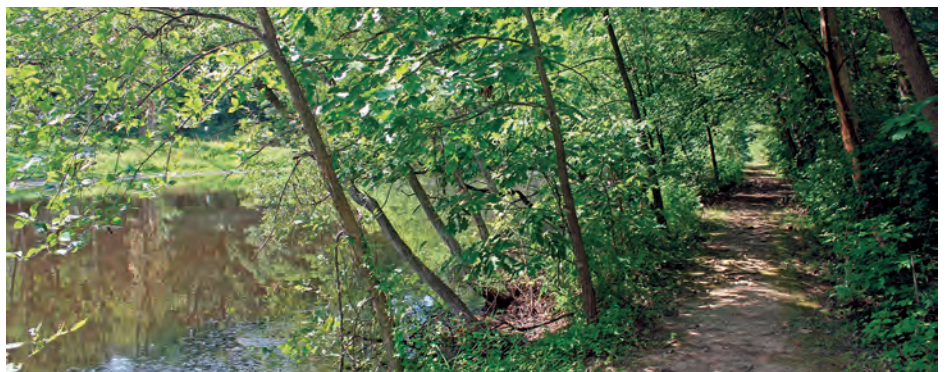
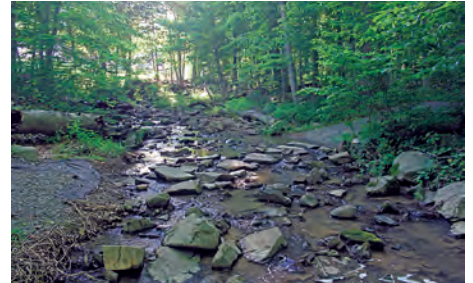


open space plan

Adopted April 2, 2020

UPPER POTTS GROVE TOWNSHIP



MONTGOMERY COUNTY, PENNSYLVANIA

UPPER POTTS GROVE TOWNSHIP OFFICIALS

MONTGOMERY COUNTY, PENNSYLVANIA

BOARD OF COMMISSIONERS

Trace Slinkerd, *President*
France Krazalkovich, *Vice President*
Martin Schreiber
Renee Spaide
Elwood Taylor

OPEN SPACE & RECREATION BOARD

Dennis Elliott, *Chairman*
Charles Note, *Vice Chairman*
Greg Churach
Sherry Paup

TOWNSHIP MANAGER

Michelle Reddick

open space plan

UPPER POTTSGROVE TOWNSHIP

Adopted April 2, 2020

MONTGOMERY COUNTY PLANNING COMMISSION

table of contents

1	community profile	
	Township History	1
	Existing Land Use Analysis	4
	Community Demographic Analysis	9
	Status of Relevant Plans	14
2	goals and objectives	
	The 2006 Parks, Recreation and Open Space Plan	15
	Progress Report on Meeting the Goals of the 2006 Open Space Plan	16
	2019 Open Space Plan Goals	17
3	existing protected land	
	Permanently Protected Land	21
	Temporarily Protected Land	26
4	inventory of vulnerable resources	
	Geology	31
	Topography	33
	Surface and Groundwater	35
	Soils	38
	Vegetation and Wildlife	43
	Natural Lands Smart Conservation Prioritization Program	45
	Historic and Cultural Resources	46
	Scenic Resources	48
5	open space linkages	
	Planned Linkages	51
	Proposed Trails	53
	Greenways	56
	Open Space and the Land Development Process	59

6	analysis of unprotected resources	
	Prioritization of Areas for Preservation	61
7	evaluation of growth areas	
	Introduction	65
	Population, Housing, and Employment Projections	66
	Upper Pottsgrove’s Future Growth Areas	68
	Build-Out Analysis	68
8	evaluation of parks and open space	
	Facility Types	73
	Recreation Facility Needs	76
9	evaluation of other plans	
	Comparison to Montgomery County Plans	79
	Relation to Plans of Abutting Municipalities	80
	Pottstown Metropolitan Regional Comprehensive Plan	85
10	acquisition and protection methods	
	Open Space Priorities	87
	Acquisition Methods	88
	Non-Acquisition Protections Methods	92
11	optional plan elements	
	Heritage Resource Conservation	97
	Municipal Trail and Pathway Development	98
	Farmland Preservation	101
12	plan implementation	
	Implementation Table	103
	Potential Funding Sources	105
	Land Conservation Organizations	109

community profile

The Upper Pottsgrove Township Open Space Plan seeks to provide residents and officials with the information they need to pursue the township's goals for the preservation of natural and cultural resources within their community. By examining the historical evolution and current trends of the community this plan is intended to identify potential policies, programs, and acquisitions that protect the natural beauty and heritage of Upper Pottsgrove Township. This chapter describes the community's historical and regional context, details the land use of property in the township, studies the demographic trends in Upper Pottsgrove Township, and outlines the previously adopted plans that inform this one.

BACKGROUND INFORMATION

Township History

[Adapted from the "Upper Pottsgrove Parks, Recreation, and Open Space Plan" (1995), prepared by Urban Research & Development Corporation]

PRE-CONTACT LENAPEHOKING

Prior to the founding of Pennsylvania, much of the land of Delaware River watershed was a part of Lenapehoking, the home of the Lenape tribe. A subgroup the larger Lenape tribe, the Unami, inhabited the southern portion of this territory in the Schuylkill River Valley, including the area of Upper Pottsgrove Township. Many places and geographic features in the region still bear the names given to them by the Lenape.

