star) or as a property eligible or recommended for listing on the National Register of Historic Places (represented by two stars). The other resources listed in the table are local cultural resources. The National Register of Historic Places is the country's official list of cultural resources and is authorized under the National Historic Preservation Act of 1966.

Figure 29  
*Historic and Cultural Resources*

Map ID	Property Address	Common Name	Date	Description
1	Ryers Avenue and Old Soldiers Road	Leech Homestead	c. 1721	This house was built by Toby Leech for his grandson Abraham. Leech was one of the original land grant recipients from England to settle in Cheltenham.
2*	300 Ashbourne Road	Rowland House/Shovel Shop	c. 1774	In the 19th century, the Rowland Mill complex was the second largest producer of shovels in the U.S. This building is one of the few remnants from that era.
3	309, 315-17, 329, 334-36, and 342-44 Laurel Avenue; 603 Central Avenue; 304-06 and 308-10 Highland Avenue; 817-19 Rowland Avenue; 415 and 433 Ashbourne Road	Milltown Development/ Lower Mill of Rowland Complex	c. 1820-77	These properties were part of the development that surrounded the Lower Mill of the Rowland Mill Complex. The house at 433 Ashbourne Road was built by Revolutionary War Colonel Samuel Miles. It was later purchased by Thomas Rowland, owner of the T. Rowland and Sons Shovel Manufactory, who made additions to the house. The current house at 415 Ashbourne Road was once part of the shovel factory.
4*	439 Ashbourne Road	George K. Heller School	c. 1795	This was the site of the first school in the Township. The original building was replaced in 1883 with the current building. It is now used as the Cheltenham Art Center and is the oldest remaining school building in Cheltenham.
5	Elm Avenue	Harriet Beecher Stowe House	c. 1730	Harriet Beecher Stowe resided at this site while she wrote <i>Uncle Tom's Cabin</i> .
6	8003, 8026, 8028 and 8032 Jenkintown Road	Milltown Development/ Upper Mill of Rowland Complex	c. 1840-66	The houses on these lots are associated with the Upper Mill of the Rowland mill complex. It was operated as a tilt hammer and blade mill.
7	216 Church Road	Tacony Edge Tool Works	c. 1800	This property was one of the buildings included in the Charles Hammond's Tacony Edge Tool Works. He purchased the acreage in 1843 for his milling operation and the house at the current site may have already been on the property when Hammond purchased the property.
8**	250 Ashbourne Road	John Luther Long House	c. 1880-90	This house was once owned by John Luther Long. Long published the story in 1898 and it eventually became the libretto for Puccini's opera, <i>Madame Butterfly</i> .

Figure 29 (continued)  
*Historic and Cultural Resources*

Map ID	Property Address	Common Name	Date	Description
9**	7811 Mill Road	Springdale	c.1840-60	The house and barn at this site were originally part of William Elliot's "Springdale" estate in the late 19th century. The property was later purchased by Lester Dingee, a Township Commissioner, who had a real estate and a hops business in Cheltenham.
10**	7704-06, 7714, 7716, 7720, 7730, 7732, 7736, 7703, 7725, and 7733 Mill Road	Ashbourne Village Development/ Myers and Ervien Fork Factory	c.1860-75	All of the houses included here are part of the development that once surrounded the Myers and Ervien Fork Factory, founded in 1848. The factory itself became an experimental chemical factory in 1915.
11	Ashbourne Road	Shoemaker Burial Grounds		The gravestones at this cemetery date back to the 1700s. It contains the graves of Richard Wall Jr. and some of his descendants.
12	453 Sterling Road	Lynn Residence	c.1974	Designed by architect Robert Lynn as his own dwelling. The house is distinctive because of the central projecting round tower at its entrance.
13	8203, 8219-21 and 8225 Forest Avenue	Ashbourne Development/ Myers and Ervien Fork Factory	c.1890	The houses at 8219 and 8225 were once owned by members of the Ervien family, who were partners in the Myers and Ervien Fork Factory. The houses are notable for their Queen Anne style architecture. Elkins Park, Inc. subdivided and developed the surrounding area in the early 1900s.
14	8231 Old York Road	Beth Sholom Synagogue	c.1950	This synagogue is a conceptualization of Mount Sinai designed by prominent architect, Frank Lloyd Wright.
15*	8230 Old York Road	Township Administration Building	1915	Henry W. Breyer, of ice cream fame, purchased land adjacent to the Wanamaker estate at the southwest corner of Old York Road and Township Line. Breyer's home called Haredith, was designed by William F. Koelle. The structure has been used as the Township Administration Building since 1956.
16*	Church and Old York Roads	Wall House	c.1682	Until 1978, this was the oldest house in Pennsylvania still in continuous use. Richard Wall received one of the first land grants in the Township. Several additions have been made to original residence. The Township owns the site and the house stands at the entrance to Wall Park.

Figure 29 (continued)  
*Historic and Cultural Resources*

Map ID	Property Address	Common Name	Date	Description
17*	Spring and Park Avenues	Elkins Park Railroad Station	c. 1899	The station was built by William Elkins and served what was then the Ogontz Park area and what is today Elkins Park. This station spurred the suburban growth of the early 20th century.
18**	502 Spring Avenue	Elkins-Cole House	c. 1898	This house was part of William Elkins' "Ogontz Park" residential development that centered on the Elkins Park train station. The house was designed by Horace Trumbauer and is typical of the houses built in the area at the time.
19**	404 Ashbourne Road	William E. Dobbins House	c. 1878	This stone Victorian house was once owned by William Dobbins. William was the son of Richard Dobbins, who was a prominent builder in the area. The William Dobbins House was surrounded by "Ellerslie," the large estate owned by his father.
20**	429 Ashbourne Road	Sylvan Edge	c. 1927	This Georgian Revival house was deigned by the renowned Philadelphia architecture firm of Tilden, Register & Pepper and is representative of the suburban housing constructed at the time.
21*	7805 Old York Road	St. Paul's Episcopal Church	c. 1861	This church, which was financed by Jay Cooke and Robert Shoemaker, is the Township's oldest remaining religious institution. This church contains Tiffany windows.
22	7800 Old York Road	Pen-Mar	c. 1860	The house is of note because it was owned by Dr. J. Frederick Herbert. Herbert was the first president of the Old York Road Fire Company of Cheltenham.
23**	628 Stetson Road	Mr. and Mrs. Jesse Oser House	c. 1940-42	This Modern style house was designed by Louis Kahn, an influential architect of the 20th century.
24**	7725 Penrose Avenue	Georgian Terrace/Stella Elkins Tyler School of Art	c. 1905	This Horace Trumbauer designed house was given by George W. Elkins as a wedding present to his daughter, Stella. When Stella Tyler moved in 1932, she donated the building to Temple University for use as an art school.

Figure 29 (continued)  
*Historic and Cultural Resources*

Map ID	Property Address	Common Name	Date	Description
25	811, 855, 861-63, 869 Rock Lane and 786 West Church Road	Chelten Hills Village Development/ Mather's Mill	c.1850	These houses were part of the development surrounding Mather's grist and saw mill. The mill was later referred to as Kulp's Grist and Saw Mill in the late 19th century.
26	1007 Serpentine Lane	General Pardee- Play House and Guest House	c.1860-80	This house is one of the converted outbuildings remaining from the 31 acre estate that belonged to Brigadier General Ariovistus Pardee, Jr. Pardee commanded the 147th Pennsylvania division in the Civil War. Pardee Field in Gettysburg was named in his honor.
27	7907 Toby Leech Drive, 7918-22 Hidden Drive, 900 Rock Lane	Ronaele Manor Outbuildings	c.1925-26	These three buildings were once part of the 114 acre Ronaele Manor estate owned by Eleanor Widener Dixon and Fitz Eugene Dixon. The buildings on the estate were designed by Horace Trumbauer and the grounds were designed by the Olmsted Brothers. The main building was demolished in 1974, but these outbuildings were converted to residences. The residence at 7907 Toby Leech Drive was the head butler's residence; the multi-family structure at 7918-22 Hidden Lane was part of the garage and greenhouse complex, and the residence at 900 Rock Lane was a skating pavilion and teahouse, and stood on the original site of Jay Cooke's mausoleum.
28	125, 127, 129 and 131 Washington Lane	Heacock Subdivision	c.1891	These properties were subdivided from the estate of State Senator Joseph Heacock after his death. These four Queen Anne style houses appear to be some of the first houses built after the subdivision.
29	Church Road and Washington Lane	Mather House	c.1781	The house on this site was built by Bartholomew Mather. An historical marker on the site notes that the site was used by American and British troops during the Revolutionary War. The house may also have been a stop along the Underground Railroad during the Civil War.
30	1468 Ashbourne Road and 1421 Hopeland Road	Hopeland	c.1770 and c.1913	These houses were both part of the 22 acre "Hopeland," estate, which was subdivided from Jay Cooke's 100 acre estate. Hopeland was owned by Sydney F. Tyler, father-in-law of Stella Elkins Tyler. Horace Trumbauer remodeled some of the outbuildings on the site include these two structures.

Figure 29 (continued)  
*Historic and Cultural Resources*

Map ID	Property Address	Common Name	Date	Description
25	811, 855, 861-63, 869 Rock Lane and 786 West Church Road	Chelten Hills Village Development/ Mather's Mill	c.1850	These houses were part of the development surrounding Mather's grist and saw mill. The mill was later referred to as Kulp's Grist and Saw Mill in the late 19th century.
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Figure 29 (continued)  
*Historic and Cultural Resources*

Map ID	Property Address	Common Name	Date	Description
31**	8107 Accomac Road	Keewaydin	c.1892	This stone Shingle style house is one of the many houses designed by Horace Trumbauer for the new wealthy elite that moved to Cheltenham around the turn-of-the-century.
32*	1150 West Church Road	Milmoral	c.1900	H.G. Fetterolf established himself as the owner of a carpet and rug manufacturing firm in Philadelphia. The colonial revival style dwelling is characteristic of those constructed in Wyncote by Philadelphia's new wealth. The property is currently privately owned and will be listed on the National Register.
33	166 Fernbrook Avenue	The Pound House		The noted American poet Ezra Pound resided in Wyncote between 1893 and 1908.
34*	Church and Greenwood Avenues	Curtis Hall and Arboretum	1896	Lyndon, the estate of Wharton Barker that was later purchased by Cyrus H. K. Curtis, once stood on this site. The Barker residence was demolished in 1895. The grounds of Curtis' estate were designed by the renowned landscape architects, the Olmstead brothers. The Victorian Mansion has been demolished but the music hall and arboretum are now owned by the Township and is open to public.
35**	31 Hewett Road	Charles Hewett House	c.1892	This was one of the houses originally built as part of Wanamaker's Beechwood Heights development. The development was in close proximity to the Jenkintown train station as was typical of suburban development at the time. This particular house appears to be the work of Horace Trumbauer.
36	835 Glenside Avenue	Knight's Mill	c.1725	The first grist mill on this site was owned and operated by Isaac Knight. It was also later part of Daniel Rice's and Paxson's mill complexes.
37	215 Hewett Road	Brannin House	c.1850-60	This house was originally part of a larger estate that was subdivided. Hewett Road and multiple house lots had been laid out on the property by 1927.
38	434 Crescent Road	Breezewood	c.1897	This stone Colonial Revival house was designed by Horace Trumbauer. The original property included a stable, which is now a residence, and two small frame buildings.

Figure 29 (continued)  
*Historic and Cultural Resources*

Map ID	Property Address	Common Name	Date	Description
39	1015-17 Greenwood Avenue	Elvetham	c.1806	These properties were part of the original 28 acre estate owned by Charles Hewett who was one of the first officers of the Jenkintown National Bank.
40	213 Royal Avenue and 316 Rices Mill Road	Lifeland	c.1850-90	The "Lifeland" estate was one of the many summer retreat houses built by Philadelphia's new wealth at the turn of the century. The original estate contained a windmill, which has since been removed.
41	315 Sinkler Road	Potter's Shed	c.1900-05	Designed by Horace Trumbauer as part of the greenhouse complex for John Gribbel's 42 acre estate, "Saint Austell Hall." The building was later converted to a residence.
42**	101 W. Glenside Avenue	Glenside Train Station	c.1873	One of the few remaining stations of the original Reading Railroad stations that is still in use.
43**	1601 W. Church Road	Trolley Power Station Building	c.1897-1909	This building was the powerhouse for Widener and Elkins' Philadelphia Rapid Transit Company's Philadelphia and Willow Grove Street Railway. The building now hosts professional offices and is now part of Arcadia University.
44	141 S. Lynnwood Avenue	Shady Nook Farm	c.1860-77	This Gothic Revival style house was originally part of a 57 acre farm inherited by David Heist. Heist was very active in Township affairs as a director of the Limekiln Turnpike Company, member of the Lutheran Church of Germantown, director of Jenkintown National Bank and a member of the Cheltenham School Board.
45*	Easton Road and Limekiln Pike	Grey Towers	1894	The castle was originally part of W. W. Harrison's estate. The castle was an early design of Horace Trumbauer, and Grey Towers established his reputation with the wealthy estate owners in Cheltenham. The castle is now used as a dormitory and social center by Arcadia University. This property is a National Historic Landmark.
46**	312 and 318 Limekiln Pike	Guineatown Development/ Morrey House	c.1766-1800	Both of these properties were once part of an estate that was owned by Richard Morrey, a son of one of the original land grant recipients. The original dwellings on these lots were originally built by the daughter of Morrey's mistress and have been incorporated into the exiting buildings. Morrey freed his slaves and deeded them land grants; the area in which they settled became known as Guineatown because many of them had come from New Guinea.

Figure 29 (continued)  
*Historic and Cultural Resources*

Map ID	Property Address	Common Name	Date	Description
47	2539 W. Church Road	Sunnyside	c.1756	This Georgian style house is probably associated with early mill development in the Harmer Hill village. The house was later incorporated into the "Sunnyside" estate.
48	2547, 2549 and 2551 W. Church Road	Harmer Hill Development	c.1860-70	These houses are associated with the Harmer Hill village located at Limekiln Pike and Easton Road. The village is now known as Waverly Heights.
49	43-45 Limekiln Pike	Schmidheiser's General Store	c.1883	This general store, in conjunction with a hotel, blacksmith, wheelwright and lumber and coal business, once served the village of Edge Hill.
50	113, 119 and 139 Carroll Avenue; 300-308, 334 and 422 Willow Grove Avenue	Edge Hill Development/Edge Hill Iron Company	c.1840-77	These residences were originally workers' housing associated with the Edge Hill Iron Company and Iron Ore Mine located in adjacent Springfield Township.
51**	2960 Church Road	Westminster Theological Seminary	1891	This Late Gothic Revival building was part of the "Sunset" estate owned by Clay Kemble, who was a director of the Union Traction Company along with Widener and Elkins. James Windrim, who is known for his design of the Masonic Temple in Philadelphia, designed the house.
52*	185 Keswick Ave	Glenside War Memorial Hall		The building was dedicated on Memorial Day 1927 to WWI veterans. On Veteran's Day 1944, it was rededicated to veterans of all U.S. wars. The Township purchased it in 1968.
53**	920 Spring Ave, Elkins Park	Lynnewood Hall, Faith Theological Seminary, First Korean Church of New York	1900	Constructed by PAB Widener from 1898 to 1900, Lynnewood Hall was designed after an English manor located at Prior Park, Bath, England. Lynnewood Hall contained Widener's extensive art collection, which became one of the core collections for the National Gallery of Art in Washington, D.C. The structure became Faith Theological Seminary in 1952 and is now owned by the First Korean Church of New York.
54**	Ashbourne Road and Juniper Ave	Dominican Retreat House	1902	William L. Elkins bought John Michener's estate and renamed it the Needles. In 1898, Elkins demolished the Needles and began construction of Elstowe Manor, which was completed in 1902. The Dominican Sisters purchased the home and surrounding land in 1932. The Dominican Sisters added a dormitory wing in 1961 and use the building as a center.

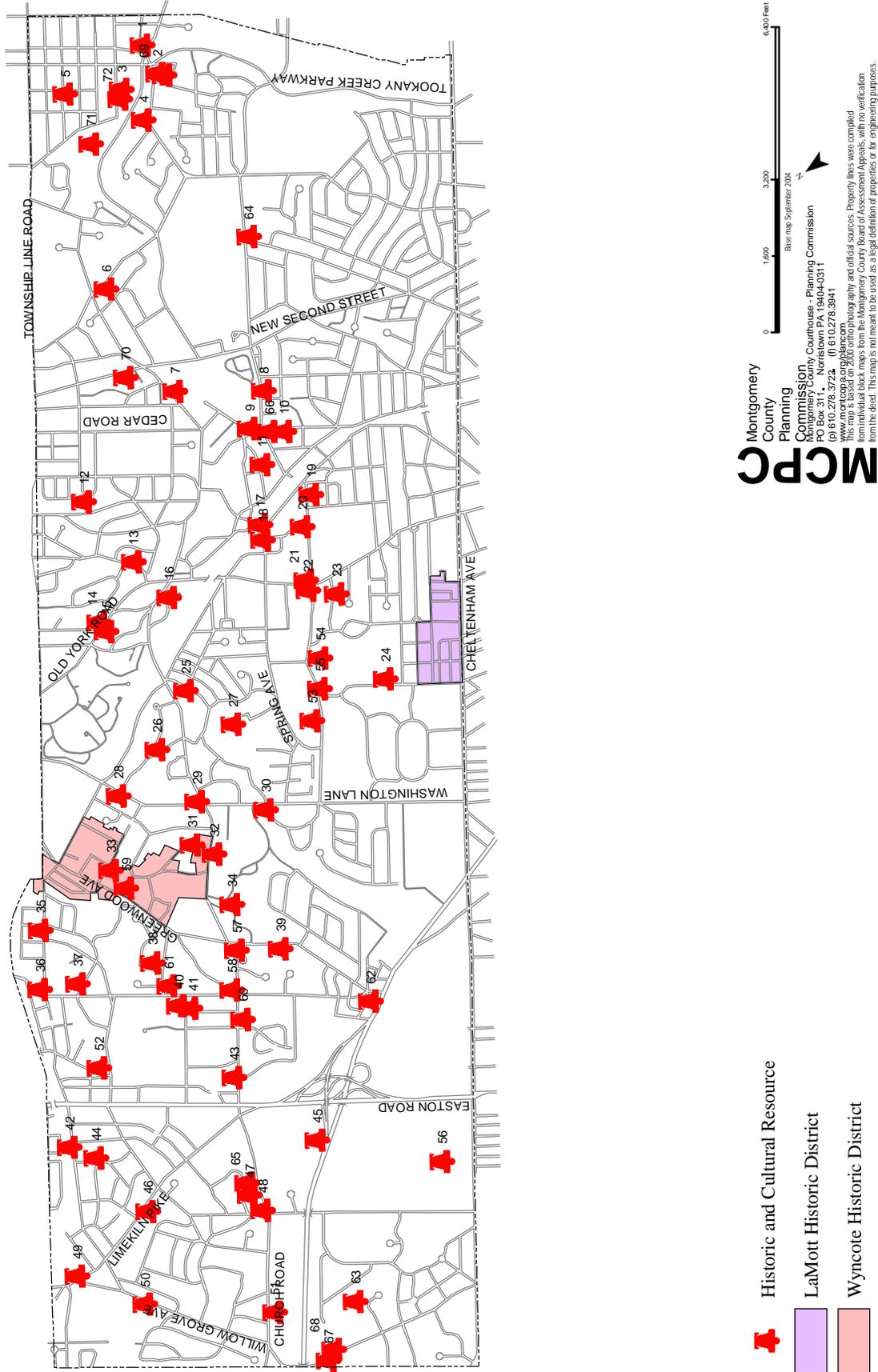
Figure 29 (continued)  
*Historic and Cultural Resources*

Map ID	Property Address	Common Name	Date	Description
55*	Penrose Avenue and Ashbourne Road	Cheltenham House/Elkins, George House	c. 1896	Designed by Horace Trumbauer in 1896, this was the home of William Elkin's son, George W. Elkins. A 1909 fire damaged the interior and it was rebuilt to Trumbauer design. The Dominican Sisters purchased it in 1949 from the Stephano family and renamed the building St. Dominic's Hall.
56**	Waverly Rd, 309, Cheltenham Ave, Easton Road	Holy Sepulchre Cemetery	c. 1892	The cemetery land was purchased over a period of years from various owners. Archbishop Ryan purchased the original 50 acres at the northwest corner of Easton Road and Cheltenham Avenue in 1892. The first burial was in 1894. Subsequent land acquisitions were in 1893, 1897, 1910, 1928, and 1929. The cemetery is administered from the Archdiocese of Philadelphia and extends along Cheltenham Avenue from Easton to Waverly Roads and to the 309 Expressway.
57**	1299 Church Road	John C. Martin Estate		
58**	333 Rices Mill Rd	Wyncote Elementary School		Current school
59**	301 Bent Rd, Wyncote	Bent Terrace	c. 1892	William C. Cochran built this house to a design by Horace Trumbauer in French-Normandy style. Henry K. Walt, president of Jenkintown Trust Company bought it from Cochran in the early 1890s. The estate was subdivided around 1980 and Cheltenham Township bought a large portion of the ground and dedicated Robinson Park in October 1995.
60*	Church Road, Wyncote	Fallow Field		
61**	Rices Mill Road and Deaver Road	Grau Property		
62**	Limekiln Pike	Cedarbrook Hills Historic District		
63**	Southside of Willow Grove Avenue	Cresheim Branch of the Pennsylvania Railroad		
64**	Oak Lane and Ashbourne Rd, Southeast corner	Pleasant Hill/Kerlin Farm	1686	Everard Bolton built the original house on Kerlin Farm. During the American Revolution, the property became known as Pleasant Hill. The property became known as Heidelberg under new owners Robert and Margaret Haines in 1850. Following ownership by the Haines family for almost 100 years, the property was bought by Hugh and Janet McLaughlin and Josephine and Alfred Bowker in 1944. In 1985, Betty Barclay became the owner.