EUROPEAN ARRIVAL AND EARLY GROWTH

English and Germans from Philadelphia were the first European residents of what is now Upper

Pottsgrove Township in the first decade of the 18th century. In 1735, John Penn sold 14,000 acres that he received from his father William Penn to George McCall, a Philadelphia merchant. This land, known subsequently as McCall's Manor, encompassed parts of present Douglass Township, Pottstown Borough, Upper Pottsgrove Township and Lower Pottsgrove Township.

Settlers developed a copper mine on McCall's tract and established a new 900-acre town, which later became Pottstown, on land purchased from McCall's descendants. By the Revolutionary War in 1776, the town had grown to 20 houses, an iron industry attracted new residents and several

types of mills were established on local streams.

George Washington established Camp Pottsgrove in the area in 1777 prior to moving the

Continental Army to Valley Forge. Montgomery County included the Pottstown-Pottsgrove area when the County was formed in 1784. Local residents made several

attempts to form their own county in combination with communities from what is now Berks and Chester Counties. The last of these unsuccessful bids occurred in 1815.

Figure 1.1 || *Regional Setting*

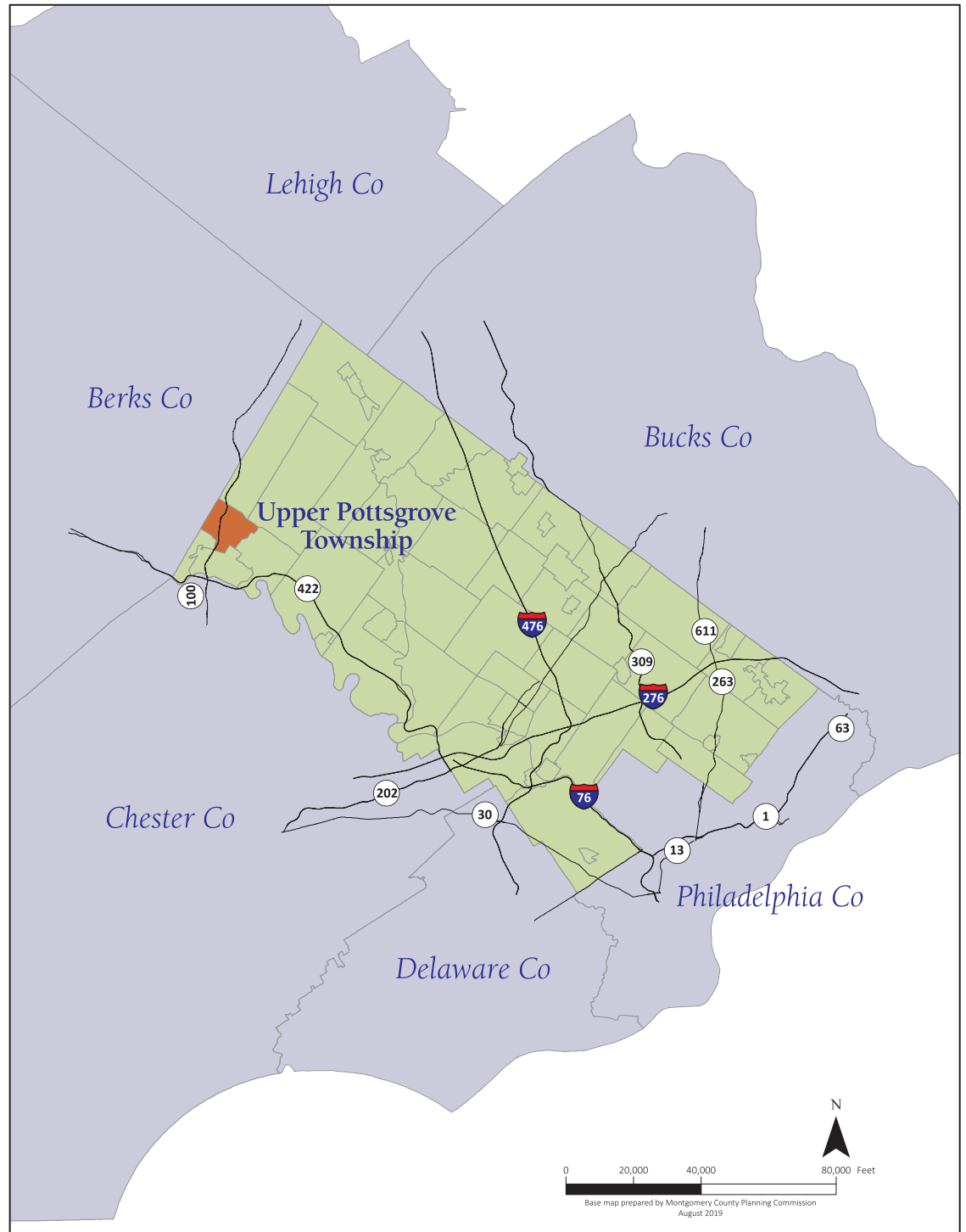
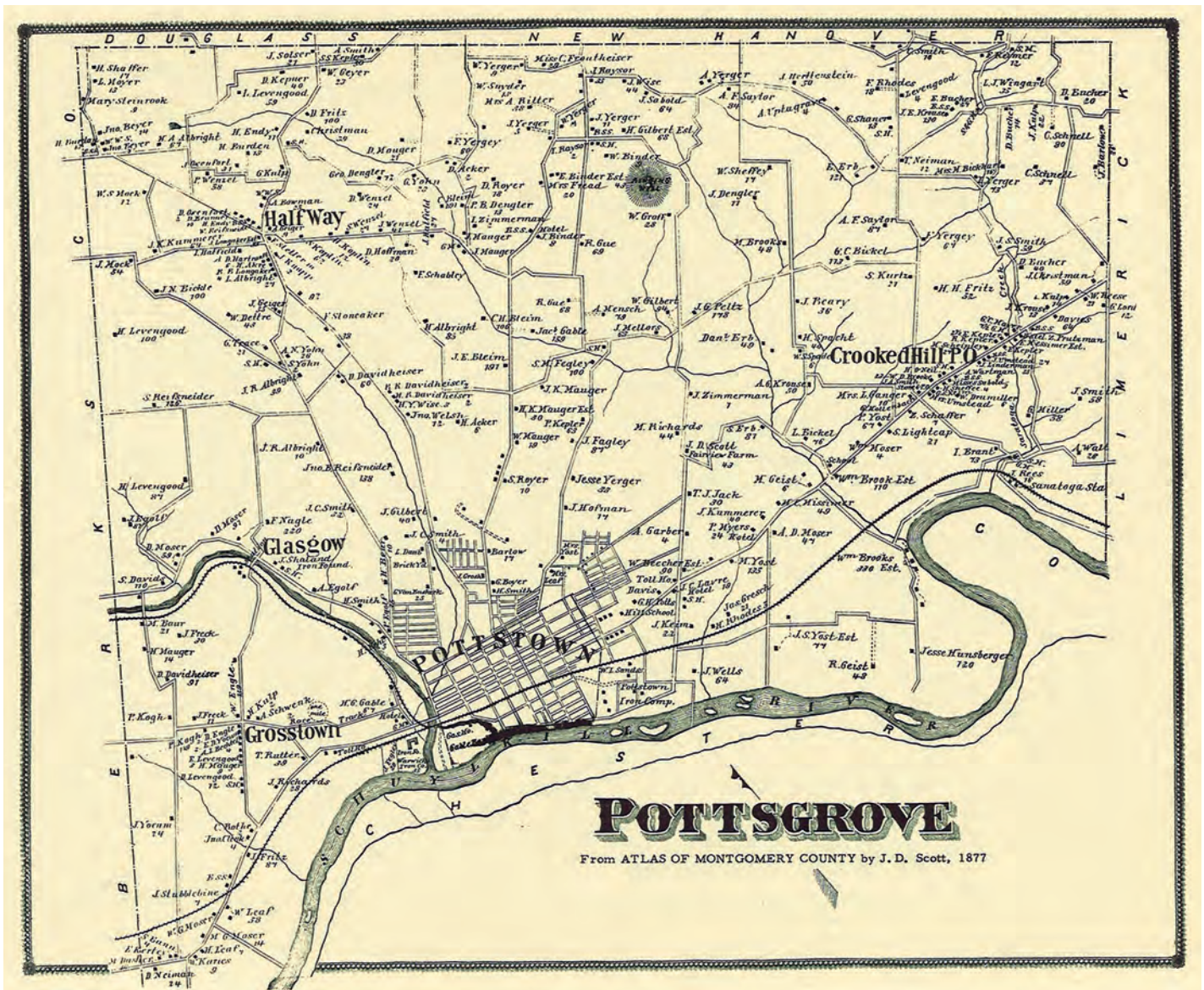


Figure 1.2 || Pottsgrove Township, 1877



TRANSPORTATION

Manatawny Road was established as the Pottstown area's first major road in the 1790s. Manatawny Road eventually became part of Germantown Pike, which extended from Philadelphia to Reading and beyond. Stagecoach stops on the twice-weekly runs between Philadelphia and Reading were also established in Pottsgrove during the 1790s. Pottsgrove became the location of the first post office in Montgomery County in 1793.

The central portion of McCall's Manor became Pottsgrove Township in 1807. This new community encompassed 11,600 acres and 1,571 residents by the 1810 census. Pottstown Borough was created from 268 acres of Pottsgrove Township in 1815, the same year that the Schuylkill Canal opened for commerce. Further improvements to the Germantown Pike soon followed and bridges were built across the Schuylkill River and Manatawny Creek to Berks and Chester Counties.

The Pottstown area was a major economic force in western Montgomery County by the time the Philadelphia and Reading Railroad completed a 59-mile track between the two cities in 1839. Success of the railroad precipitated the closing of the Schuylkill Canal shortly thereafter. Railroad stations in the area were established at Sanatoga, Pottstown, Glasgow and Colebrookdale. Small settlements later prospered around each station. The Schuylkill Valley Railroad

from Philadelphia to Schuylkill County's coal mines was completed to Pottstown by 1884. In 1892, Pottstown Borough became part of the service area for Montgomery County's first electric trolley line.