Figure 29 (continued)  
*Historic and Cultural Resources*

Map ID	Property Address	Common Name	Date	Description
65**	2539 W Church Rd	Schulz Property		
66*	Mill Road, Union Avenue, Ashbourne Rd	Elkins Park Historic District		The Township is applying for a Certified Local Government Grant to document the feasibility of creating an Elkins Park Historic District.
67	1777 Willow Grove Avenue	Starr Residence, Falcon Hill	c. 1890	Falcon Hill was the residence of John C. Sims. Isaac T. Starr bought the estate and renamed it Laverock Hill. Architect Charles A. Platt was hired by Starr to remodel the residence and gardens and in 1915 landscape architect Ellen Ship designed the layout of the garden. A portion of farmland in the Starr estate was needed for Route 309 and the remaining farmland was sold for residential development in the 1950s.
68	1740 Willow Grove Avenue	Platt Residence		Owned by Charles A. Platt III. Additions to the house and alterations were made in 1915 based on plans by Joseph P. Sims.
69**	Central Avenue between Ashbourne Rd and Hillside	Cheltenham Village District		
70	New Second Street north of Church Road	Ashmead House	c. 1705	John Ashmead, purchased a land grant from William Penn. While there is a question about when the house was built, the original part of the house was built around 1705 by Thomas Ashmead. In 1761, William Thomson bought the land and it remained in the family until around 1920. Fitz Eugene Dixon, Sr., was the next owner until his death when the property was sold to the Bill Cosby family in 1983.
71	Laurel Avenue	Graydon	c. 1850-70	Graydon was owned by Richard Penn Lardner, followed by George R. Justice and the William B. Gill family. In 1908, it became St. Joseph's Villa, a convent and convalescent home for the Sisters of St. Joseph of Chestnut Hill for the next sixty years. It was enlarged and renovated in 1940 and in 1968, it became known as Sacred Heart Hall, a retreat house and residence for the order. In the 1980s it was converted to the offices of United Hospitals Inc., until 1999. The Fox Chase Cancer Center is the current owner.
72	418 W. Laurel Avenue	Pet Cemetery		
**	Various Locations	Train stations – Elkins Park, Glenside, Wyncote-Jenkintown, Ogontz, Melrose Park, Cheltenham and Lawndale		The Township will be pursuing a thematic nomination to document the historical importance of the railroad in Cheltenham.

Figure 30  
*Historic and Cultural Resources*



# CHAPTER 5

## POTENTIAL OPEN SPACE LINKAGES

An important aspect of open space is the accessibility of that space to community residents and to the region as a whole. This section of the plan identifies potential open space linkages/greenways that can tie together open space sites within the Township and to open space in adjacent communities. Such connections help form a more comprehensive open space system for residents and contribute to the creation of a more effective and enjoyable regional network.

A greenway is a linear open space established along a natural corridor, such as a stream valley or ridgeline, or a built feature, such as a railroad right-of-way or canal. Greenways connect parks, preserved areas, cultural resources, or historic sites with each other and to populated areas through a natural landscaped corridor. In this way, greenways provide the foundation for creating a system of connected open space. Connected open spaces have greater value than independent open space and provide increased opportunities for wildlife habitat, biodiversity, recreation, and transportation. The primary purpose for maintaining and creating greenways is to protect sensitive natural features, natural processes, and ecological integrity. In addition, greenways provide a critical filtering zone to clean water. Since a greenway links places of public interest, it is also a logical location for trail development.

### **BENEFITS OF GREENWAYS**

While the fundamental objective of the greenway network is conservation oriented, greenways serve many other local and regional needs. The DCNR publication, *Pennsylvania's Greenways—An Action Plan for Creating*

*Connections from 2001*, identifies the following specific benefits of greenways:

- Greenways enhance the sense of place in a community or region.
- Greenways accentuate the scenic beauty and majesty of our state.

- Greenways protect our state’s water resources by buffering non-point sources of pollution.
- Greenways provide opportunities to protect and manage wildlife, forests and ecological systems.
- Greenways provide recreation opportunities for families and individuals of all ages and abilities.
- Greenways provide alternatives to automotive transportation, reducing traffic congestion.
- Greenways add positively to our economic climate.
- Greenways are a core component of strategies to foster health and wellness, especially as our population ages.

In addition, greenways help increase real estate values and promote eco-tourism, as well as cultural, heritage, and recreational tourism. Greenways, as part of a larger open space system, help promote mental and physical health and can also promote economic development.

## GREENWAY ELEMENTS

The most significant greenway in Cheltenham Township is the Tookany Creek Greenway. Montgomery County’s Open Space, Natural Features, and Cultural Resources Plan considers the Tookany Creek Greenway a “secondary greenway.” Cheltenham has particularly focused its greenway efforts along the Tookany Creek.

### STREAM CORRIDORS

Cheltenham’s network of stream corridors forms the spine of the greenway system. However, a number of other environmental amenities are



*Tookany Creek, Wall Park*

located within stream corridors, making these areas particularly valuable.

## WOODLANDS

The most significant natural amenity within stream corridors is woodlands. A healthy riparian corridor will contain woodlands and a dense vegetative groundcover. Wooded riparian corridors have been scientifically shown to benefit water quality. The trees and vegetative cover will slow runoff flowing through the corridor, filtering out sediment and nutrients. In addition, the root system of the trees and ground vegetation increase the infiltration capacity of the soil, trapping and utilizing nutrients before reaching the stream. The large root systems of the trees along the stream banks act as an armor, more effectively holding the soil in place. The trees also drop leaves and twigs into the streams, providing food for aquatic organisms. The presence and variety of aquatic organisms increase the possibility of fish propagation and is a primary indicator of water quality. Tree canopy also shades and cools the stream, maintaining higher levels of oxygen for fish and other aquatic organisms.

Wooded riparian areas also provide food and shelter for land animals and serve as “wildlife highways” connecting large open space together. Maintaining a wooded riparian corridor also causes development to be setback from the streams, minimizing the threat and damage of flooding.

## STEEP SLOPES

Steep slopes are the result of geology and hydrology, and therefore are closely aligned with stream corridors. Steep slopes are often easily eroded, as the depth of topsoil typically decreases as slopes increases. This means susceptibility to erosion and mass movement of soil may be greater than on nearby less-sloping areas. Maintaining a vegetative cover on steep slopes is important to minimizing erosion. Erosion, and the resulting sedimentation of streams, reduces water quality and can contribute to downstream flooding by reducing the carrying-capacity of the streams. Steep slopes also support unique plants and wildlife that are part of the regions biodiversity.

## FEMA FLOODPLAINS

The Federal Emergency Management Agency (FEMA) maintains maps of designated floodplains. Floodplain protection is important since development of the floodplain reduces the carrying capacity of a stream, increasing the downstream height and destructive ability of floodwater, and prevents groundwater recharge. Development within the floodplain also poses a danger to property and human life. Therefore, preservation of stream corridors in a natural state is essential to flood protection efforts. Preserved floodplains can also offer opportunities for trails and other forms of recreation. While much of the Township's floodplains are within the park system, not all of the areas are protected.

## WETLANDS

The U.S. Fish and Wildlife Service is responsible for maintaining the National Wetland Inventory (NWI). The NWI as a reference tool provides quick and easy identification of wetland areas, including the habitat classification. Wetlands provide important benefits by filtering sediment, nutrients, and other pollutants from water. Wetlands also help with flood control by limiting development adjacent to streams and retaining large amounts of water during storms. They also provide significant natural habitat for numerous plants and animals, including many species that are threatened or endangered. The slight amount of wetlands within Cheltenham are scattered throughout the Township.

## 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. Hydric soils that have been drained for agricultural use are one example of this. Soils with major hydric components are a conservative indicator of wetlands. Other soils have hydric components in limited settings, such as depressions, swales, and alluvial soils. Given the water purifying and habitat benefits of wetlands, the value of protecting these areas is well established in this document and the Tookany Creek Watershed Management Plan.

## POTENTIAL LINKAGES

### POTENTIAL GREENWAY CORRIDORS

While the location of the environmental amenities previously discussed is spread throughout the Township, those located in the proximity of streams are the most significant for greenway identification. Figure 31 shows the relationship of the natural features to all areas within 300 feet of a stream. The areas of convergence indicate the highest priority greenways.

### OTHER PEDESTRIAN CONNECTIONS

Figure 32 indicates existing trails, proposed Montgomery County trails, and possible greenway connections and trails. Connecting Cheltenham's existing trails to its parks and recreation areas could be accomplished through off-road trails and paths or by ensuring sidewalk connections. The greenway concept follows the recommendations in the Tookany Creek Watershed Management Plan of developing greenways. In order to continue to develop the trail network in Cheltenham, it may involve easements, right-of-way acquisition, or could be accomplished through sidewalk connections. For existing easements, the Township should try to keep them clear of obstructions. Below is a brief discussion of the proposed trails.

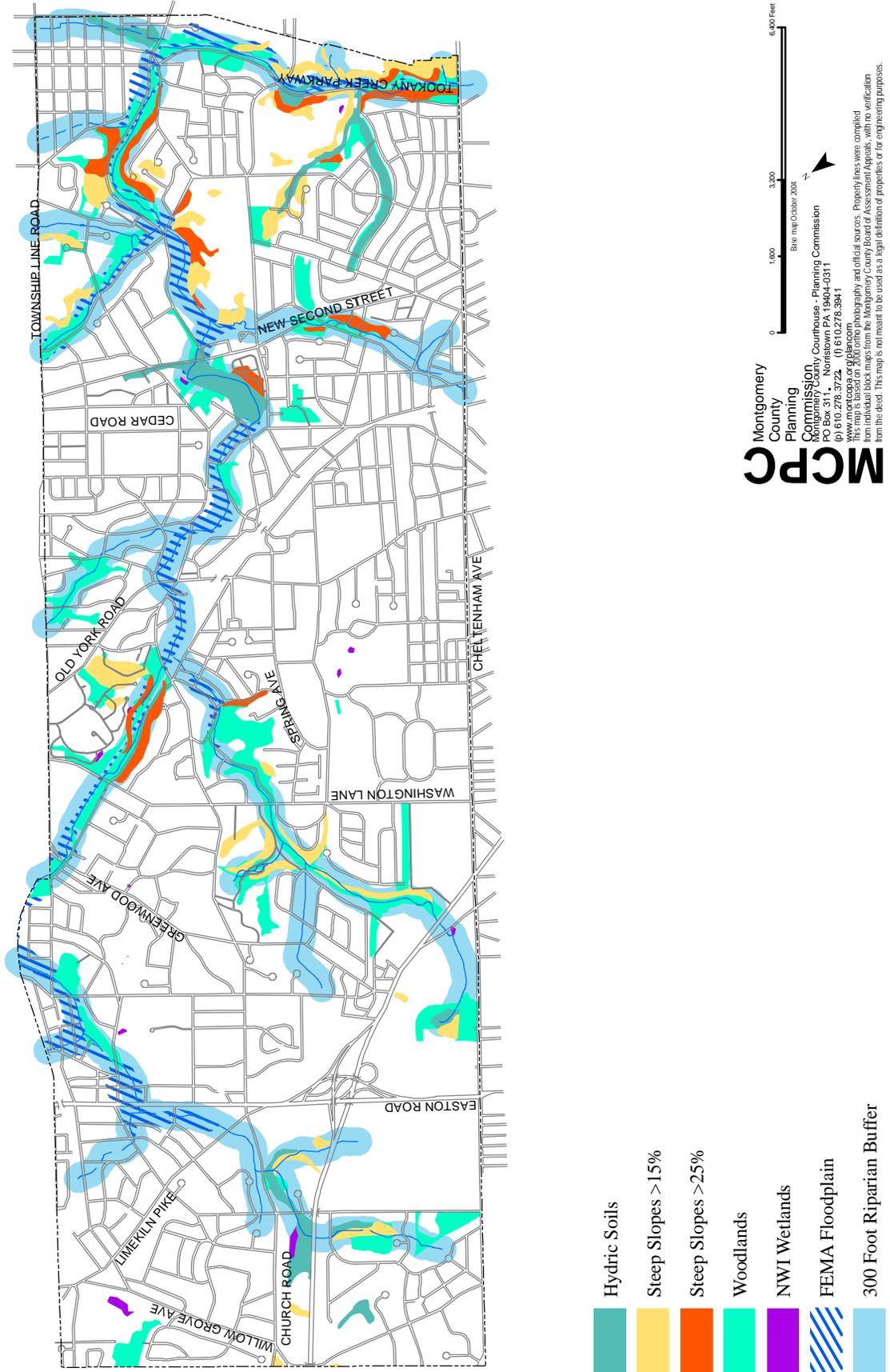
### TOOKANY CREEK TRAIL SYSTEM

The Township has an extensive trail system along much of the Tookany Creek. Select improvements could only enhance the overall viability of the trail system. In the 1995 open space plan as well as the recently adopted comprehensive plan, there are recommendations for linkages along Tookany



*Tookany Creek Parkway*

Figure 31  
Greenway Elements



Creek from Ogontz Park to New Second Street to facilitate pedestrian and bicycle movement. The Township currently owns much of the Tookany Creek stream corridor. To create a linear greenway, acquisition of missing corridors or easements along the creek should be explored to enhance the overall system. Trail improvements are recommended in this area to connect the Elkins Park train station/High School Park to the eastern portion of the Township via the Tookany Creek Parkway. Other improvements could include better signage and bicycle lane marking. Future expansion of this basic trail system could include the extension of the trail from Tookany Park to Fairmount Park and Cheltenham Avenue. The trail could also be expanded westward towards Wyncote and Jenkintown via community parks and railroad right-of-ways. One such connection could be through Wall Park.

The Heritage Conservancy prepared the Tookany Creek Trail Master Plan in December of 1999. This trail master plan was developed for the 2.2-mile segment of the Tookany Creek Parkway from High School Park to Central Avenue. Currently, the Township is working on the Tookany Creek trail and stream bank project, in which banks will be stabilized and trail improvements will be made for safety. The first phase of improvements between Central Avenue and Jenkintown Road has been completed. The Township is also looking at the Tookany Creek Watershed with the Tookany Creek Watershed Management Plan in cooperation with surrounding communities of Abington, Jenkintown, and Rockledge. In order to extend the Tookany Creek trail system further, the Township could conduct a feasibility study to address the appropriate location for future trails within the Tookany Creek Greenway.

### **OTHER MULTI-PURPOSE TRAILS/ GREENWAY CONNECTIONS**

Although the Tookany Creek Trail will be the main trail within the Township, there are other possibilities for smaller trail systems. These trails could be linked to an overall Township sidewalk system. A location for extending the trail system could connect the neighborhood parks through the Glenside area from Bishop McDevitt High School to the George A. Perley Bird Sanctuary. The Tookany Creek Watershed Management Plan discusses partnering with the Audubon Society, PECO, and SEPTA to re-green the Edward Hicks

Parry Bird Sanctuary and making it a part of the Township greenway trail. Where feasible, creating pedestrian access to the Township parks is suggested. The Township could work with PennDOT as a part of the Church Road construction to install entrances to Curtis Arboretum from Church Road and Greenwood Avenue, to rebuild the stone wall along Church Road, and to add an opening for neighborhood access at Accomac Road and Heacock. In addition, the Township could create connections with Philadelphia, Abington, and Jenkintown with trail connections or greenways. Figure 33 indicates the Township's proposed connections in context to surrounding communities and their open space.

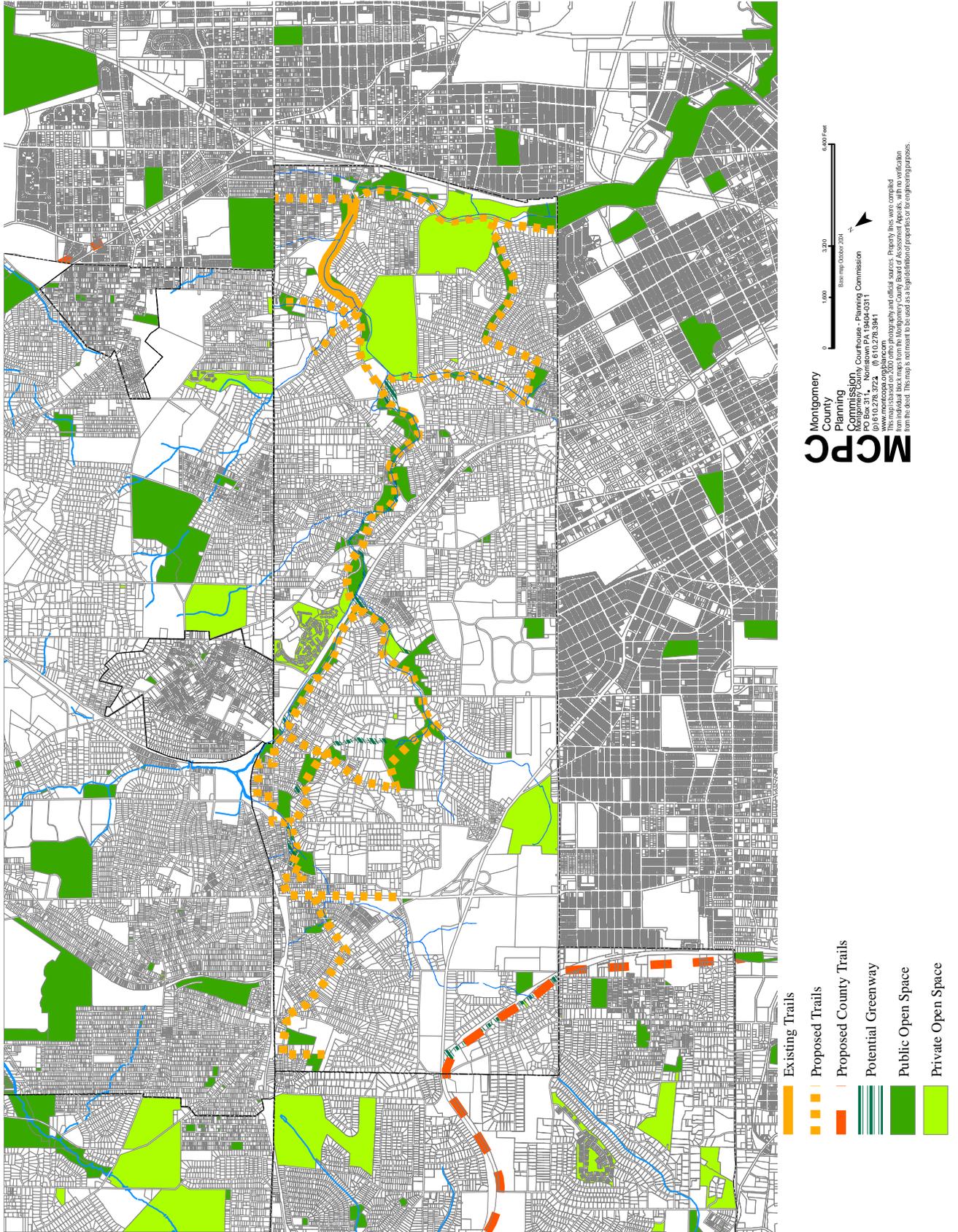
## **PROPOSED COUNTY TRAILS**

### **CRESHEIM TRAIL**

The proposed county trail of 3.5 miles will run from Philadelphia's Fairmount Park through the Laverock neighborhood to Route 309 in Springfield Township. The trail would use a former railroad right-of-way (which is now a PECO Energy Utility Corridor) and a former carriage road within Fairmount Park to form the trail corridor. This trail will connect municipal open space, Fairmount Park, Cresheim Creek Preserve, and the Laverock neighborhood in Cheltenham Township. It will connect to Philadelphia's Cresheim Valley Trail. The Township is working with the Cresheim Trail Steering Committee and the Tookany/Tacony-Frankford Watershed Partnership in this effort.



Figure 33  
Potential Open Space Linkages—Regional Context





# CHAPTER 6

## **ANALYSIS OF UNPROTECTED RESOURCES**

The inventory of vulnerable resources in Chapter 4 details the extensive coverage of lands underlain by bedrock with poor aquifer characteristics, steep slopes, wetlands, hydric and alluvial soils, prime and statewide important agricultural soils, woodlands, historic resources, and viewsheds. These cultural and environmental features are mapped as individual features without showing their overlapping, interconnected relationships. Together the resources of the inventory contribute to the whole of Cheltenham's environmental and scenic integrity, and suggest priorities for protection. The following narrative briefly describes the significance of the individual resources, and its relationship to the Township's goals and priorities.

### **ANALYSIS OF VULNERABLE RESOURCES**

In order to analyze the relationship between the Township's vulnerable resources and existing protected land, a composite of all the natural features was developed. For the purposes of creating a composite map, only the most vulnerable elements of the individual resources were used. In addition, several resources that display similar vulnerabilities, such as alluvial soils and floodplain, were combined for the purposes of analysis.

The resources found in Cheltenham are focused around the Township's creeks. This composite map shows the importance of having good resource protection ordinances in place so that as future development takes place the resources are afforded some level of protection. However, the Township may wish to provide more comprehensive protection by having control over the management of resource lands in certain situations. For example, there are instances where two, and sometimes more, of the resources overlap and the Township could protect multiple resources

within one property. Protection of resource lands may also complement land preservation for other purposes. This may occur when a property that the Township may be considering for active recreation also has a concentration of significant resources worthy of protection.

Therefore, we need to be able to compare the natural resource values between two pieces of property. While every property is unique, a property that has three resources overlapping (i.e. alluvial soils, woodlands, buffer area) will generally have a greater relative value than a piece of property that contains only floodplain.



*Dominican Retreat*

## PRIORITIZATION OF AREAS FOR PRESERVATION

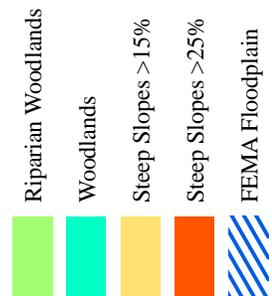
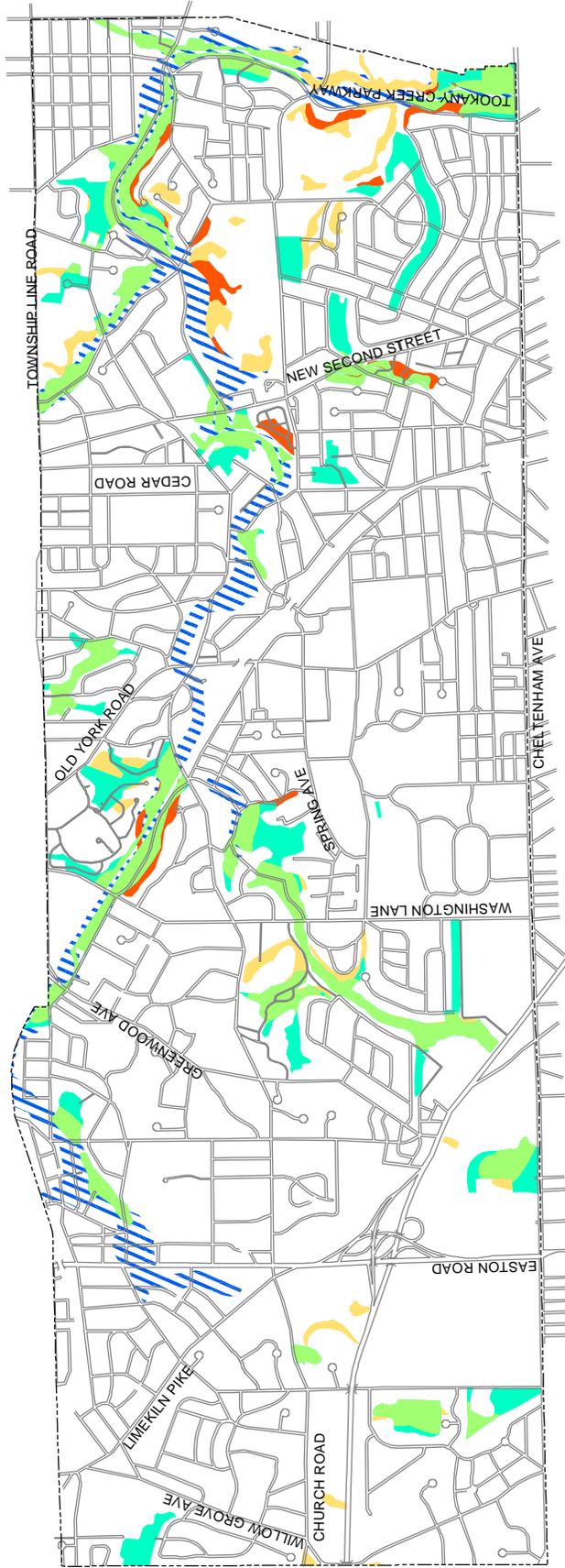
A map of unprotected resource priorities was developed (Figure 34), showing areas of convergence of woodlands, floodplains, and steep slopes discussed in more detail in Chapter 4. Areas of convergence merits special consideration. These areas should be protected through either acquisition, conservation easements, or land use regulations.

In addition the following areas are large strategic parcels, which are considered natural, historic, and scenic areas at risk for being developed and/or are being developed currently:

- Dominican Retreat
- Kerlin Farm
- Floodprone properties
- Ashbourne Country Club
- JC (Melrose) Country Club
- Lynnewood Hall
- Tyler School of Art
- St. Joseph’s Catholic Church
- Fox Chase Cancer Center on Laurel Avenue
- Kraft property (Laidlaw bus depot) in Old Wyncote at the northeast and southeast corner of Rice’s Mill and E. Glenside Avenue
- Biello tract
- Former Wyncote MGP site
- Cedarbrook Hills Golf Course

These properties are mapped on Figure 43 in Chapter 10.

Figure 34  
Unprotected Resources



**Montgomery County Planning Commission**  
 1000 Walnut Street, Suite 200  
 P.O. Box 317, Norristown, PA 19380-0317  
 (610) 278-3722 (F) 610.278.3941  
[www.montcopa.org/plancom](http://www.montcopa.org/plancom)  
This map is based on 2010 aerial 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.

**MCP**

Scale: 0, 1,600, 3,200, 6,400 Feet  
 Base map: October 2004



# CHAPTER 7

## **EVALUATION OF GROWTH AREAS**

In addition to establishing open space preservation areas, it is important to identify areas that will accommodate the projected community growth. While much of the Township is built-out, there is room for infill development. The Township will have to consider where it is appropriate for infill development and where preservation areas are appropriate. This chapter examines the amount of population and employment growth that is expected in Cheltenham and assesses whether the Township can accommodate that growth under current zoning.

### **POPULATION, HOUSING, AND EMPLOYMENT PROJECTIONS**

By the year 2025, Cheltenham is projected to have a residential population of 36,730 persons. The population is projected to increase incrementally through 2005 followed by a period of slight decline. However, the Township believes that the population will remain relatively stable and with additional housing starts may increase slightly. The recent residential development of several large and small sites throughout the Township may yield larger population figures. The Township's projected housing demand for 2025 is 342

housing units. In addition, the Township is projected to have 12,500 persons employed in 2025.

For more information on these projections and totals, please see Figure 35–38. Given these trends, the Township can easily accommodate additional growth.

### **CHELTENHAM'S FUTURE GROWTH AREAS**

While the employment and population is expected to be stable, there is some room in Cheltenham for further development. In recent years in fact,

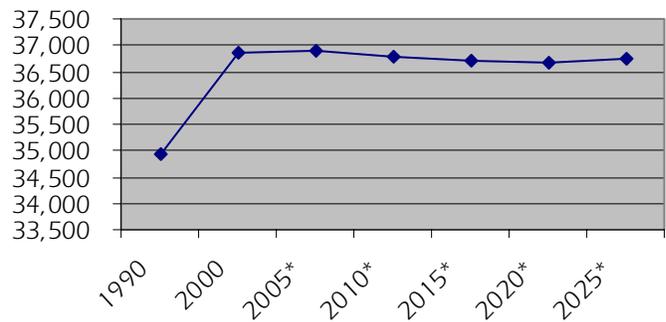
the Township has seen a number of submissions for the subdivision of larger lots into smaller lots. Additionally, a plan was approved for 198 townhomes at the Cedarbrook Country Club and there a zoning appeal was approved for the Ashbourne Country Club for three multifamily buildings containing 296 units. A third development of 75 units for the elderly is proposed adjacent to the Cheltenham School District administration building. These three developments exceed the projected housing demand for 2025 for the Township.

In terms of areas where there could be additional development, Cheltenham’s Comprehensive Plan primarily reflects existing land uses, with discussion

of areas that would be appropriate for reuse or redevelopment. The future land use plan indicates that the three golf courses could become golf course communities, which would allow for townhouses or multifamily development clustered around the golf courses. The future land use plan also highlights areas for mixed use development which will primarily be comprised of neighborhood services and professional offices with a mix of residential. The plan also highlights the larger institutional uses and what would be appropriate development for them, should these uses change. The plan stresses that with any new development, the preservation of natural features and open space is important.

**Figure 35**  
*Population Projection*

Year	Population
1990	34,923
2000	36,875
2005*	36,900
2010*	36,770
2015*	36,700
2020*	36,680
2025*	36,730

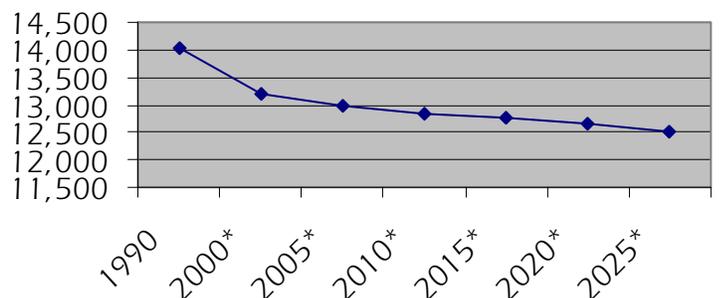


Source: U.S. Census Bureau; Census of Population and Housing, 2000; DVRPC projections.

\* Projected population

**Figure 36**  
*Employment Forecast*

Year	Total Employment
1990	14,034
2000*	13,200
2005*	13,000
2010*	12,850
2015*	12,750
2020*	12,650
2025*	12,500



\*Source: DVRPC Forecasts

Figure 37  
*Housing Types*

Housing Types	1990		2000		% Change
	Number	% Total	Number	% Total	1990-2000
Single-family Detached	7,367	50.9%	7,606	51.1%	3.2%
Single-family Attached	1,851	12.8%	1,779	11.9%	-3.9%
Multifamily (2-4 Units)	1,514	10.5%	1,744	11.7%	15.2%
Multifamily (5 or More Units)	3,559	24.6%	3,749	25.2%	5.3%
Mobile Home/Trailer/Other	176	1.2%	19	0.1%	-89.2%
<b>Total Housing Units</b>	<b>14,467</b>	<b>100%</b>	<b>14,897</b>	<b>100%</b>	<b>3.0%</b>

Sources: U.S. Census Bureau; Census of Population and Housing, 1990, 2000.

*Housing Types Comparison*

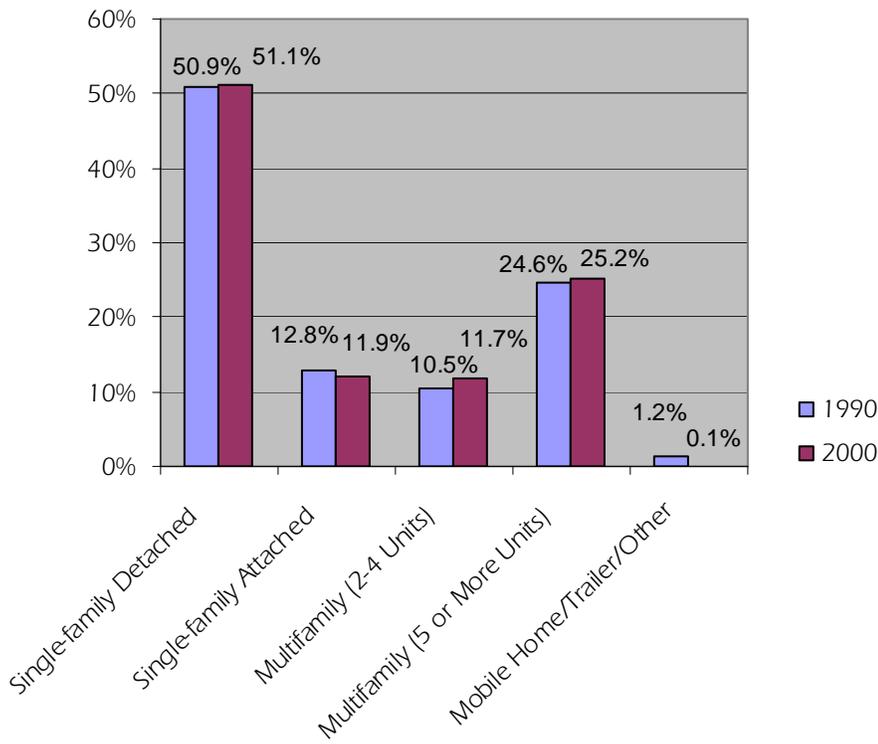


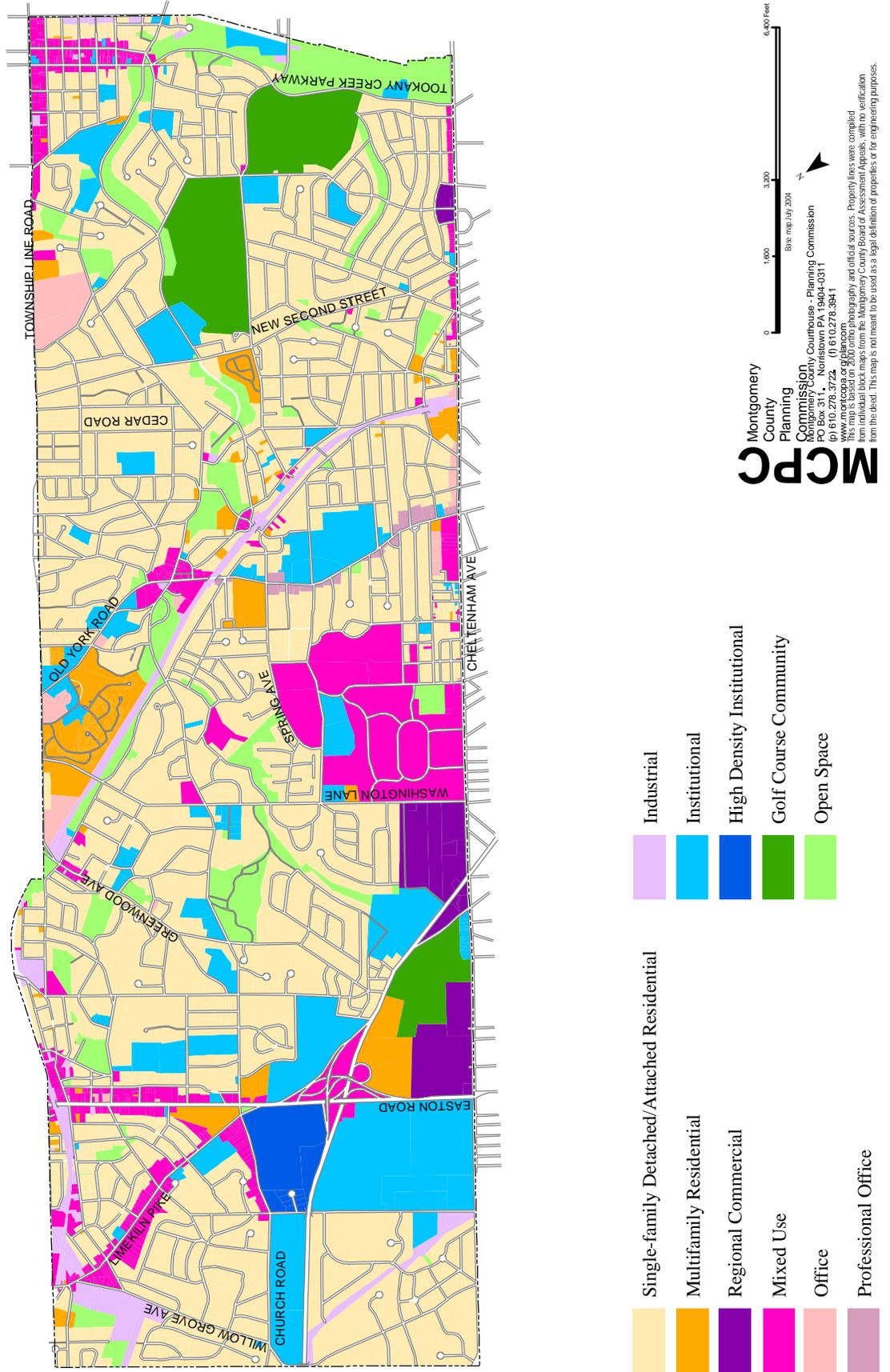
Figure 38  
*Projected Housing Demand*

<b>Residential</b>	<b>Number</b>
2025 Projected Population	36,730
2025 Projected Group Quarters	1,461
2025 Projected Population in Households	35,269
2025 Average Household Size	2.4
2025 Occupied Housing Units	14,695
2025 (2000) Vacancy Rate	0.037
2025 Total Housing Units	15,239
2000 Total Units Built	14,897
Estimated Number of Housing Units Remaining to be Built by 2025	342

Cheltenham’s future land use plan from the Comprehensive Plan can be seen in Figure 39.