INCORPORATION

Lower Pottsgrove, West Pottsgrove, and Upper Pottsgrove were formed as separate townships of the second class in 1890. By the 1900 census, Upper Pottsgrove contained 450 persons, compared to over 15,000 in Pottstown Borough. Halfway House was Upper Pottsgrove's largest village at the time. This small cluster of homes around an inn on Farmington Road was situated halfway along the stage coach route between Pottstown and Boyertown.

THE TWENTIETH CENTURY

Upper Pottsgrove grew very slowly throughout the first half of the twentieth century and the Township's road pattern changed very little. Farming, housing and minor

commerce were the main land uses in the community, as they remain today. Housing along major roads and some residential subdivisions have displaced much farmland in Upper Pottsgrove since World War II. However, the Township has, thus far, remained outside of the path of strong growth that has moved westward in Montgomery County from Philadelphia over the last five decades.

A volunteer fire company was formed in Upper Pottsgrove in 1949 and full-time police protection began in the 1960s. Upper Pottsgrove became a township of the first class in 1965 in order to defeat further annexation attempts from property owners in Pottstown who wanted to join the Township and access its public sewer system. The most recent significant physical change in Upper Pottsgrove occurred in the mid-1960s when Route 100 was relocated and upgraded to a four-lane, limited-access highway. Route 100 connects the township to the rapidly-growing US 422 corridor.

Existing Land Use Analysis

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 1.3), Figure 1.4 details the acreage of each category and the percent change from 2004 to 2015. The assigned land use categories are derived from the Montgomery County Board of Assessment's parcel data. These numbers are useful in understanding changes in land use patterns and help to identify potential open space and recreation needs.

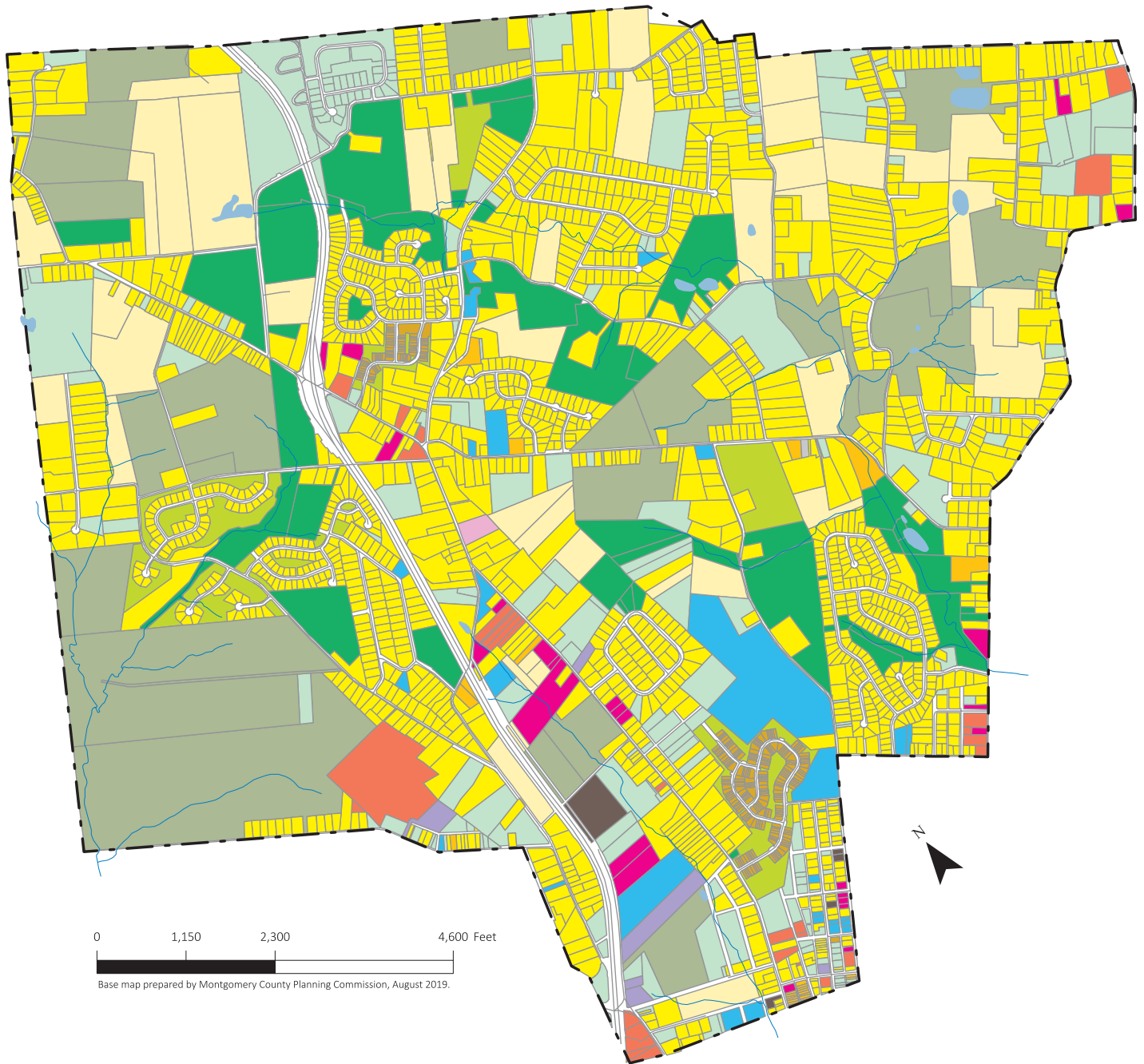
RESIDENTIAL

Half of the developed land in Upper Pottsgrove is dedicated to residential uses, as shown in Figure 1.5. The pattern of single-family development in the Township takes three basic forms. Small, uniform lots on gridded streets prevail near the border with Pottstown Borough. Throughout the township, older homes and farmhouses that front on

long-established roads are common. This older, linear development pattern is punctuated by recent residential subdivisions.

Single-family detached homes comprise the greatest share of residential development, having a nearly 90 percent share of all housing units (Figure 1.7). Since the last plan, the construction of townhome developments has boosted the

Figure 1.3 || *Existing Land Use*



0 1,150 2,300 4,600 Feet
 Base map prepared by Montgomery County Planning Commission, August 2019.
















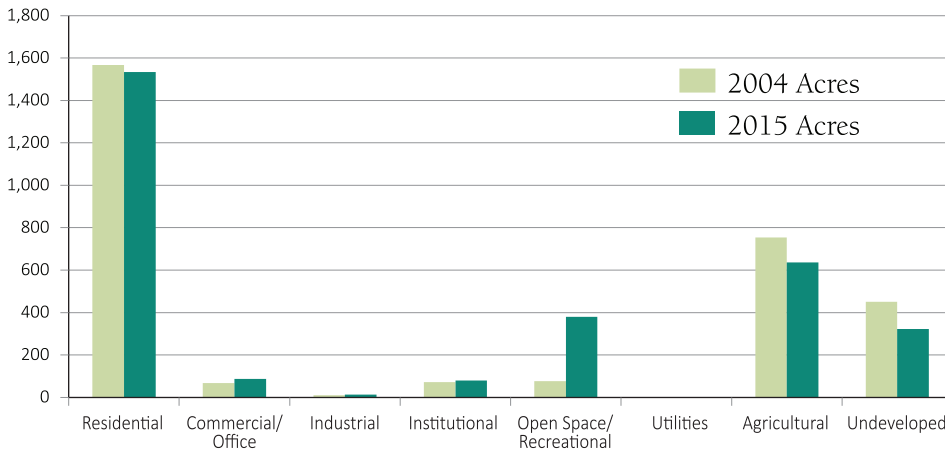
- | | | |
|--|---|--|
|  Multifamily |  Mixed Use |  Utilities |
|  Single-Family Attached |  Retail |  Undeveloped |
|  Twin/Duplex |  Office |  Public Open Space |
|  Single-Family Detached |  Industrial |  Private Open Space |
|  Country Residence |  Institutional |  Agriculture |

Figure 1.4 || *Existing Land Use Comparison: 2004 and 2015*

Land Use	2004		2015		% Change 2004-2015
	Acres	% of Total	Acres	% of Total	
Residential	1,567	52.20%	1,534	50.20%	-2.00%
Commercial/Office	67	2.20%	87	2.80%	0.60%
Industrial	10	0.30%	14	0.50%	0.10%
Institutional	72	2.40%	79	2.60%	0.20%
Open Space/Recreation	77	2.60%	380	12.40%	9.90%
Utilities	1	0.00%	1	0.00%	0.00%
Agriculture	754	25.10%	637	20.80%	-4.30%
Total Developed	2,548	84.90%	2,732	89.40%	4.50%
Total Undeveloped	450	15.00%	322	10.50%	-4.50%
Water	3	0.10%	3	0.10%	0.00%
Total Acreage*	3,001	100%	3,057	100%	0.00%

Acreage values differ due to unassigned land use in parcel data.

Figure 1.5 || *Comparison of Land Use Composition*



number of single-family attached units. Twin homes can be found in a small development between Farmington Avenue and Poplar Street on the township’s municipal boundary with Pottstown.

Conversion apartment units, which are scattered throughout the Township; form the bulk of the Township’s multi-family dwelling inventory.

Figure 1.8 shows a comparison of the mix of housing types in 2000 and 2015.

NONRESIDENTIAL USES

Nonresidential uses are clustered near Pottstown, Halfway House, Farmington Avenue and increasingly, along Route 100. Rural areas in the Township still exist, particularly west of Route 100. Overall, however, the Township’s ongoing development has made it increasingly suburban in character.

COMMERCIAL/OFFICE

Commercial and office uses comprise about three percent of the Township. Small concentrations of commercial activities are located near Pottstown, in Halfway House, along Farmington Avenue, and along the Route 100 corridor.

INDUSTRIAL

Upper Pottsgrove Township supports a small number of Industrial uses, some of which are clustered on Commerce Drive. The land area occupied by industrial uses comprises less than one percent of all land in the Township.

INSTITUTIONAL

Institutional uses comprise about two percent of the Township's land. Some of these uses include the Pottsgrove Middle School; the Upper Pottsgrove Township office, police station, fire station, maintenance garage; and three churches.