More specifically, there is room for additional residential growth within the Lynnewood Gardens complex. Temple University Tyler School of Art is slated to be leaving the Township in 2007, which will open up other opportunities for development in that area. In addition, the Cheltenham Avenue corridor study undertaken jointly by Cheltenham and the City of Philadelphia proposes additional retail and residential development opportunities along Cheltenham Avenue. These development possibilities make it very likely that the housing and employment projections will be exceeded.

Figure 39  
Future Land Use Plan





# CHAPTER 8

## **EVALUATION OF OPEN SPACE NEEDS**

This chapter will discuss the existing and projected recreational and open space needs for Cheltenham Township. The availability of facilities in relation to existing and projected population growth will be analyzed. National and regional standards for public recreational land will be reviewed and applied to Cheltenham Township. Needs will be assessed for the present and the year 2025.

**IMMEDIATE AND LONG TERM PLANNING GOAL**

Enhance existing open space areas and acquire additional open space after evaluating the long-term implications.

### **EVALUATING OPEN SPACE NEEDS**

A 1983 guide by the National Recreation and Park Association (NRPA), *Recreation, Park and Open Space Standards and Guidelines* provided strategies for calculating the acreage needs of municipal park systems. These guidelines suggested a municipal park system include 6.25 to 10.5 acres of land per 1,000 people. These standards, as well as standards from Delaware Valley Regional Planning Commission (DVRPC), have been used to calculate park needs for a majority of the open space plans completed in Montgomery County. This publication, however, has been replaced due to the expanded role parks and open space play in local communities.

The newest publication by the National Recreation and Park Association and the American Academy for Park and Recreation Administration titled *Park, Recreation, Open Space and Greenway Guidelines* was produced in 1996. The new title without the word “standards” is indicative in the shift of looking at open

space. The more recent publication shifted its philosophy to provide guidance only, ultimately allowing the amount of park, recreation, and open space to be defined by individual communities. The 1996 publication emphasizes a systems approach to park, recreation, open space, and greenway planning that focuses on local values and needs rather than strict formulas.

This new systems approach looks at the level of service provided to the users of the facilities rather than the size of the facilities based upon population. This method reflects, in part, the dual function of municipal parkland: providing recreation opportunities (passive and active) and protecting important natural features. Municipal parks often contain a significant amount of environmentally sensitive land that prevents much of the acreage from being utilized for active recreation. Under these guidelines a 5-acre municipal park that contains few significant natural features and is fully developed may provide the same level of service as a 35-acre park that provides recreation and also protects important woodlands, wetlands, and other environmental amenities. The difference hinges upon the individual goals of the municipality and not an arbitrary per capita acreage figure.

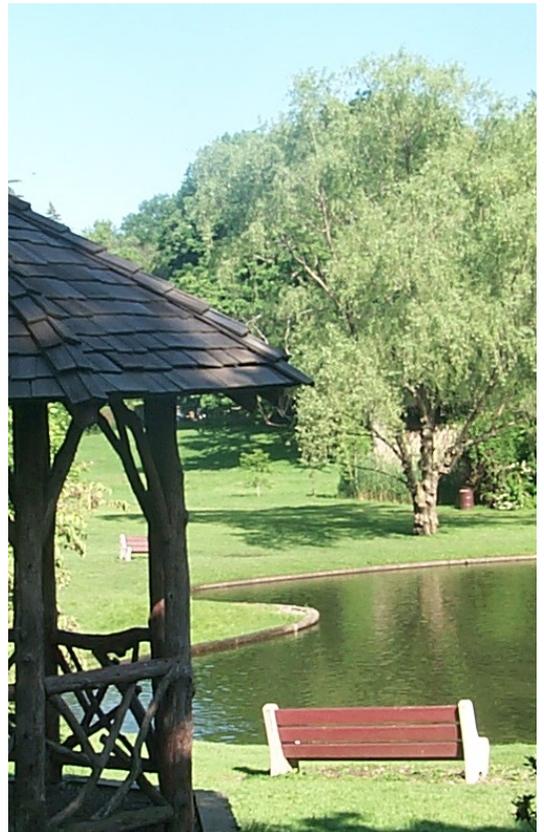
However, in order to conduct a meaningful level of service analysis, the Township would need to compile detailed user surveys to supplement existing facility inventories. While this is a key element for a township recreation plan, it is not necessary for characterizing the general recreation opportunities within Cheltenham Township. This is especially true given the Township's access surrounding park systems as well as the Fairmount Park System. Therefore, the per capita acreage figures will be used only to confirm the Township has the absolute minimum acreage needed for active park land. Both the low and high ratios are used to create a range for evaluating existing conditions. Figure 40 shows the results of applying the NRPA's old acreage standards.

## PARK TYPES

Parks and open space can be classified into three general categories based upon the acreage, recreation potential, and natural resources of each park. Miniparks serve more densely developed areas, such as apartment or townhouse

complexes, generally providing playground opportunities that can not be provide on smaller individual lots. Miniparks are classified as between 2,500 square feet to 3 acres in size and should be located within a 1/4 mile radius of a residential development. A Neighborhood Park generally includes lands between 3 and 20 acres having a service area up to 1/2 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 following parks are neighborhood parks: Cedarbrook Park, Charles D. Conklin, Jr., Pool and Recreation Area, Fairmount Park (portion within Cheltenham Township), H. Carroll Brooke Park, Harry S. Renninger Recreation Area, High School Park, John Russell Park, Melrose Park, Ogontz Park, Parkview Road Park, Ralph Morgan Park, Robinson Park, and Thomas Williams Park.

The third classification is Community Parks, which includes lands of 20 acres or more in size that serve multiple neighborhoods within a mile and a half of the park. Community parks generally contain



*Robinson Park*

numerous athletic fields or hard courts for a variety of sports, serves as a center of recreational activity within the community, and provide a central gathering place for special events. Curtis Arboretum and Tookany Creek Parkway are community parks.

In addition to those categories, there are lands that are primarily used for passive recreation and the protection of natural resources. While not available for active recreation use these lands are valuable for its protection of natural resources and serve as a node of passive open space within the county-wide greenway system.

## OPEN SPACE NEEDS

Figure 40 shows the results of applying the NRPA's old acreage standards to Cheltenham Township. Using the Township's 2000 population and existing park land, the Township currently does not meet the standards for community level parks; however there are community level parks in adjacent communities. The analysis does indicate

that the Township currently meets the standards for neighborhood parks. It should be stressed that while the Township exceeds the minimum acreage standards for neighborhood parks and generally has the capacity to meet the residents' recreational needs, it does not imply that the level of recreation service supplied to Township residents is sufficient since that determination would involve more detailed surveys and inventories. In addition, meeting the minimum standard does not mean the Township should not add additional recreation lands. The Township should consistently look for opportunities for expansion of the Township park system, through both the creation of new parks and expansion of existing parks, in order to comfortably exceed the minimum NRPA standards and provide for a diversity of recreation opportunities. Lastly, it will also be necessary to exceed the minimum NRPA acreage standards in order to ensure parks are accessible to all residents. Because Cheltenham is a built-out community, mini-parks and

Figure 40  
*Minimum Open Space Needs*

Projected Population*	2000		2010		2025	
	36,875		36,770		36,730	
Range	From	To	From	To	From	To
<b>Recommended Acreage**</b>						
Community	184	295	184	294	184	294
Neighborhood	46	92	46	92	46	92
<b>Total</b>	<b>230</b>	<b>387</b>	<b>230</b>	<b>386</b>	<b>230</b>	<b>386</b>
<b>Existing Acreage</b>						
Community	180		180		180	
Neighborhood	110		110		110	
<b>Total</b>	<b>290</b>		<b>290</b>		<b>290</b>	
<b>Difference</b>						
Community	-4	-115	-4	-114	-4	-114
Neighborhood	64	18	64	18	64	18
<b>Total</b>	<b>60</b>	<b>-97</b>	<b>60</b>	<b>-96</b>	<b>61</b>	<b>-95</b>

Sources: U.S. Census Bureau; MCPC; NRPA

\* Projected Population

\*\* Recommended Acreage - Range per 1000 persons as follows:

Community Level = 5.0 - 8.0 acres; Neighborhood Level = 1.25 - 2.5 acres;

Total = 6.25 - 10.5 acres



neighborhood level parks take on more importance because land is not available for the creation of new community level parks. Making the parks more accessible and increasing walking access takes precedence.

would serve as a greenway network linking the Township to regional resources.

## **LOCATIONAL NEEDS**

The systems approach to defining open space needs utilizes a level of service analysis that measures how the park facilities meet the demands of the users. However, the systems approach still recognizes the need to provide open space within a uniform proximity of all residents. While there are many factors to consider when acquiring land for open space, identifying those areas of the Township outside the basic service area of existing park land may help to further prioritize potential acquisitions.

Overall, the service area analysis indicates that the many residents are within a reasonable proximity to Township parks (see Figure 41). The only underserved area is south of Church Road where many of the publicly owned land is not used as parks (this is especially true in the Laverock neighborhood where there is no designated park). However, with the creation of the Cresheim Trail there will be additional recreation opportunities for the neighborhood.

## **GREENWAY DEVELOPMENT AND RESOURCE PROTECTION**

The NRPA does not have acreage standards for greenways that provide for passive recreation or for protection of sensitive natural resources, such as wildlife or riparian corridors. Obviously, the physical characteristics of communities can vary greatly, as can the quality of existing environmental resources. Consequently, resource protection goals are very difficult to quantify.

Greenways should ultimately connect both regional natural resources and recreational sites, such as Fairmount Park. Coordination with adjoining municipalities and regional plans is important for both resource protection and greenway design. The Tookany Creek Watershed Management Plan highlights the importance of greenway development within the watershed. In addition, the County's proposed Cresheim Trail



# CHAPTER 9

## **EVALUATION OF COUNTY AND ABUTTING MUNICIPAL PLANS**

The preceding chapters investigate the resources, needs, and opportunities that exist within Cheltenham Township. With this information, recommendations can be made to effectively to serve the Township residents. However, the land use decisions that the Township makes affect the larger region just as decisions made in neighboring municipalities affect Cheltenham. Therefore, this open space planning effort should not be performed in a vacuum of the municipal borders, but rather should consider surrounding planning efforts.

This chapter compares the recommendations of this plan with those in the County Comprehensive Plan and the comprehensive, open space, and revitalization plans of abutting communities. The intent is to prevent conflicts between plans and to encourage collaboration of efforts. By gaining an understanding of how Cheltenham's plan will fit into the larger open space and trail linkage picture, partners can optimize both the quantity and quality of future open space preservation and management.

### **COMPARISON TO MONTGOMERY COUNTY LAND USE PLAN AND OPEN SPACE PLAN**

In 2001, Montgomery County began updating its Comprehensive Plan. With adoption expected in 2005, this plan will help guide the growth of housing, transportation, economic development, and natural & cultural resource management,

through 2025 and beyond. Each of these factors could potentially bear great significance on open space needs and opportunities in Cheltenham.

The County's recently adopted Vision Plan sets up four issues as the highest priority for action:

- Controlling sprawl
- Controlling traffic congestion

- Preserving open space/natural areas
- Revitalizing older boroughs and townships

**APPLICABLE COUNTY GOALS**

The County Comprehensive Plan lists 48 goals that describe and expand upon the Vision of the County in 2025. Several of these goals parallel those in this Open Space Plan, adding strength to the recommendations set forth here.

**LAND USE**

- Direct Development to Designated Growth Areas
- Enhance Older Developed Areas
- Preserve and Create Community Identity and a Sense of Place

**OPEN SPACE, NATURAL FEATURES, AND CULTURAL RESOURCES**

- Protect and Manage Wetlands, Streams, Steep Slopes, Woodlands, and Natural Habitats
- Create a Greenway System along Rivers, Creeks, and Other Sensitive Natural and Historic Features
- Develop a Countywide Network of Interconnected Trails
- Provide Park Facilities to Meet the Public's Recreation Needs
- Protect Scenic Roads, Vistas, and Viewsheds
- Protect Historic Resources and Cultural Landscapes

**TRANSPORTATION**

- Increase Opportunities to Take Public Transit, Walk, Ride a Bike, or Other Nonautomotive Transportation Means

**WATER RESOURCES**

- Protect Water Quality
- Effectively Manage Flooding
- Create Attractive Stormwater Facilities that Control Flooding, Recharge Groundwater, and Improve Water Quality

**ECONOMIC DEVELOPMENT**

- Attract and Retain Business by Maintaining a High Quality of Life
- Revitalize the County's Downtowns and Main Streets
- Adaptively Reuse Vacant and Underutilized Industrial Sites

**APPLICABLE COUNTY POLICIES**

More specifically, the County Comprehensive Plan also identifies a number of priorities relevant to Cheltenham. The plan discusses the Cresheim Trail which is discussed further in Chapters 5 and 11 of this plan. The County Comprehensive Plan also indicates the Tookany Creek Greenway as a secondary greenway. In addition, Tookany Creek Parkway is indicated as an aesthetically unique scenic road.

Cheltenham's Open Space Plan addresses all of these issues by setting a future course for wise land use, increasing linkages and accessibility, and preserving open space.

**RELATION TO PLANS OF ABUTTING MUNICIPALITIES**

Springfield, Abington, Jenkintown, and Philadelphia all share borders with Cheltenham. The current zoning map, open space policies and other pertinent information of each community are summarized below. Adjacent, yet incompatible, land uses may result in conflicts while potential linkages could lead to cooperative partnerships between municipal neighbors.

As a result of the Montgomery County Open Space Program in 1993, these municipalities developed an Open Space Plan soon thereafter. In the past ten years since the last update of open space plans, parcels have been preserved, trails proposed and developed, and the needs of the community have changed. It is therefore vital that Cheltenham keeps abreast of the continually evolving planning efforts of its neighbors and the county.

**ABINGTON TOWNSHIP**

Abington adopted its Open Space Plan in 1994. Abington's last plan shows a potential greenway linkage to the Cheltenham Township border at Keswick Avenue. This connection still remains to be made.

Abington has written a draft of their new open space plan. Priorities discussed in the plan include acquiring additional floodprone properties and establishing riparian corridor buffers. Somewhat close to Cheltenham, would be the planned construction of the Fairway Trail at the Fairway between York Road and Susquehanna Road and

the Fox Chase Trail extension, that would connect the existing trail on Fox Chase Road with the Lawnview Memorial Park and other properties via Cedar Road. No direct connections relevant to Cheltenham Township is discussed, however the plan references this plan's recommendations for the Tookany Creek Trail.

### **SPRINGFIELD TOWNSHIP**

Springfield Township adopted its current Open Space Plan in 1996. Springfield Township has drafted their new open space plan. Of interest to Cheltenham, is Springfield's discussion of the Cresheim Trail. Springfield plans to forge a connection from Fairmount Park at the southeast corner of the township to the Wissahickon Green Ribbon Trail along its western border. This would be accomplished by implementing the Cresheim Trail as well as a contiguous local trail. This connection is a high priority for Springfield Township.

### **JENKINTOWN BOROUGH**

Jenkintown adopted its Open Space Plan in 1996. Jenkintown's last plan mentioned creating a better pedestrian linkage to Ralph Morgan Park in Cheltenham Township. Jenkintown has formed their open space committee and is embarking on their new open space plan.

### **UPPER DUBLIN TOWNSHIP**

Upper Dublin adopted its Open Space Plan in 1994. Upper Dublin has drafted their new open space plan. The draft plan does not discuss any connections relevant to Cheltenham Township.

### **CITY OF PHILADELPHIA FAIRMOUNT PARK SYSTEM**

Consisting of 77 parks in 12 park complexes, the Fairmount Park system incorporates 9,204 acres and offers a variety of experiences including trails, gardens, woodlands, rivers and streams, day camps, ball fields and golf courses, picnic areas and playgrounds, historic homes, environmental and history centers, the Ben Franklin Parkway, the Robin Hood Dell, the Mann Center for the Performing Arts, the Zoo, the Philadelphia Museum of Art, the Water Works, Burholme Park, and Wissahickon (Valley Green). Cheltenham residents regularly access many of these facilities.

The Fairmount Park Commission released its latest Strategic Plan, "A Bridge to the Future," in July, 2004. The plan lays out more than 75 individual strategies for transforming and revitalizing the Park system. The Park Commission's mission is to:

- Preserve, protect, and maintain the open space, street trees, natural and cultural resources of Philadelphia's parks for the recreation and enjoyment of residents and visitors;
- Educate the public on the environment, history, and use of the Fairmount Park system;
- Promote, celebrate, and enhance the uniqueness and value of the Fairmount park system and its economic impact to the City, region and state.

Planned improvements to the park system will benefit residents of Cheltenham and other municipalities in Montgomery County, as well as residents of the City of Philadelphia.

Of interest to Cheltenham, is the proposed expansion of the Fox Chase Cancer Center in Burholme Park. Fox Chase currently owns property on Laurel Avenue in Cheltenham and there has been discussion with the Fairmount Park Commission on giving that land to the Commission (in exchange for land in Burholme Park) with the intention of leasing the land back for continued use of the property.

### **PHILADELPHIA RECREATION DEPARTMENT**

In addition to the Fairmount Park system, which mainly consists of passive, self-directed recreation; the Department of Recreation provides active recreation with emphasis on programmed activities and facilities.

### **REGIONAL COOPERATION**

Cheltenham and the City of Philadelphia is currently embarking on a regional planning effort that will coordinate planning, unified design and implementation of streetscape enhancements, marketing and promotions, economic development incentives and coordination of other related ancillary public and private services on both sides of Cheltenham Avenue. More specifically, context-sensitive design will be addressed such as urban landscaping and signage.

**TOOKANY CREEK WATERSHED  
MANAGEMENT PLAN**

The Tookany Creek Watershed Management Plan was developed with the communities of Cheltenham, Abington, Rockledge, Jenkintown, and was adopted in 2003.

**TOOKANY/TACONY-FRANKFORD  
INTEGRATED WATERSHED  
MANAGEMENT PLAN**

This draft plan was developed for the entire Tookany/Tacony-Frankford watershed. Recommendations from the Tookany Creek Watershed Management Plan have been incorporated into this plan.

**ACT 167 STORMWATER  
MANAGEMENT PLAN**

Cheltenham Township, in partnership with the Philadelphia Water Department, is undertaking a stormwater management study looking at the Tookany/Tacony-Frankford Watershed.

# CHAPTER 10

## RECOMMENDED PRESERVATION OPPORTUNITIES

The following recommendations are proposed preservation opportunities. The areas mentioned are significant properties from an environmental and cultural resource preservation perspective. A number of methods are available to the Township to protect these properties including fee simple acquisition, purchase of development rights, easements, and leasing which are described further. The Township has a number of options to encourage the preservation of these significant areas and will coordinate with neighboring communities and the County to implement these recommendations.

### ENVIRONMENTAL AND CULTURAL RESOURCE PRESERVATION

Many of Cheltenham’s remaining large estates could be subdivided and developed. In order to protect these irreplaceable historic properties, the properties could be purchased or could have an easement established on the property through the conservation subdivision process. The following sites are important from a cultural resource, open space, and/or environmental perspective:

- Kerlin Farm

This property, which is discussed further in Chapter 11, is eligible for the National Register of

Historic Places. The property also has a diverse collection of large trees (and in some cases very old trees) as well as a PA State co-champion tree according to the Morris Arboretum of the University of Pennsylvania. Additionally, this property contains important agricultural soils.