OPEN SPACE/RECREATION

Since 2005, the amount of land preserved as open space or used for recreation has increased by nearly 400 percent, from 77 acres to 380 acres. This gain resulted from implementing the acquisition recommendations in the 2005 Open Space Plan. The Township's recreation facilities include Heather Place Park, Hillside Park, Hollenbach Park, and Mocharniuk Meadows. New additions to the Township's recreational space inventory since 2005 include: Prout Place Park, Cherry Tree Park, Althouse Arboretum, Sunset Park, Sussell Park, and Chestnut Grove Park.

Figure 1.6 || *Land Use Composition, 2015*

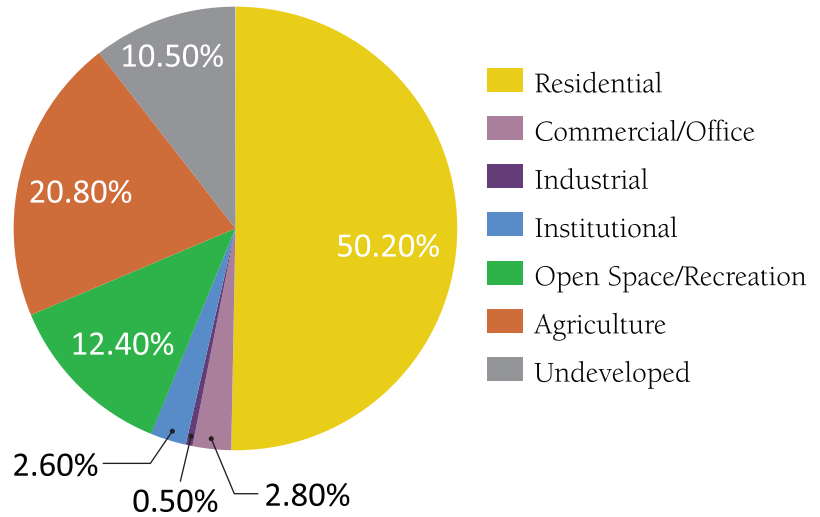
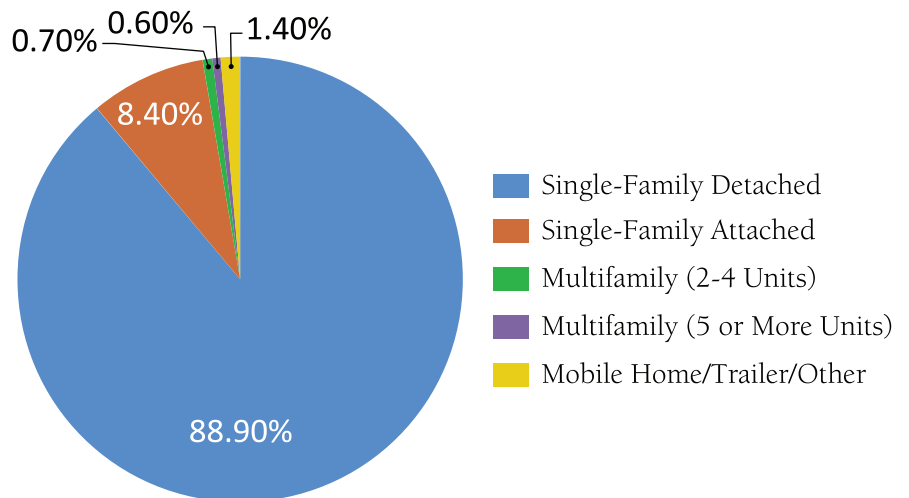


Figure 1.7 || *Housing Mix by Dwelling Type*



Source: 2011-2015 American Community Survey 5-Year Estimates

Figure 1.8 || *Comparison of Housing Types, 2000 and 2015*

Housing Types	2000		2015	
	Number	% Total	Number	% Total
Single-Family Detached	1,399	95.90%	1,746	88.90%
Single-Family Attached	23	1.60%	164	8.40%
Multifamily (2-4 Units)	13	0.90%	13	0.70%
Multifamily (5 or More Units)	12	0.80%	12	0.60%
Mobile Home/Trailer/Other	12	0.80%	28	1.40%
Total Housing Units	1,459	100%	1,963	100%

Sources: 2000 U.S. Census and 2011-2015 American Community Survey 5-Year Estimates.

UTILITIES

Utilities are only designated as taking up approximately one acre of land in the Township. A radio tower is located on land occupied by radio station WPAZ on Mauger’s Mill Road, and an emergency communications tower operated by Montgomery County is located off Route 100 near Moyer Road.

AGRICULTURE

One-fifth of the Township—637 acres— is designated as agricultural land. There are no permanently preserved farms in the Township, but eight farms, comprising 158 acres are located in Agricultural Security Areas (ASAs), which is the first step for farms to become eligible in the state’s agricultural land preservation program.

UNDEVELOPED LAND

Approximately 10% of land in Upper Pottsgrove Township is classified as undeveloped. This is land that does not have built structures, is not preserved as open space, and

is not used for agricultural purposes. Undeveloped land is scattered throughout the Township, and is not concentrated in one particular area.