- Dominican Retreat

Dominican Retreat is eligible for the National Register of Historic Places and has significant open space. It is discussed further in Chapter 11.

- Lynnewood Hall

Lynnewood Hall is eligible for the National Register of Historic Places and has significant open

space. This property is discussed further in Chapter 11.

- St. Joseph Catholic Church  
This church could be sold by the Archdiocese of Philadelphia.
- JC Country Club, Ashbourne Country Club, and Cedarbrook Hills Country Club.

The three golf courses contain a significant amount of open space in the Township. Currently there is a proposal for the development of Ashbourne Country Club and a conservation easement has been discussed. Both the Ashbourne and JC (Melrose) Country Clubs contain land along the Tookany Creek and have important floodplain and steep slope areas. Cedarbrook Hills Country Club has some woodlands and a slight amount of steep slopes. It would be advantageous to negotiate conservation easements through the conservation subdivision process for all the golf courses and also negotiate a buffer area along the Tookany Creek.

- Krapf Property

The Krapf property, a Laidlaw school bus depot area, should be encouraged to find a more appropriate location. This site is adjacent to the bird sanctuary at Rices Mill and Glenside Avenue and is within the floodplain. This site could be restored to help reduce flooding.

- Biello Tract

This automotive business at Mill Road and Church Road is adjacent to the Tookany Creek. This property could be looked at further for the Tookany Creek Trail.

- Former Wyncote Manufactured Gas Plant (MGP) site

This property, owned by the Township, is located near the southeast corner of Glenside Avenue and Greenwood Avenue. PECO Energy is responsible for the remediation of this brownfield site. It is noted that this area is being considered by the Commissioners to be remediated for residential use however, it is recommended that the site be continued to be used as open space.

## FLOODPLAIN RESTORATION

Cheltenham Township is currently embarking on a feasibility study regarding its floodprone properties. Properties included in this study are:

- Residential properties along Brookdale Avenue, Glenside
- Commercial properties on North Avenue, Wyncote
- Residential properties on Shoemaker and Mill Roads
- One property on Church Road

For more discussion of acquisition of floodprone properties, please see Chapter 11.

## TRAILS

- Tookany Creek Trail

The Township recommends linkages along Tookany Creek from Ogontz Park to New Second Street to facilitate pedestrian and bicycle movement. The Township currently owns much of the Tookany Creek stream corridor and in order to continue the corridor further, acquisition of missing corridors along the creek could be explored. Trail improvements are recommended to connect the Elkins Park train station/High School Park area to the eastern portion of the Township. Currently, the Township is working on the Tookany Creek trail and stream bank project, in which banks will be stabilized and trail improvements will be made for safety. The first phase of improvements between Central Avenue and Jenkintown Road has been completed.

- Creation of the Cresheim Trail

Creation of the Cresheim Trail will require acquisition through fee simple purchase or easements for the trail right-of-way. A DCNR grant application has been awarded to the Chestnut Hill Rotary Club for a feasibility study. For more discussion of the Cresheim Trail and other trail recommendations, please see Chapter 11.

## EVALUATION OF RECOMMENDATIONS

The properties discussed have been evaluated based on the following criteria: location,

Figure 42  
*Recommended Preservation Opportunities*

Name	Map ID
Dominican Retreat	A
Kerlin Farm	B
Floodprone Properties	C
Ashbourne Country Club	D
JC (Melrose) Country Club	E
Lynnewood Hall	F
Tyler School of Art	G
St. Joseph Catholic Church	H
Fox Chase Cancer Center on Laurel Avenue	I
Krapf Property	J
Biello Tract	K
Former Wyncote MGP site	L
Cedarbrook Hills Country Club	M
Tookany Creek Trail	N
Cresheim Trail	O

distribution, balance of types, diversity, how it meets the needs and goals, creation of an overall network or system, linkages with the municipality and to outside the municipality, ability to acquire or protect, and current vulnerability. The open space preservation priorities are listed in Figure 42 and mapped in Figure 43.

## ACQUISITION METHODS

There are a number of ways a municipality can obtain land for open space. An overview of these alternatives is provided here to serve as a guide for the Township’s future open space acquisition efforts. In the long term, all of these could conceivably be used by the Township, although at any given time one or more may be more appropriate than others for acquiring a specific site. More generally, however, they indicate that the Township can be flexible in its approach to implementing the plan’s goals. The choice of the appropriate acquisition methods often depends on the seller’s needs, the open space preservation goals, and the requirements of the funding sources.

### FEE SIMPLE ACQUISITION

This option is the most direct way to acquire open space because it simply involves

negotiating with a private landowner to arrive at a mutually acceptable purchase price and then completing the deal. The municipality then has free and clear title to the property, or fee simple ownership. Because it is usually a straightforward transaction, municipalities often prefer this approach, particularly for establishing a community park.

### INSTALLMENT BUYING

With this method, the municipality agrees to purchase a set number of acres annually until the full parcel is acquired. In return, the full site is removed from the tax rolls when the initial agreement is signed. The owner may choose to remain on his/her land until it is completely sold and paid for. The advantage of this method is that benefits accrue to both the municipality and the landowner. For a municipality with limited funds, installment buying spreads the cost over a period of time. The landowner in the meantime is relieved of real property responsibilities when the agreement is signed.

### LONG TERM LEASE WITH OPTION TO BUY

This method involves the negotiation of a lease price with a property owner and includes conditions for use and possible purchase of the property. The primary advantage is that it permits flexibility; if the property is not needed in the future for open space, it returns to the owner.

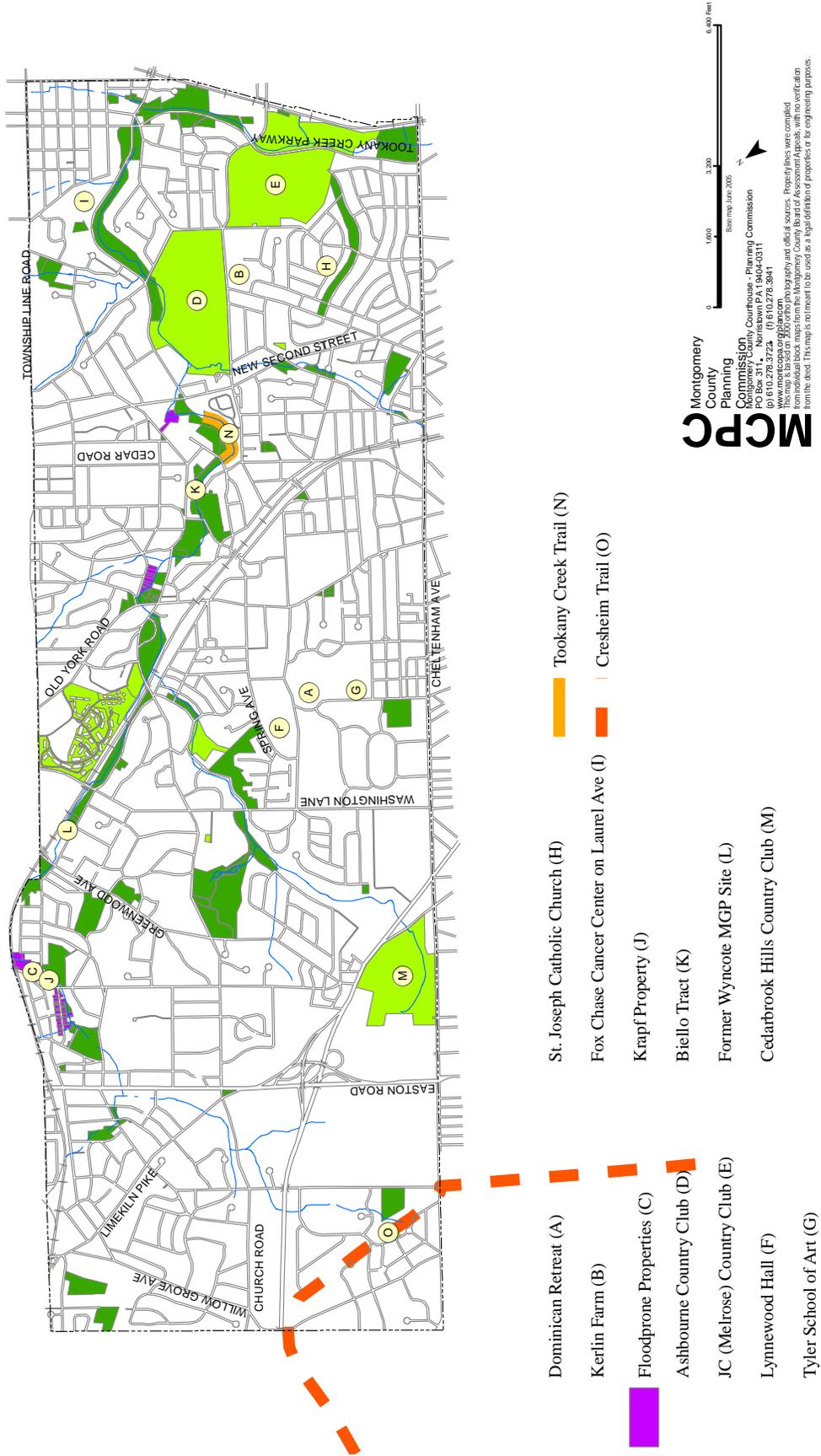
### MANDATORY DEDICATION

The Pennsylvania Municipalities Planning Code (Act 247) enables municipalities to require that residential development dedicate land or fees in lieu of land for public recreation. In order to do this, municipalities must have an adopted recreation plan and an adopted ordinance relating to mandatory dedication before land or fees can be accepted. The amount of land required must be related to the demand for recreation land typically created by new development. The required fee should reflect the fair market value of the land.

### PURCHASE AND LEASE-BACK

Purchase and lease-back results in buying land and leasing it back to the owner in accordance

Figure 43  
Recommended Preservation Opportunities



with agreed-upon policies for the use and protection of the land. Its primary advantage is that it permits purchase of property before prices rise or before the property is lost to development. It also permits flexibility because once the land is purchased it can be used for another public purpose, sold, or exchanged for another parcel.

### **PURCHASE AND RESALE**

This method is similar to purchase and lease-back, except that the land is purchased with the sole intent of reselling it under conditions or restrictive covenants. If the land is acquired at a low cost, the resulting profits help repay initial purchase costs and can be used to acquire additional land. Another advantage is that after resale, the municipality is relieved of ownership and maintenance responsibilities and the land is taxable.

### **LEASING**

This method is a popular, relatively inexpensive way to acquire open space, especially if the land is unlikely to be developed (for example, reservoirs and utility land). The term of the lease usually ranges from 20 to 50 years; at a minimum, a period should be established that is long enough to finance anticipated capital improvements. The owner of the leased land prescribes conditions and terms under which the land can be used and the lessee is required to carry liability insurance covering personal injury and property damage.

### **EASEMENTS/DEED RESTRICTIONS**

Easements are a successful way to save public funds, yet receive open space benefits. An easement is a limited right over land owned by another person (often a government entity or land trust). Legally, a person has the right to use his property subject to zoning laws, subdivision regulation, etc; however, the owner may sell his/her right to use the land in specific ways.

Conservation easements are used to preserve land with relatively low cost (without acquiring the whole property). The land remains privately owned and the easement involves the property owner voluntarily agreeing to donate or sell the right to develop the land. The property has a deed restriction on the property that is binding for future owners. It may require that

there be no new buildings constructed or woodlands will be preserved and can result in tax breaks for owners.

Pedestrian easements allows access for the public to walk, hike, and ride bicycles along a specific area.

### **EMINENT DOMAIN**

Eminent domain is the condemnation of land for a public use by due process of law. It must involve the determination of a fair market value for the property and a clear definition of the public purposes for which it is being condemned. Before exercising the right of eminent domain, a municipality should study the necessity of obtaining the particular site and the feasibility of acquiring it by other acquisition methods. Only if all other methods fail and the property is essential to an open space system should eminent domain be considered.

### **LAND TRUSTS AND CONSERVANCIES**

Land trusts and conservancies are private, non-profit tax exempt trusts, usually organized by a citizen supported, non-profit agency. Their funds can be used to provide open space and to preserve natural resources such as stream valleys. Administration and management of the land are the responsibility of the service agency. Private non-profits have an advantage in that they can often move faster to acquire property than can a government agency. Frequently a public-private partnership is formed whereby the private agency acquires land and then resells it to a government agency at a later date.

As noted previously, there are a number of existing conservation groups that will work with private landowners to conserve their land. However, such situations may or may not include provisions for public access. Because of this, a municipality should work closely with these organizations and landowners where public access is a goal. In this way, conservancies can function as an alternative method of acquiring open space.

### **LAND EXCHANGES**

This method involves the trading of land between one owner and another to obtain mutual

advantages. An arrangement can be made between landowners to exchange land that serves their interests.

to occupy a house or a portion of the full property for a specified term (usually 25 years) or until the death of the landowner.

### **VOLUNTARY AGREEMENTS**

Voluntary agreements can be established between government agencies and owners of agricultural lands, industrial holdings, and utility lands for various purposes. They are strictly voluntary, with permission to use the land for public enjoyment in clearly specified ways. For example, a utility company might permit trail use of a power line right-of-way.

### **PURCHASE OF DEVELOPMENT RIGHTS**

If the municipality is only interested in protecting land or designated features of a property without gaining the right for public access, then this method of acquisition of partial interests rather than full fee title in land is available. In essence, a municipality could preserve significant natural, scenic, historic, or cultural resources by purchasing a landowner's right to develop the property or otherwise alter the character of the features that are deemed worthy of protection.

### **RIGHT OF FIRST REFUSAL AND PURCHASE OPTION**

These methods involve establishing an agreement which specifies that the land may be acquired by the municipality at a future date. A right of first refusal provides the municipality with the option to match an offered purchase price within a specified time period should a landowner receive a legitimate offer to sell. A purchase option is simply a right that the municipality holds to purchase the land by a specified date at a specified price. Both rights of first refusal and purchase option can be either donated or sold to the municipality.

### **LIFE OR TERM ESTATES**

This technique involves the acquisition of land with certain restrictions attached to the deed. A municipality may be better able to negotiate the purchase of property if certain interests in the land are reserved for the benefit of the landowner. For example, a municipality could purchase land with all rights of ownership conveyed except the right

### **DONATIONS AND BARGAIN SALES**

These methods of acquisition involve obtaining land at less than its full market value. Receiving donations of the full value of land is the least expensive way for a municipality to obtain land and can, in some instances, be a wise approach for a landowner to take to directly benefit from tax incentives and the shelter effects of charitable deductions. If a full donation of land is not possible or if the landowner has an immediate need for cash through sale, then a partial donation and bargain sale might be a prudent alternative. By selling land at a price that is less than its full value, a landowner can still receive tax benefits based on the difference between the fair market value of the land and its actual sale price. The primary benefit to these techniques is that a municipality acquires land at a lower cost while the seller obtains tax deductions.

# CHAPTER 11

## OPTIONAL PLAN ELEMENTS

This chapter addresses optional plan recommendations for Cheltenham related to green infrastructure, heritage resource conservation, municipal trail and pathway development, and floodplain restoration. These elements are particularly important because of Cheltenham’s revitalization goals, its historic resources, and its green canopy of street trees.

### **GREEN INFRASTRUCTURE**

Communities with limited opportunities to acquire large vacant tracts of land have the opportunity to improve their “green infrastructure” under the 2003 Green Fields/ Green Towns Program. Green infrastructure may include the creation of safe, usable open space, recreation areas, or public spaces through the demolition of dilapidated property or the restoration of older industrial sites to parks, plazas, trails, or natural areas. Landscaping or improving existing open space and recreation areas are also included in this category.

The importance of green infrastructure is that it helps create a sense of place. Cheltenham’s revitalization goals support this effort in particular with its proposed streetscape improvements.

One aspect of green infrastructure is street trees. Street trees give relief to the urban landscape and help create a more livable, walkable environment. When strategically placed and maintained in redevelopment areas, commercial districts, parking lots, and neighborhoods, they add aesthetic appeal, filter air, provide shade, and generally improve property values.

The Pennsylvania Horticultural Society’s Green City Strategy is a model program currently used by Philadelphia’s Neighborhood Transformation Initiative. The program focuses on abandoned or underutilized tracts, bringing green space and gardens into urban districts. The NTI Green City Strategy is shown in Figure 44. Many of the concepts applied and lessons learned in Philadelphia are applicable to the efforts of Cheltenham to maintain its green canopy over its streets and to further its revitalization goals.

Also, when coupled with regulations concerning façade treatments, public amenities, and building design standards, a complete streetscape aesthetic can be created. This adds continuity to a district, especially when standards are periodically reviewed. To ensure long term viability of street trees, species diversity should be part of planting considerations.

Cheltenham’s green infrastructure strategies are discussed at right in relation to its revitalization goals and objectives.

**REVITALIZATION GOALS AND OBJECTIVES**

Cheltenham’s Revitalization Goals are as follows:

- Green median strips throughout the Township.
- Enhance Wesley Plaza.
- Enhance Wall Park.
- Continue streetscape enhancements in the Township’s five commercial districts.
- Create Township gateways.
- Regreen Cheltenham Avenue.

**PARK AND PLAZA CREATION OR ENHANCEMENT**

Where new facilities or improvements are being contemplated in Township open space, it is recommended that there be a 30-75 foot riparian buffer along creeks. Currently, Cheltenham recently finished the construction of Wesley Plaza in Glenside and is undertaking a study for Wall Park.

**WALL PARK**

A master plan for Wall Park is currently being prepared. Issues such as parking and the historic Shoemaker-Bosler mill site will be addressed through the planning process. Following the preparation of the master plan, the Township will implement the recommendations.

**WESLEY PLAZA**

Cheltenham received funding from the Montgomery County Community Revitalization Program for developing a public plaza on Wesley Avenue just off of Easton Road in Glenside as part of its revitalization efforts. The plaza, constructed in 2005 and dedicated on September 24, 2005, serves as a focal point for special events, civic activities fairs, and also has space for outdoor cafes.

**STREETSCAPE AND GREENING ENHANCEMENTS**

Cheltenham will continue to undertake streetscape enhancement in its five commercial districts, create Township gateways, as well as green the Township’s median strips and Cheltenham Avenue.

Figure 44  
Philadelphia’s Neighborhood Transformation Initiative Green City Strategy



**Investments in greening and in vacant land management can increase property values by as much as 30%.**  
The Determinants of Neighborhood Transformation in Philadelphia, Wharton School of the University of Pennsylvania’s Real Estate Department, November 2004.

**STREETSCAPE ENHANCEMENTS**

In addition to Wesley Plaza, Cheltenham has also embarked on streetscape enhancements that supplements its façade improvement program for its five commercial districts (Glenside, Elkins Park East and West, Cheltenham Village, and East Cheltenham Avenue). Streetscape enhancements are currently underway in Glenside.

**GREENING MEDIAN STRIPS**

Cheltenham will green the Township’s median strips as a part of its gateway signage program.

**TOWNSHIP GATEWAYS**

Cheltenham is embarking on a Township program for gateway signage for its five commercial districts. These areas will also contain landscaping.

**REGREEN CHELTENHAM AVENUE**

Cheltenham is undertaking with the City of Philadelphia, a revitalization and special services district study along Cheltenham Avenue. This study will incorporate recommendations for regreening the Cheltenham Avenue streetscape. Cheltenham Township will seek Open Space Program funding for Cheltenham Avenue excluding areas already covered by the Revitalization Program (as discussed in the trees section below).