CONCLUSIONS

Prior to the economic downturn in 2008, the Township had received a number of land development proposals, several of which never materialized. As a result, the land use composition has generally remained similar to levels cited in the 2005 Open Space Plan. A notable exception is a 300+ acre increase in open space and recreational land. Parkland and open space acreage grew to 380 acres— a nearly 400% increase— and now comprises an additional 10% of the total land in the township.

Agricultural and undeveloped lands decreased by 117 and 128 acres, respectively. Institutional land grew by 7 acres to 79 acres, and commercial/office uses increased 20 acres to 87 acres. The amount of industrial land increased greatly in percentage terms (40%) but not in number of actual acres (4).

Community Demographic Analysis

The Community Demographic Analysis consists of information relating to Upper Pottsgrove’s population, housing, and economics. With few exceptions, the sources of this information are the decennial U.S. Census and the multi-year estimates of the American Community Survey.

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 TRENDS

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.

Between 2000 and 2015, the Township’s population increased by 1,297 people, a gain of 31.6 percent. This continues the growth trend that began effectively at the Township’s inception.

The Delaware Valley Regional Planning Commission (DVRPC) serves as the region’s metropolitan planning organization (MPO). Among other reports, it provides long-term population and employment forecasts. In 2016, DVRPC released its population projections through the year 2045. These projections will be addressed in further detail in Chapter 7. DVRPC estimates that Upper Pottsgrove’s population will continue to increase at the current rate. If these projections hold true, the Township’s population is expected to increase to 7,200 by 2045.

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.

AGE

A community’s age profile over time can be an important measure of growth and change. Among other things, shifts in the distribution among age groups can have significant impacts on the provision of social services, housing, school enrollments, park and recreation needs, and the labor force. Figure 1.9 below summarizes changes in the Township’s age profile from 2000 to 2015. All population groups increased during this time, except

for children age four and under. The age groups with the greatest increases were middle-aged adults (55-64) and young adults (18-24), with both groups doubling in population since 2000. Adults aged 45-54 represent nearly one-fifth of the population; this population has also grown significantly since 2000. Children under the age of 18 comprise another one-fifth of the total population, a key point in considering the Township’s current and future recreation needs.

Figure 1.9 || *Age Profile*

Age	2000	% of Total 2010	2015	% of Total 2015	% Change
	Population	Population	Population	Population	2000-2015
0-4	293	7.10%	265	4.90%	-9.60%
17-May	883	21.50%	956	17.70%	8.30%
18-24	232	5.70%	502	9.30%	116.40%
25-34	528	12.90%	540	10.00%	2.30%
35-44	792	19.30%	848	15.70%	7.00%
45-54	602	14.70%	983	18.20%	63.30%
55-64	330	8.00%	680	12.60%	106.10%
65-74	267	6.50%	367	6.80%	37.50%
75+	175	4.30%	259	4.80%	48.00%
Total	4,102	100%	5,399	100%	31.60%
Median	36.6		40.9		+ 4.3 years

Sources: 2000 Census and 2011-2015 American Community Survey 5-Year Estimates.

Figure 1.10 || *Household Types*

Household Types	Number of Households 2000	% Total	Number of Households 2015	% Total	% Change 2000 to 2015
Married Couples with Children	504	35.60%	552	30.30%	9.50%
Married Couples with No Children	522	36.80%	763	41.90%	46.20%
Single Parent	69	4.90%	81	4.40%	17.40%
Other Family	61	4.30%	128	7.00%	109.80%
1 Person Non-family Households	204	14.40%	219	12.00%	7.40%
2+ Person Non-family Households	57	4.00%	80	4.40%	40.40%
Total	1,417	100%	1,823	100%	28.70%
Average Number of People per Household	2.89		2.96		2.40%

Sources: 2000 US Census, 2011-2015 American Community Survey 5-Year Estimates.

HOUSEHOLD TYPES

A household is defined by the Census Bureau as a person or persons occupying a single housing unit. A household can be broken down into two categories. A family household is two or more related persons living in a single housing unit, and a non-family household is occupied by a single person or a group of unrelated persons. Nationally, as well as locally, households are changing. Nationally, there has been an increase in the proportion of non-family and single-person households since the 1970s. Changes in family structure, delays in household formation, and declining fertility rates have contributed to a decrease in the size of households.

However, as shown in Figure 1.10, Household Types, Upper Pottsgrove is experiencing a different trend. Between 2000 and 2015, the number of non-family households grew slightly, but continue to comprise the same proportion of the Township’s households as they did between 1990 and 2000.

Family households remained relatively stable, although the composition has shifted, due to a significant increase in the “Other Family” category, which doubled. Married couples comprise the majority—more than 70 percent—of all family households. However, the traditional household of married couples with children decreased by approximately ten percent between 2000 and 2015, while the category of married couples with no children continued to increase, and now represents the largest segment of household types.

At just under five percent, Single Parent households represent nearly the same percentage of the household population as they did in 2000.

The average household size is the number of persons in households divided by the number of occupied housing units. This figure has seen a national decline as households continue to diversify. In 2015, the average household size in the United States was 2.64 people per household. Household size in Upper Pottsgrove grew slightly over

the past fifteen years, and continues to be above the national average at 2.96 people per household. Continuing suburbanization and development of single-family homes in the township probably contributes to stability of average household size in Upper Pottsgrove.