**TREES**

Cheltenham’s tree coverage is a defining feature of the community. Cheltenham was designated a

Tree City USA in 1998 in recognition of its efforts to maintain trees. The funding associated with this designation has been used to maintain and expand its urban canopy. Ultimately, as part of this funding, the Township should seek to hire a certified arborist as part of the Public Works Department to maintain tree health. The certified arborist could conduct the tree inventory. The Township may also consider pursuing a tree memorial program and participating in the Tree Vitalize Program. Cheltenham Township has 20-30% tree cover as indicated in Figure 45 according to the Tree Vitalize Program. Cheltenham would like to increase the Township’s tree cover by 5-10% over the next ten years.

The Township will promote maintenance practices that address the urban forest and promote incentives that encourage the compliance with regulations to improve the urban forest. Regulatory tools are in place to ensure that new development or redevelopment is mindful of the natural environment. Currently, the Shade Tree Advisory Commission reviews land developments to protect the natural environment from haphazard development. Subdivision and land development and zoning regulations lawfully require applicants to provide a specific number of shade and street trees on each lot and replace any existing shade trees that are removed from the site. The Township will enforce existing regulations regarding the removal of trees and will seek to extend the shade tree replacement requirement to street trees as well. In addition, the Township will adopt a landscaping ordinance with tree preservation and tree replacement standards as well as institute a woodlands management and protection ordinance.

The Township will also seek to partner with corporations, such as the Philadelphia Electric Company (PECO) and SEPTA, to solicit contributions from such corporations that regularly remove or damage trees in their line of work.

Cheltenham will continue to maintain and enhance its urban forest by encouraging the preservation of trees and tree replacement. As a part of its revitalization efforts, Cheltenham has been pursuing funding for the planting of street trees in its five commercial districts and the adjacent residential areas. Cheltenham has received approximately \$150,000 for the installation of street trees and the creation of a



*Street Trees in Glenside*

maintenance program for the LaMott, Lynnewood Gardens, Melrose Park, and Glenside Census Tract areas from the Montgomery County Community Revitalization Program. Future tree planting for Census Tract 2024.01, Lynnewood Gardens Block Group 1, and Census Tract 2024.02, LaMott Block Group 6, will be accomplished with funds from the County Revitalization Program.

Recently, the Township received a \$50,000 Pennsylvania Department of Community and Economic Development (DCED) Elm Street Grant for planting street trees in the Glenside and Melrose Park neighborhoods abutting the respective commercial districts. The funds will be spent within Glenside Census Tract 2026.03 and Melrose Park/Elkins Park Census Tract 2024.02, Block Groups 1-4, 6. These funds will be used for the purchase and installation of street trees within the public right-of-way.

Figure 45  
*Tree Cover Map*  
 (Provided by the Tree Vitalize Program)

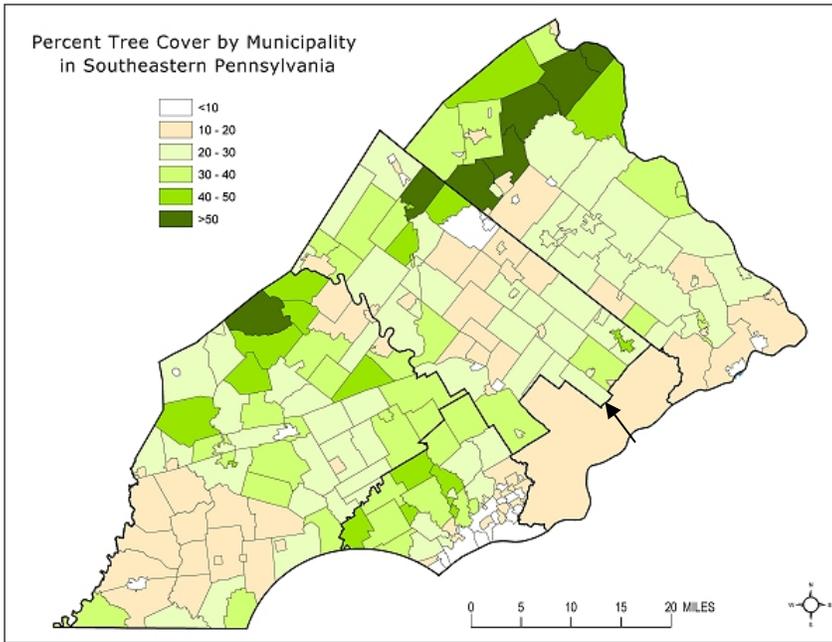


Figure 46  
*Tree Planting Priorities*



■ Tree Planting Priorities

Tree priorities for the Township include:

- Conducting a public tree inventory using a certified arborist.
- Working with SEPTA and PECO to replace trees with low growing evergreen trees.
- Removing invasive species from Township parks and stream banks.
- Adopting no mow zones along riparian corridors.
- Encouraging the adoption of Curtis Arboretum for environmental education.
- Creating a tree seedling program using Morris Arboretum as a model.
- Adopt a landscaping ordinance with tree preservation and tree replacement standards.
- Institute a woodlands management and protection ordinance.
- Promoting maintenance practices that address the health of the urban forest.
- Promoting incentives that encourage the compliance with regulations to improve the urban forest.
- Planting priorities are in all Township parks where needed, the train stations as part of a beautification project using ornamental trees, all commercial districts, and the residential areas of Cheltenham Village, Wyncote, and Melrose Park. In addition, the preservation of tree stands at Cedarbrook Hills Golf Course, Ashbourne Golf Course, and JC (Melrose ) Country Club are priorities.

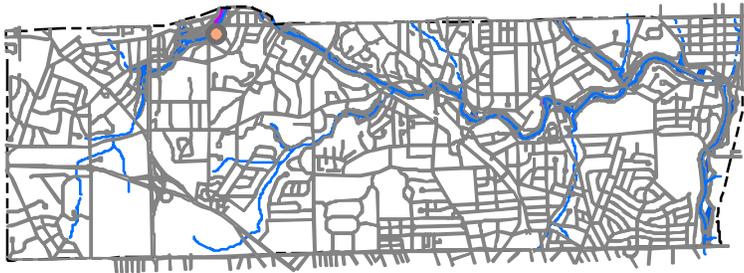
**ENVIRONMENTAL ENHANCEMENT**

Cheltenham will consider rehabilitating environmental features, such as channelized

streams. Where appropriate, channelized streams may need to be restored. In addition, vacant infill lots could be encouraged to adhere to strict environmental standards.

One area, that would be appropriate to restore is the site adjacent to the bird sanctuary at Rices Mill and Glenside Avenue. The Krapf property, a Laidlaw school bus depot, should be encouraged to find a more appropriate location. One possible location would be to the 309/Easton Road area. This site could be restored to help reduce flooding.

Figure 47  
*Environmental Enhancement Location*



-  Environmental Enhancement Location
-  Floodprone Properties
-  FEMA Floodplain

## FLOODPLAIN RESTORATION

Under the 2003 Green Fields/Green Towns Program, communities have the option for acquisition of developed floodplain property for the purpose of returning it to its natural state. The restoration of developed floodplains to their natural state is an effective method of reducing the cycle of flood induced property damage within the Township. Cheltenham’s floodplain restoration goals are discussed below.

### FLOODPLAIN RESTORATION GOALS

The Township’s Floodplain Restoration Goals are as follows:

- Evaluate which properties are the most vulnerable to flooding damage.
- Implement flood buyout studies.

Figure 48  
*Floodprone Properties*

Address	Address	Address	Address
211 Brookdale Avenue	240 Brookdale Avenue	319 Brookdale Avenue	1 North Avenue
217 Brookdale Avenue	243 Brookdale Avenue	320 Brookdale Avenue	5 North Avenue
220 Brookdale Avenue	244 Brookdale Avenue	321 Brookdale Avenue	104 Rices Mill Road
221 Brookdale Avenue	245 Brookdale Avenue	324 Brookdale Avenue	532 Shoemaker Road
223 Brookdale Avenue	301 Brookdale Avenue	325 Brookdale Avenue	534 Shoemaker Road
224 Brookdale Avenue	302 Brookdale Avenue	327 Brookdale Avenue	536 Shoemaker Road
225 Brookdale Avenue	303 Brookdale Avenue	328 Brookdale Avenue	538 Shoemaker Road
226 Brookdale Avenue	304 Brookdale Avenue	Brookdale Avenue - Township parcel	540 Shoemaker Road
227 Brookdale Avenue	305 Brookdale Avenue	218 Church Road	542 Shoemaker Road
230 Brookdale Avenue	306 Brookdale Avenue	815 Glenside Avenue	544 Shoemaker Road
232 Brookdale Avenue	308 Brookdale Avenue	817 Glenside Avenue	546 Shoemaker Road
235 Brookdale Avenue	311 Brookdale Avenue	819 Glenside Avenue	556 Shoemaker Road
236 Brookdale Avenue	313 Brookdale Avenue	821 Glenside Avenue	
238 Brookdale Avenue	315 Brookdale Avenue	827 Glenside Avenue	
239 Brookdale Avenue	316 Brookdale Avenue	7863 Mill Road	

- Implement no mow zones.
- Educate the Zoning Hearing Board to refrain from giving relief from the Floodplain District.
- Continue the stream bank restoration program.

Several years ago, Cheltenham Township requested that the U.S. Army Corp of Engineers, Philadelphia District Office, conduct a feasibility study, under Section 205 Flood Control Act of 1948, for potential buyouts of residential properties on Brookdale Avenue in Glenside, commercial properties on North Avenue in Wyncote, and residential properties on Shoemaker and Mill Roads in Elkins Park. Recently, the Township requested that the Army Corp of Engineers consider adding to the list an additional property along Church Road. The Army Corp of Engineers has finished the preliminary evaluation process and determined that a feasibility study is warranted. The properties included in the study are listed in Figure 48 and can be viewed in Figure 49. Subsequently, the Township was notified in the Spring of 2005 that federal funding was reallocated. When funding becomes available, this project will be reconsidered by the Army Corp of Engineers.

In addition, DEP recommended that removing a dam beyond the Public Works facility may help alleviate flooding for the properties on Shoemaker and doing so may not require the buyout of those homes. The Bureau of Waterways Engineering within DEP is also currently designing the Phase II Glenside Flood Control Project. The Tookany/Tacony-Frankford Watershed Partnership and the Cheltenham Open Space Committee recommends that this project be reviewed from a holistic point of view for the entire watershed to ensure that the appropriate design is implemented and to avoid detrimental effects downstream.

Through the Tookany Creek Watershed Management Plan process, volunteer members from the plan steering committee walked all 15 miles of the Tookany Creek and conducted a visual assessment of areas most need to be stabilized, repaired, vegetated. The Township will continue to work on stream bank restoration.

## HERITAGE RESOURCE CONSERVATION

Under the 2003 Green Fields/Green Towns Program, communities have the option for acquisition and limited stabilization of heritage resources. A heritage resource property primarily includes the land that provides an appropriate setting for the historic building.

Cheltenham’s heritage resource protection goals are discussed at right.

### HISTORIC RESOURCE PROTECTION GOALS

The Township’s overall historic resource protection goals are discussed in more detail in the Township Comprehensive Plan. The overall goals are as follows:

- The Township will enhance and promote Historic Districts through legal guidelines and incentives, public awareness guidelines and an improved architectural review board.
- The Township will encourage the development of new historic districts and the expansion of existing historic districts.
- The Township will encourage the development of design guidelines for each historic district.
- The Township will begin to register specific landmark structures to the National Register of Historic Places.

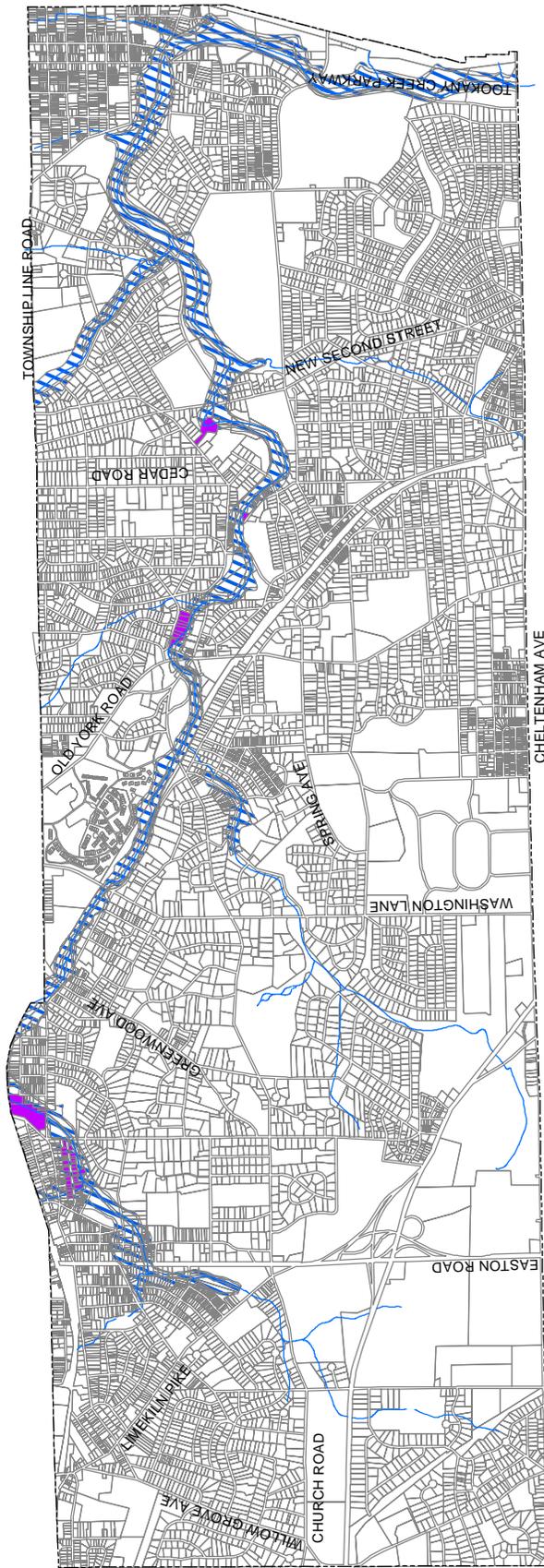
Cheltenham’s Historic and Cultural Resources can be seen in Figure 50. Chapter 4 of this document has more detailed information.

Specific actions that Cheltenham will undertake as a part of the open space planning process include:

- Preserve and protect Kerlin Farm.

Kerlin Farm (also known as Heidelberg) is eligible for the National Register of Historic Places. It is also on Preservation Pennsylvania’s “At Risk 2004” list. This property was one of William Penn’s land grants and the house dates to circa 1762 with nineteenth century additions. The property has a diverse collection of large, in some cases old trees, as well as a PA State co-champion tree according to the Morris Arboretum of the University of Pennsylvania. Additionally, this

Figure 49  
Floodplain Restoration



**MCP** Montgomery County Planning Commission

Montgomery County Courthouse - Planning Commission  
 PO Box 311 • Norristown PA 19004-0311  
 (p) 610.278.3724 • (f) 610.278.3941

www.mcp.org  
 This map is based on 2006 aerial 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.

Scale: 1" = 600 Feet  
 0 1,600 3,200 6,400 Feet  
 Base map: January 2005

property contains important agricultural soils. The property is 7.68 acres according to Montgomery County Board of Assessment data. The property is currently neglected and in extreme disrepair. The Township’s comprehensive plan indicates Kerlin Farm as remaining residential. Should the property be developed further, the Township would encourage the maintenance of the house. If the property does not get developed, the Township would encourage a conservation easement as a priority. Additionally, the farm could be used as a living and working farm or as a place for community-supported agriculture.

- Enhance Curtis Arboretum’s tree stock.

The Township will encourage a college or university to adopt Curtis Arboretum to be used for environmental education. The property is listed on the National Register of Historic Places. Lyndon, the estate of Wharton Barker that was later purchased by Cyrus H. K. Curtis, once stood on this site. The Barker residence was demolished in 1895. The grounds of Curtis’ estate were designed by the renowned landscape architects, the Olmstead brothers. The Victorian mansion has been demolished but the music hall and arboretum are now owned by the Township and is open to public.

- The Township will encourage protection of historic properties by preservation and façade easements.

This type of protection strategy requires all current and future owners of national and state registered historic buildings to maintain the historic appearance of the exteriors of the properties. In certain cases, historic landscapes, interiors, and the works of notable modernist architects are also protected. Preservation easements, and in some cases façade easements, are often donated by owners at no cost to non-profit organizations such as land trusts, conservancies, or preservation alliances. In exchange for the easement donation, the property owner receives a federal income-tax deduction. Owners interested in this type of preservation and protection strategy should consult with their individual tax attorney or financial advisor, land trusts, conservancies, or preservation alliances to obtain additional information.

The Township will encourage the Hope Starr Lloyd property, Dominican Retreat, Westminster Theological Seminary, Lynnewood Hall, Georgian Terrace, Ashmead House, and other significant resources to consider conservation easements.

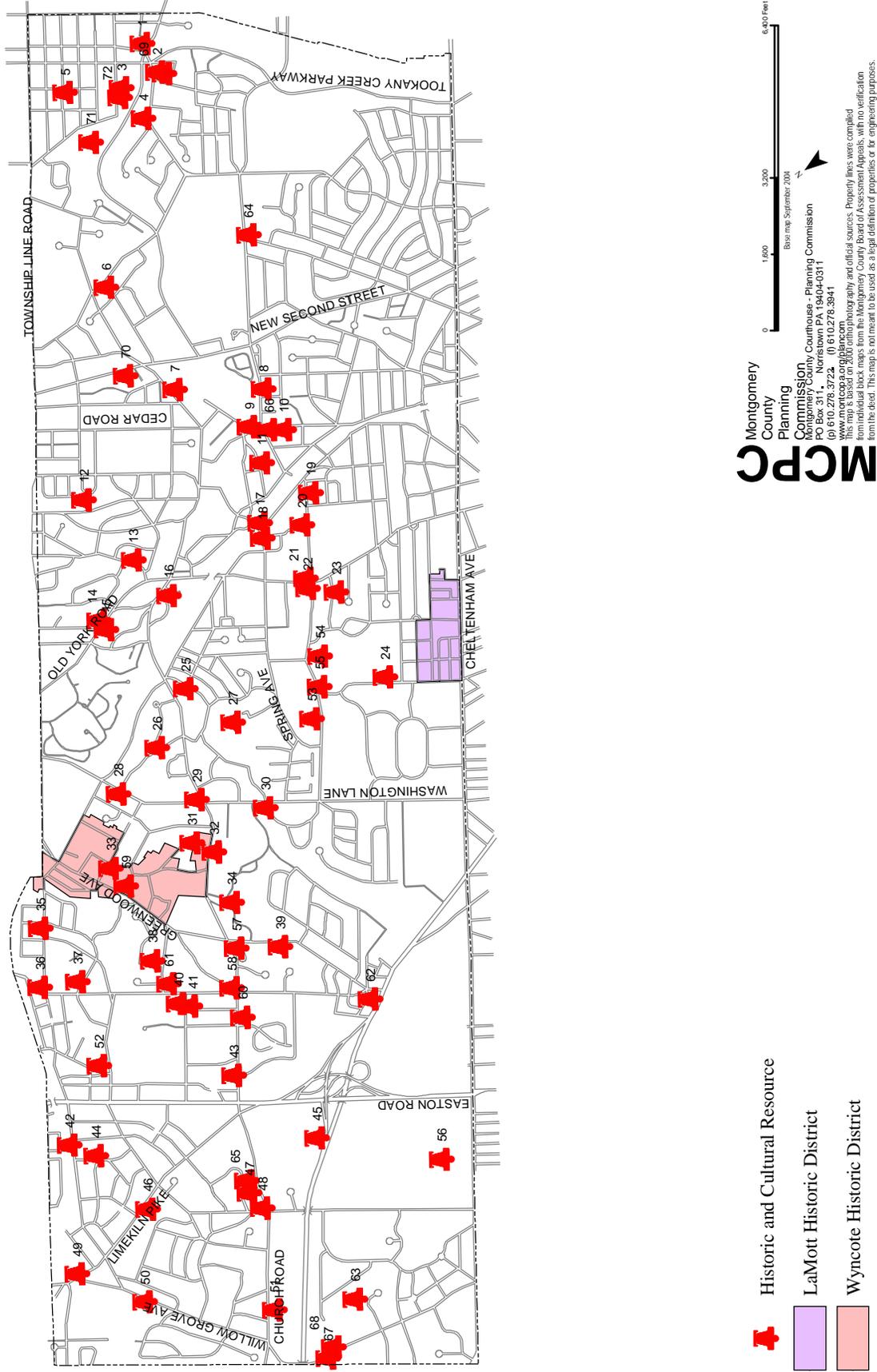
Hope Starr Lloyd property—Falcon Hill was the residence of John C. Sims. Isaac T. Starr bought the estate and renamed it Laverock Hill. Architect Charles A. Platt was hired by Starr to remodel the residence and gardens and in 1915 landscape architect Ellen Ship designed the layout of the garden. A portion of farmland in the Starr estate was needed for Route 309 and the remaining farmland was sold for residential development in the 1950s. The property is 9.60 acres according to Montgomery County Board of Assessment data. The bulk of the property is in Springfield Township.

Lynnewood Hall— Lynnewood Hall is on the Preservation Alliance for Greater Philadelphia’s 2003 list for most endangered historic properties and is eligible for the National Register of Historic Places. Constructed by PAB Widener from 1898 to 1900, Lynnewood Hall was designed after an English manor located at Prior Park, Bath, England. Lynnewood Hall contained Widener’s extensive art collection, which became one of the core collections for the National Gallery of Art in Washington, D.C. The structure became Faith Theological Seminary in 1952 and is now owned by the First Korean Church of New York. The property is 33.85 acres according to Montgomery County Board of Assessment data.



*Lynnewood Hall*

Figure 50  
Historic and Cultural Resources



Westminster Theological Seminary — This Late Gothic Revival building was part of the “Sunset” estate owned by Clay Kemble, who was a director of the Union Traction Company along with Widener and Elkins James Windrim, who is known for his design of the Masonic Temple in Philadelphia, designed the house. The property is eligible for the National Register for Historic Places. The property is 18.96 acres according to Montgomery County Board of Assessment data.

Dominican Retreat—William L. Elkins bought John Michener’s estate and renamed it the Needles. In 1898, Elkins demolished the Needles and began construction of Elstowe Manor, which was completed in 1902. The Dominican Sisters purchased the home and surrounding land in 1932. The Dominican Sisters added a dormitory wing in 1961 and use the building as a center. The property is eligible for the National Register for Historic Places. The property is 45.32 acres according to Montgomery County Board of Assessment data.

Georgian Terrace/ Stella Elkins Tyler School of Art—This Horace Trumbauer designed house was given by George W. Elkins as a wedding present to his daughter, Stella. When Stella Tyler moved in 1932, she donated the building to Temple University for use as an art school. The property is eligible for the National Register for Historic Places. With the impending sale of the Tyler School of Art (the school is moving to Philadelphia in the near future), the property is important to protect. The Tyler School of Art property is 32.11 acres according to Montgomery County Board of Assessment data.

Ashmead House—John Ashmead, purchased a land grant from William Penn. While there is a question about when house was built, the original part of the house was built around 1705 by Thomas Ashmead. In 1761, William Thomson bought the land and in remained in the family until around 1920. Fitz Eugene Dixon was the next

owner until his death when the property was sold to its current owners in 1983. The property is 5.10 acres according to Montgomery County Board of Assessment data.

The Township could try to persuade the above property owners to enter in to conservation easements. In some cases, this might necessitate the Township buying the development rights to ensure that the properties are protected.

## MUNICIPAL TRAIL AND PATHWAY DEVELOPMENT

Under the 2003 Green Fields/Green Towns Program, communities have the option for acquisition of trail corridor land and the development of a pathway system that connects to or extends the planned county trail system. Cheltenham’s trail plan goals are discussed below.

### TRAIL PLAN GOALS

As trails are established, the Township will ensure that the trails are setback from riparian corridors. Trails should be made of pervious materials (the specifics of which will be site specific) and also should consider best management practices. If future master plans or feasibility studies warrant bike paths, the Township will explore this further.

The Township’s Trail Plan Goals are as follows:

- Continue to develop the Tookany Creek trail network.

The Township currently owns much of the Tookany Creek stream corridor. To create a linear greenway, acquisition of missing corridors along the creek could be explored to enhance the overall system.

The Heritage Conservancy prepared the Tookany Creek Trail Master Plan in December of 1999. This trail master plan was developed for the 2.2-mile segment of the Tookany Creek Parkway from High School Park to Central Avenue.

Currently, the Township is working on the Tookany Creek trail and stream bank project, in which banks will be stabilized and trail improvements will be made for safety. The first

phase of improvements between Central Avenue and Jenkintown Road has been completed.

The Township recommends linkages along Tookany Creek from Ogontz Park to New Second Street to facilitate pedestrian and bicycle movement. Trail improvements are recommended in this area to connect the Elkins Park train station/High School Park to the eastern portion of the Township via the Tookany Creek Parkway. Other improvements could include better signage and bicycle lane markings.

Future expansion of this basic trail system could include the extension of the trail from Tookany Park to Fairmount Park and Cheltenham Avenue. The trail could also be expanded westward towards Wyncote and Jenkintown via community parks and railroad rights-of-ways. One such connection can be through Wall Park.

Future expansions of the Tookany Creek trail could be studied through a feasibility study which would address the location of connections to the existing trail. One area that could be looked at further is the Biello property at Mill Road and Church Road.

- Expand the overall Township trail network and greenway system.

Although the Tookany Creek Trail will be the main trail within the Township, there are other possibilities for smaller trail systems that will continue the Township greenway system. These connections could be extended by using existing access easements, utilizing sidewalk connections,



*Griffin Field, Tookany Creek Parkway*

and pursuing easements in larger parcels that will link the overall system.

A possible extension of the trail system could connect the neighborhood parks through the Glenside area from Bishop McDevitt High School to the George A. Perley Bird Sanctuary. The Tookany Creek Watershed Management Plan discusses partnering with the Audubon Society, PECO Environmental department, and SEPTA to re-green the Edward Hicks Parry Bird Sanctuary and making it a part of the Township greenway trail. Another possible connection could be introduced if the Township Public Works facility were to relocate. Where feasible, the Township could create connections with Philadelphia, Abington, and Jenkintown with trail connections or greenways.

- Develop the Cresheim Trail.

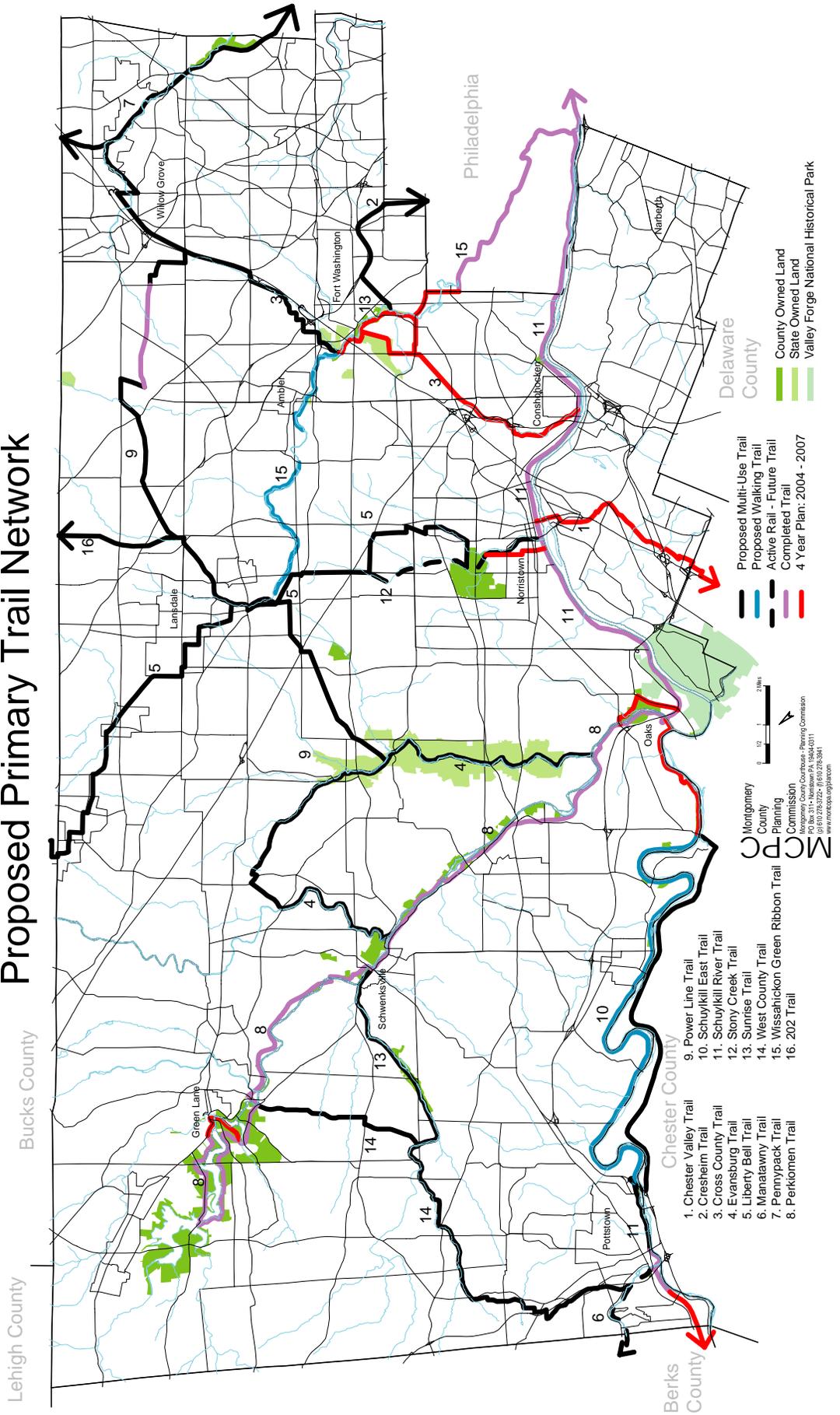
The proposed county trail of 3.5 miles will run from Philadelphia's Fairmount Park through the Laverock neighborhood to Route 309 in Springfield Township. The trail would use a former railroad right-of-way, which is now a PECO Energy Utility Corridor, and a former carriage road within Fairmount Park to form the trail corridor. This trail will connect municipal open space, Fairmount Park, Cresheim Creek Preserve, and the Laverock neighborhood in Cheltenham Township. It will connect to Philadelphia's Cresheim Valley Trail.

In October 2004, the Chestnut Hill Rotary Club, with support from the Friends of the Wissahickon Valley, Cheltenham Township, Springfield Township, and other neighborhood groups and organizations, submitted a Keystone Conservation Partnership Grant Application to the Department of Conservation and Natural Resources (DCNR) for the funding of a feasibility study for this trail effort. Stakeholders in this effort have met with PECO Energy to discuss the feasibility study. The grant was awarded in 2005. The Township is working with the Cresheim Trail Steering Committee and the Tookany/Tacony-Frankford Watershed Partnership in this effort.

The proposed county trail network can be viewed in Figure 51 and Cheltenham's proposed linkages can be viewed in Figure 52.

Figure 51  
Proposed County Trail Network

# Montgomery County Proposed Primary Trail Network







# CHAPTER 12

## RECOMMENDATIONS: NON-ACQUISITION PROTECTION METHODS

While acquisition is one method of preserving open space, there are other ways that land can be maintained as permanent open space without relying on funding sources. The techniques described in this chapter involve zoning or subdivision ordinance provisions that would protect natural features or add additional open space. The chapter concludes with a discussion of what Cheltenham could include in its ordinances.

### 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 area would be 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 (acres of steep slopes) x .50 = .75 acre  
 1 (acre of floodplain) x 1 = 1 acre  
 1 (floodplain) + .75 (steep slopes) = 1.75  
 5 – 1.75 = 3.25 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, or historic landscapes, farmland, woodlands, steep slopes, wetlands, etc. The open space may then be dedicated to the township 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 in exchange for preserving open space. 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, often 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, non-point source pollution, and the impact on stream temperatures.

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 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, when existing trees are preserved, allow developers to put up fewer street trees, buffers, or individual lot trees. 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 can not 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 of 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.

## CHELTENHAM ACTIONS

Of the measures discussed in this chapter, Cheltenham will adopt a landscaping and riparian corridor ordinance that includes setbacks of 30-75 feet from the stream corridor. Cheltenham will also review its steep slope ordinance and revise the preservation overlay district. Other ordinance work will include a stormwater management ordinance, a woodlands management and protection ordinance, and possible regulation for the protection of scenic resources. The Township will ensure through regulations that context-sensitive development will occur on the Township golf courses.

In terms of grant programs and other measures, Cheltenham will participate in the Stream ReLeaf Program and Growing Greener Grants Program and will apply to the National Scenic Byways Program. Other actions include forming a regional Environmental Advisory Council, completing the Act 167 Stormwater Management Plan, participation in the Tookany/Tacony-Frankford Watershed Partnership, and coordinating with the Fairmount Park Commission and area "Friends" groups.

The Township will prepare educational materials for preserving trees and native species and create an endowment and/or gift giving program to secure donations for the preservation of open space and park lands. Further education programming will be sponsoring a Township-wide environmental conference and creating an adopt a median strip program. There will also be a signage program for environmental education as a part of the MS4 education process.

Cheltenham will also reintroduce native plantings and remove invasive species throughout the Township. The Township will encourage the adoption of Curtis Arboretum for environmental education, establish no mow zones along riparian corridors, and create a tree seedling program and community gardens. The Township will also promote maintenance practices that address the health of the urban forest, enforce existing regulations regarding the removal of trees, promote incentives that encourage compliance with regulations, and conduct a tree inventory.

# CHAPTER 13

## IMPLEMENTATION

### BACKGROUND

Implementation is perhaps the most important part of the plan. Having identified and examined the open space issues important to the Township, a timeframe for implementation is discussed to guide the Township toward achieving its goals. This chapter also lists potential funding sources and local conservation agencies. The implementation chart indicates the proposed action, the agency responsible, the implementation year, and priority grouped by type of protection technique. The type of protection techniques include acquisition, conservation easements, planning (ordinances, studies, etc.) and implementation, program implementation, and public education and outreach. Items listed in implementation years 1-2 are top priorities, implementation years 3-5 are medium priorities, and implementation years 6-10 are low priorities. For each proposed action, primary responsibility is proposed among the following organizations among others:

- Township Commissioners
- Planning Commission
- Township Administration/Planning and Zoning Department (referred to as Township)
- Township Recreation Department
- Environmental Advisory Council (EAC)
- Tookany-Tacony/Frankford Watershed Partnership
- Citizens groups

Figure 53

*Implementation Timeline: Planning and Implementation*

<b>Action</b>	<b>Protection Technique</b>	<b>Agency Responsible</b>	<b>Implementation Year</b>	<b>Priority</b>
Form a municipal and regional Environmental Advisory Council	Planning	Township, non-profit citizen groups	Year 1	Top Priority
Adopt no mow zones - Part of riparian corridor ordinance, delineation and adoption in all public parks abutting creeks	Planning and Implementation	Township	Year 1	Top Priority
Development of master plan for Wall Park	Planning	Township - hired consultants	Year 1	Top Priority
Tree Inventory	Planning and Implementation	Shade Tree Advisory Committee, certified arborist	Year 1	Top Priority
Woodlands management and protection ordinance	Planning	Board of Commissioners, Planning Commission	Year 1-2	Top Priority
Revise the Preservation Overlay District	Planning	Board of Commissioners, Planning Commission	Year 1-2	Top Priority
Zoning for scenic resources	Planning	Board of Commissioners, Planning Commission	Year 1-2	Top Priority
Riparian Corridor Ordinance	Planning	Board of Commissioners, Planning Commission	Year 1-2	Top Priority
Review the steep slopes ordinance	Planning	Board of Commissioners, Planning Commission	Year 1-2	Top Priority
Landscaping ordinance	Planning	Board of Commissioners, Planning Commission	Year 1-2	Top Priority
DEP protocol	Planning	Board of Commissioners, Planning Commission	Year 1-2 (already done October 2004)	Top Priority
Complete the Act 167 Stormwater Management Plan	Planning	Township	Year 1-3	Top/ Medium Priority
Reforestation of bird sanctuaries	Planning and Implementation	Township	Year 1-3	Top/ Medium Priority
Continue support of Act 167 Stormwater Management Plan and adopt new stormwater management ordinance	Planning and Implementation	Township, adjacent watershed partners	Year 1-3	Top/ Medium Priority
Glenside streetscape enhancements	Planning and Implementation	Township	Year 1-4	Top/ Medium Priority

Figure 53 (continued)

*Implementation Timeline: Planning and Implementation*

<b>Action</b>	<b>Protection Technique</b>	<b>Agency Responsible</b>	<b>Implementation Year</b>	<b>Priority</b>
Township gateways and signage	Planning and Implementation	Township	Year 1-5	Top/ Medium Priority
Regreen Cheltenham Avenue	Planning and Implementation	Township, citizens groups (environmental organizations), schools	Year 1-5	Top/ Medium Priority
Implementation of Tookany Creek Watershed Management Plan	Implementation	Township, EAC	Year 1-10	Ongoing
Participation in Tookany-Tacony/Frankford Watershed Partnership	Program Implementation	Township	Year 1-10	Ongoing
Tree planting in residential areas	Implementation	Township	Year 2	Top Priority
Adopt a median strip program	Planning and Implementation	Township, business, neighborhood groups	Year 2-3	Top/ Medium Priority
Elkins Park East streetscape enhancements	Planning and Implementation	Township	Year 2-3	Top/ Medium Priority
Tookany Creek Trail overall feasibility study from High School Road to Glenside	Planning	Township	Year 2-5	Top/ Medium Priority
Implementation of Wall Park master plan	Implementation	Township, citizens groups, Recreation Department	Year 2-5	Top/ Medium Priority
East Cheltenham Avenue streetscape enhancements	Planning and Implementation	Township	Year 2-5	Top/ Medium Priority
Create a tree seedling program	Formation and Implementation	Environmental Advisory Council	Year 3-4	Medium Priority
Georgian Terrace - Encourage preservation and adaptive reuse	Planning	Township	Year 3-5	Medium Priority
Elkins Park West streetscape enhancements	Planning and Implementation	Township	Year 3-5	Medium Priority
Apply to the National Scenic Byways Program	Program Implementation	Township	Year 3-5	Medium Priority
Landscaping in train station parking lots	Implementation	Volunteers, SEPTA	Year 3-5	Medium Priority
Cheltenham Village streetscape enhancements	Planning and Implementation	Township	Year 4-5	Medium Priority
Participate in the Stream ReLeaf Program and Growing Greener Grants Program	Program Implementation	Township Staff	Ongoing	
Coordinate with the Fairmount Park Commission and area "Friends" groups	Planning and Implementation	Tookany-Tacony/Frankford Watershed Partnership	Ongoing	
Reintroduce native plantings and remove invasives	Planning and Implementation	Township	Ongoing	

Figure 53 (continued)

*Implementation Timeline: Acquisition Methods*

<b>Action</b>	<b>Protection Technique</b>	<b>Agency Responsible</b>	<b>Implementation Year</b>	<b>Priority</b>
Cresheim Trail feasibility study	Acquisition/ Obtain access easements	Township, neighboring communities	Year 1	Top Priority
JC Country Club, Ashbourne Country Club	Conservation Easements	Township	Year 1	Top Priority
Restoration of Laidlaw property	Acquisition	Township	Year 1	Top Priority
Dominican Retreat properties	Conservation Easement	Township	Year 1-2	Top Priority
Kerlin Farm	Conservation Easement, Encourage New Ownership	Township	Year 1-2	Top Priority
St. Joseph Catholic Church	Conservation Easement	Township	Year 1-2	Top Priority
Ashmead House	Conservation Easement	Township	Year 1-2	Top Priority
Lynnewood Hall	Conservation Easement	Township	Year 2 -3	Top/ Medium Priority
Evaluate which properties are the most vulnerable to flooding damage: residential properties on Brookdale Avenue, commercial properties on North Avenue, residential properties on Shoemaker and Mill Roads, and one property on Church Road	Acquisition	Township	Year 2-4	Top/ Medium Priority
Continue the Tookany Creek Trail network - New Second Street to High School Road	Acquisition/ Obtain access easements	Township	Year 2-5	Top/ Medium Priority
Cresheim Trail implementation	Acquisition	Township, neighboring communities	Year 2-6	Ongoing
Westminster Theological Seminary	Conservation Easement	Township	Year 3-4	Medium Priority
Hope Starr Lloyd Property	Conservation Easement	Township	Year 3-4	Medium Priority
Laurel Avenue property - Fox Chase Cancer Center	Conservation Easement	Township	Year 3-4	Medium Priority
Implement flood buyout studies	Acquisition	Township	Year 5-10	Medium/ Low Priority
Acquire properties or relocate properties where necessary for the Tookany Creek Trail to implement feasibility study	Acquisition/ Obtain access easements	Township	Year 5-10	Medium Priority/ Low Priority
Biello tract	Relocation/ Access easement	Township	Year 5-10	Medium/ Low Priority
Expand trail network through sidewalks or existing access easements	Acquisition	Township	Ongoing	

Figure 53 (continued)

*Implementation Timeline: Public Education*

<b>Action</b>	<b>Protection Technique</b>	<b>Agency Responsible</b>	<b>Implementation Year</b>	<b>Priority</b>
Context-sensitive development on golf courses - part of MS4 education outreach	Public education and outreach	Township	Year 1-2	Top Priority
Adopt Curtis Arboreteum - environmental education	Public education and outreach	Township Recreation Department, Shade Tree Advisory Commisison	Year 1-4	Top/ Medium Priority
Sponsor a Township-wide environmental conference	Public education and outreach	Citizens groups (environmental organizations), schools	Year 2-3	Top/ Medium Priority
Create an endowment and/or gift giving program to secure donations for the preservation of open space and park lands	Public education, outreach, and implementation	Township	Year 2 -3	Top/ Medium Priority
Encourage community gardens and roof gardens	Public education and outreach	Environmental Education Demonstration Project	Year 2-5	Top/ Medium Priority
Signage program for environmental education	Public education and outreach	Township, environmental groups	Year 3-4	Medium Priority
Educational materials for preserving trees, encouraging native species	Public education and outreach	Township, EAC	Ongoing (already in effect)	

## FUNDING SOURCES

In addition to the funds allocated through the County Open Space Program, Cheltenham is eligible for funds from a variety of sources including grants, general revenue funds, bond issues, and donations (of cash, materials, or labor).

Cheltenham will pursue other grants available from Montgomery County, the Department of Conservation and Natural Resources (DCNR), and others. These grants can be used in conjunction with the County's open space grants to help defray the cost of the Township's match. A sampling of possible grant sources is described below.

### MONTGOMERY COUNTY OPEN SPACE GRANTS (MCOS)

In 2003, a referendum to fund open space and green infrastructure projects was passed in Montgomery County. Known as the Green Fields/Green Towns Program, this funding was allocated to municipalities, private non-profit conservation organizations, and the county to preserve more open space and enhance the livability of existing communities throughout the county.

Cheltenham is eligible to receive a total of \$2,111,244 for open space acquisition and enhancement. This grant requires matching funds equal to 20% of project costs from the municipality. The county grants come with several conditions. The most important condition is that any land purchased with grant money must be permanently preserved as open space or for active recreation. Another condition is that Cheltenham must complete and adopt its Open Space Plan. This plan must be approved by the County's Open Space Board before grant money can be disbursed.

### MONTGOMERY COUNTY COMMUNITY REVITALIZATION PROGRAM (MCRP)

Initiated in 2000, this program is intended to create a strategic, economic development program that will strengthen and stabilize the county's older communities for the long term. It helps these communities become more vibrant, livable, and attractive places. Funding from this competitive program is used for projects consistent with the Township's Community Revitalization Plan.

### PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES (DCNR)

DCNR manages a variety of grant and technical assistance programs concerned with a variety of issues. DCNR annually awards about \$30 million in planning, acquisition, and development grants for parks, recreation, rivers conservation, trails, greenways, and protection of open space and critical natural areas. Most DCNR grants require a 50/50 match. DCNR also provides pre-application workshops to assist applicants in the preparation of their application forms.

A priority goal of these programs is to develop and sustain partnerships with communities, non-profits, and other organizations for recreation and conservation projects and purposes. With this in mind, the Community Conservation Partnerships Program (C2P2) was established. It is a combination of several funding sources and grant programs, including the Commonwealth's Keystone Recreation, Park and Conservation Fund (KEY 93, described below), the Environmental Stewardship and Watershed Protection Act (Growing Greener, also described below), Act 68 Snowmobile and ATV Trails Fund, the Land and Water Conservation Fund (LWCF) and the Recreational Trails component of the Transportation Equity Act for the Twenty-First Century (TEA-21).

### PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)

The Growing Greener program has funded efforts to clean up Pennsylvania's rivers and streams, reclaimed abandoned mines and toxic waste sites, invested in new alternative energy sources, preserved farmland and open space, and developed watershed restoration programs. Thus far, Growing Greener has generated nearly \$1.50 in matching funds for the environment for every \$1.00 in state money. As the Growing Greener program evolves, it will focus on brownfield redevelopment, farmland and open space preservation, water quality improvements, enhanced state and community parks, and an upgraded fish and wildlife infrastructure. Growing Greener II will accomplish these goals while making critical investments in community revitalization and the promotion of the use of clean energy.

**KEYSTONE RECREATION, PARK, AND CONSERVATION FUND**

The Keystone Recreation, Park and Conservation Fund Act was signed into law in 1993. It directs a portion of the state’s Real Estate Transfer Tax to the Keystone Fund, establishing a dedicated and permanent funding sources for recreation, parks, conservation, and other programming. Grants from this program require a minimum 50% match from the recipient municipality or nonprofit organization. As of 2002, \$144 million had been granted to more than 2,100 projects. The demand on the Keystone Fund already outstrips resources by a 4 to 1 margin.

**PENNSYLVANIA DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT (DCED)**

The mission of DCED is “To foster opportunities for businesses and communities to succeed and thrive in a global economy, thereby enabling Pennsylvanians to achieve a superior quality of life.” Therefore there are several assistance and grant programs available to Pennsylvania municipalities. Often, local economic and community revitalization efforts are supported by the implementation of green infrastructure and open space plans. Below is a list of programs offered by DCED through which revitalization funds may flow to implement the recommendations described in this open space plan.

- Community Development Block Grant Program (CDBG) - Provides grant assistance and technical assistance to aid communities in their community and economic development efforts.
- Community Revitalization Program (CR) - Provides grant funds to support local initiatives that promote the stability of communities.
- Main Street Program - This program provides assistance for revitalization planning and projects.
- Elm Street Program - Grant funds for planning, technical assistance and physical improvements to residential and mixed use areas in proximity to central business districts.
- Industrial Sites Reuse Program - Grant and low-interest loan financing to perform environmental site assessment and remediation work at former industrial sites.

**PENNSYLVANIA HISTORICAL & MUSEUM COMMISSION (PHMC)**

Many communities value their historic resources and work to preserve them for future generations. These resources can then be integrated into the

open space network and cultural amenities of that community to enhance local image and aesthetics. The PHMC offers several programs that aid municipalities in these efforts.

- Certified Local Government Grant Program - Provides funding for cultural resource surveys, national register nominations, technical and planning assistance, educational and interpretive programs, staffing and training, and pooling CLG grants and third party administration.
- Keystone Historic Preservation Grant Program - Funding for preservation, restoration, and rehabilitation.
- Pennsylvania History and Museum Grant Program - Funding under this program is designated to support a wide variety of museum, history, archives and historic preservation projects, as well as nonprofit organizations and local governments. There are 10 types of grants.

**PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT)**

**SAFE ROUTES TO SCHOOL**

This category includes projects for bicyclists and pedestrians that permit safe passage for children to walk or bike to school. This includes activities that enhance the transportation system through the construction of new facilities or the improvement of existing facilities to make them more usable for pedestrians and bicyclists. Some examples of eligible activities include: sidewalk improvements, pedestrian/ bicycle crossing improvements, bike lanes, traffic diversion improvements, off-street bicycle and pedestrian facilities. In addition, this program may fund traffic calming measures to slow the speed of cars such as the following: curb extensions, bulb-outs, traffic circles, raised median islands, speed humps, and textured or raised crosswalks. Funds cannot be used for bicycle and pedestrian facilities that are solely for recreational use.

**HOME TOWN STREETS**

This category includes a variety of streetscape improvements that are vital to reestablishing our downtown and commercial centers. These will include activities undertaken within a defined "downtown" area that collectively enhance that environment and promote positive interactions with people in the area. Projects may include sidewalk improvements, planters, benches, street lighting, pedestrian crossings, transit bus shelters, traffic calming, bicycle amenities, kiosks, community "gateway" plantings, signage and other visual elements.

**DELAWARE VALLEY REGIONAL PLANNING COMMISSION (DVRPC)**

**TRANSPORTATION AND COMMUNITY DEVELOPMENT INITIATIVE**

The TCDI program is intended to assist in reversing the trends of disinvestment and decline in many of the region’s core cities and first generation suburbs by:

- Supporting local planning projects that will lead to more residential, employment or retail opportunities;
- Improving the overall character and quality of life within these communities to retain and attract business and residents, which will help to reduce the pressure for further sprawl and expansion into the growing suburbs;
- Enhancing and utilizing the existing transportation infrastructure capacity in these areas to reduce the demands on the region’s transportation network; and
- Reducing congestion and improving the transportation system’s efficiency.

**CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT PROGRAM (CMAQ)**

This program seeks transportation-related projects that can help the region reduce emissions from highway sources and meet National Clean Air Act standards. The program covers the DVRPC region of Bucks, Chester, Delaware, Montgomery, and Philadelphia counties in Pennsylvania; and, Burlington, Camden, Gloucester and Mercer counties in New Jersey.

**TRANSPORTATION ENHANCEMENT PROGRAM (TE)**

Transportation Enhancements is a set-aside of Federal highway and transit funds, mandated by Congress in the Transportation Equity Act for the 21st Century (TEA-21) for the funding of "non-traditional" projects designed to enhance the transportation experience, to mitigate the impacts of transportation facilities on communities and the environment, and to enhance community character through transportation-related improvements.

**NATIONAL PARK SERVICE RIVERS, TRAILS, AND CONSERVATION ASSISTANCE PROGRAM**

The program offers technical assistance only to nonprofit organizations, community groups, and local or state government agencies. Rivers and Trails technical staff offers the following types of assistance for recreation and conservation projects:

- Building partnerships to achieve community-set goals
- Assessing resources
- Developing concept plans
- Engaging public participation
- Identifying potential sources of funding
- Creating public outreach
- Organizational development
- Providing conservation and recreation information

**PECO ENERGY GREEN REGION OPEN SPACE GRANT PROGRAM**

PECO Energy, a subsidiary of Exelon, is currently involved in several environmental partnerships including “TreeVitalize,” with DCNR, clean water preservation with The Nature Conservancy, and environmental education initiatives with the Schuylkill Center for Environmental Education and Green Valleys Association. Green Region grants are available to municipalities in amounts up to \$10,000. The grants can be used with other funding sources to cover a wide variety of planning and direct expenses associated with development and implementing open space programs, including consulting fees, surveys, environmental assessments, habitat improvement, and capital improvements for passive recreation.

**DELAWARE ESTUARY GRANTS PROGRAM**

The National Fish and Wildlife Foundation administers this grant program in cooperation with the Delaware Estuary Program, and other partner agencies. Grants range between \$5,000 and \$25,000, and larger amounts are awarded depending on whether the project relates directly to the action items of the Comprehensive Conservation and Management Plan for the Delaware Estuary or that would improve the Delaware Estuary.

**WATERSHED ACTION GRANTS**

These grants are awarded by the Conservation Fund for applicants in southeastern Pennsylvania and Southern New Jersey for implementation of conservation plans. Grant awards are between

\$2,000 and \$20,000 for projects that protect the watershed, improve water quality, or promote watershed stewardship.

**WATERSHED RESOURCES EDUCATION NETWORK**

The Watershed Resources Education Network offers grants related to water resource education and training.

**GENERAL REVENUE FUNDS AND BOND ISSUE**

Cheltenham has the option of using general revenue funds for open space and recreation purposes. It also has the option of issuing a bond to pay for the capital costs of parkland acquisition and development. The decision to pursue these options rests with the Board of Commissioners.

**DONATIONS/ENDOWMENTS**

Cheltenham should encourage donations from individuals, businesses, and groups to help pay for parkland acquisition, development, and tree planting. The donations may be cash, materials, or labor. Cheltenham could organize special days during which local citizens and groups could gather to participate in implementing open space projects.

**SOUTHEAST PENNSYLVANIA LAND CONSERVATION ORGANIZATIONS**

**BRANDYWINE CONSERVANCY**

**PALTA MEMBER**

PO Box 141  
 Chadds Ford, PA 19317  
 Counties where acquisitions completed: Bucks, Chester, Delaware, Lancaster, Montgomery, Philadelphia

Mission: The mission of the Brandywine Conservancy's Environmental Management Center is to conserve the natural and cultural resources of the Brandywine River watershed and other selected areas with a primary emphasis on conservation of water quantity and quality.

Founded: 1967  
 Phone: (610) 388-2700

Email: emc@brandywine.org  
 www.brandywineconservancy.org

**CONSERVANCY OF MONTGOMERY COUNTY**

**PALTA MEMBER**

PO Box 28  
 Ambler, PA 19002-0028  
 Counties where acquisitions completed: Montgomery

Mission: The business and purpose of this organization shall be to advocate the preservation of historic and natural resources in Montgomery County to ensure their protection for future generations. The main functions of the organization shall be to identify and protect historic structures, open space and natural resources; sponsor educational preservation programs; conduct survey and planning studies; promote, assist with and accept conservation easements; and provide an information network and clearinghouse for preservation information for county residents, businesses, schools, municipalities and organizations.

Founded: 1990  
 Phone: (215) 283-0383  
 Email: cmcpreserve@hotmail.com

**HERITAGE CONSERVANCY**

**PALTA MEMBER**

85 Old Dublin Pike  
 Doylestown, PA 18901  
 Counties where acquisitions completed: Bucks, Montgomery, Susquehanna, York  
 Counties where acquisitions anticipated: Northampton

Mission: Heritage Conservancy is a nonprofit organization dedicated to preserving our natural and historic heritage. Founded in 1958, it was concern for the rapid loss of open space in Bucks County which led to the formation of the Bucks County Park Foundation, known today as Heritage Conservancy.

Founded: 1958  
 Phone: (215) 345-7020  
 Email: hconserv@heritageconservancy.org  
 www.heritageconservancy.org

**LOWER MERION CONSERVANCY**

**PALTA MEMBER**

1301 Rose Glen Rd.  
 Gladwyne, PA 19035  
 Counties where acquisitions completed: Delaware, Montgomery

Mission: The Lower Merion Conservancy acts to protect our area's natural and historic resources, open space, and watersheds for area residents and future generations. Through education, advocacy, and research, the Conservancy promotes collective responsibility for these resources.

Founded: 1991  
 Phone: (610) 645-9030  
 Email: admin@dragonfly.org  
 www. lmconservancy.org

**MONTGOMERY COUNTY LANDS TRUST**

**PALTA MEMBER**

PO Box 300  
 Lederach, PA 19450  
 Counties where acquisitions completed: Montgomery

Mission: It is the mission of Montgomery County Lands Trust to permanently preserve land and to foster the wise stewardship of open space of our county by: Acquiring easements and encouraging donation of land to appropriate stewards. Helping to facilitate the creation of open space and natural amenities in existing communities. Promoting environmentally sensitive, sustainable development which preserves open space, significant natural resources and our unique sense of place. Providing educational programs that strategically advance its mission.

Founded: 1993  
 Phone: (215) 513-0100  
 Email: dflaharty@mclt.org www.mclt.org

**NATURAL LANDS TRUST**

**PALTA MEMBER**

1031 Palmers Mill Rd.  
 Media, PA 19063  
 Counties where acquisitions completed: Bucks, Chester, Delaware, Montgomery, Philadelphia

Mission: Natural Lands Trust is a non-profit, regional land conservation organization working

to protect the most critical remaining open lands in the greater Philadelphia region.

Founded: 1961  
 Phone: (610) 353-5587  
 Email: apitz@natlands.org  
 www.natlands.org

**NORTH AMERICAN LAND TRUST**

**PALTA MEMBER**

PO Box 1578  
 Chadds Ford, PA 19317  
 Counties where acquisitions completed: Chester, Delaware, Lancaster, Montgomery

Founded: 1992  
 Phone: (610) 388-3670  
 Email: info@nalt.org info@nalt.org  
 www.nalt.org

**PENNYPACK ECOLOGICAL RESTORATION TRUST**

**PALTA MEMBER**

2955 Edge Hill Rd.  
 Huntington Valley, PA 19006  
 Counties where acquisitions completed: Montgomery

Mission: The mission of the Trust and its membership is to protect, restore and preserve the lands of the central Pennypack Creek valley so that they \* remain an enhancement to the quality of visitors' lives, \* remain a vibrant and diverse natural landscape supporting native plant and animal life, and \* become the standard of excellence for innovative restoration and stewardship practices to be shared with other individuals and organizations joined in common commitment to the environment.

Founded: 1970  
 Phone: (215) 657-0830  
 Email: djrpennypack@cs.com  
 www.libertynet.org/pert

**PERKIOMEN WATERSHED CONSERVANCY**

**PALTA MEMBER**

1 Skippack Pike  
 Schwenksville, PA 19473  
 Counties where acquisitions completed: Montgomery

Mission: The Perkiomen Watershed Conservancy is a nonprofit organization founded in 1964 by local citizens to combat pollution in the Perkiomen Creek and its tributaries. The Conservancy provides an integrated approach to environmental issues of the Perkiomen Watershed area through environmental education, Watershed stewardship and conservation programs.

Founded: 1964

Phone: (610) 287-9383

Email: [pwc@perkiomenwatershed.org](mailto:pwc@perkiomenwatershed.org)

[www.perkiomenwatershed.org](http://www.perkiomenwatershed.org)

## **WISSAHICKON VALLEY WATERSHED ASSOCIATION**

### **PALTA MEMBER**

12 Morris Rd.

Ambler, PA 19002

Counties where acquisitions completed:

Montgomery

Mission: Since 1957, the Wissahickon Valley Watershed Association has been the leader in protecting the open space of the Wissahickon Valley, in enhancing its water quality, and in educating people of all ages about environmental concerns.

Founded: 1957

Phone: (215) 646-8866

Email: [wwa@aol.com](mailto:wwa@aol.com):

[www.wwa.org](http://www.wwa.org)