SPECIAL NEEDS GROUPS

Certain groups within Upper Pottsgrove Township have special needs that should be considered in determining how much open space is needed, the type of open space that is needed, and the specific design of the open space development. In particular, the very young, the very old, those with incomes below the poverty level, and people with disabilities have special needs that will affect the need for and development of open space.

Figure 1.11 identifies the various special needs groups in Upper Pottsgrove Township. In general, these populations have not changed in size relative to the Township's overall population. For example, the number of adults over age 65 increased by more than 40 percent between 2000 and 2015, but this group maintained a ten percent share of the overall population. This

same trend applied to residents with incomes under the poverty level, which continue to make up 2.5 percent of the Township's population.

As indicated previously in the Age section, the population of children under age 18 decreased significantly—by nearly 75 percent—between 2000 and 2015. This group now comprises less than six percent of the Township's population.

EDUCATION LEVEL

Upper Pottsgrove Township's adult population (over age 25) tends to be fairly well-educated (see Figure 1.12 below), with more than half having attended some college and at least 35 percent of the population holding a bachelor's degree or higher. The overall trend indicates that the Township's residents have continued to attain a higher level of education since 1990.

Higher education level generally correlates to having additional time and income available for recreational opportunities.

INCOME

Figure 1.13 shows changes in per capita and household incomes between 1999 and 2015. Among other factors, changes in income

Figure 1.11 || *Special Needs Groups*

Special Needs Group	Population 2000	% Total Population	Population 2015	% Total Population	% Change 2000 —2015
Persons 18-64 with Disabilities	619	15.10%	305	5.60%	-50.70%
Persons 18-64 with Mobility Limitations			113	2.20%	N/A
Persons 18-64 with Self-Care Limitations			65	1.30%	N/A
Over 65 Years of Age	442	10.80%	626	11.60%	41.60%
Under 18 Years of Age	1,176	28.70%	308	5.70%	-73.80%
Income Below Poverty Level	105	2.60%	136	2.50%	29.50%
Total Population	4,102		5,399*		31.60%

Sources: 2000 Census, 2011-2015 American Community Survey 5-Year Estimates.

* Base population for Mobility and Self-Care Limitations is 5,132.

Figure 1.12 || *Education Level*

Educational Level	2000 Population	% Total	2015 Population	% Total	% Change 2000-2015
Less than 9th grade	94	3.50%	63	1.70%	-32.90%
9th through 12th grade, no diploma	339	12.40%	231	6.30%	-31.90%
High school graduate (includes equivalency)	1,041	38.20%	1,289	35.10%	23.80%
Some college, no degree	399	14.60%	555	15.10%	39.10%
Associate degree	176	6.50%	261	7.10%	48.30%
Bachelor's degree	444	16.30%	821	22.40%	84.90%
Graduate or professional degree	231	8.50%	453	12.30%	96.10%
Total Pop. 25 years and older	2,724	100%	3,673	100%	

Sources: 2000 US Census, 2011-2015 American Community Survey 5-Year Estimates.

Figure 1.13 || *Income Levels*

Median Income	1999	1999 (adjusted)	2015	% Change 1999-2015
Per Capita	\$25,607	\$36,430	\$33,102	-9.10%
Household	\$70,500	\$100,298	\$90,662	-9.60%

Note: #1999 (adjusted) is income adjusted for inflation.

Sources: U.S. Census Bureau, 2000 and American Community Survey 2015 5-year estimates.

reflect the state of the overall economy (recession or growth) and social changes such as the maturation of the baby boom generation (expanded labor force).

Per capita income is a per person average computed for every man, woman, and child in a given area. Per capita income also accounts for persons living alone, a growing segment of the population that is excluded from family income tabulations. The data indicates that in 2015, per capita income for Upper Pottsgrove residents was \$33,102. After adjusting the 1999 values for inflation, the results indicate that per capita income decreased by approximately 9.1 percent over the 15-year period.

Median household income refers to the income of the primary householder and incomes from all other persons over the age of 15 in the

home, regardless of their relationship to the householder. Because households of unrelated individuals can be a fairly large proportion of all households, this measure may be a better indicator of the typical income for an area than the family income measure. Also, since many households consist of only one person, this measure is usually lower than median family incomes. In 2015, the median household income was estimated to be \$90,662. At face value, this is an increase over 1999 amounts; however, adjusting for inflation results in a nearly ten percent decrease in median household income.

EMPLOYMENT AND LABOR

As used here, employment figures refer to the number of workers in a given area, and can serve a variety of purposes. As one aspect of the economy, they serve

to inform the public of current and anticipated future economic conditions and may serve as decision-making input for current and potential employers and investors in the region. Because an area's growth and activity is related to its economy, employment data can also be tied to land use and transportation planning.

In recent years, Montgomery County has experienced a significant change as it has gone from being principally a bedroom suburb for Philadelphia commuters to being a major source of jobs. The county's central location in the southeast Pennsylvania region and its major road network that permits direct access from surrounding counties are major reasons for this transformation.

MAJOR EMPLOYERS

Government/administration and transportation are the sectors that comprise the majority of employment in Upper Pottsgrove Township. Major employers operating in the Township include the Pottsgrove School District

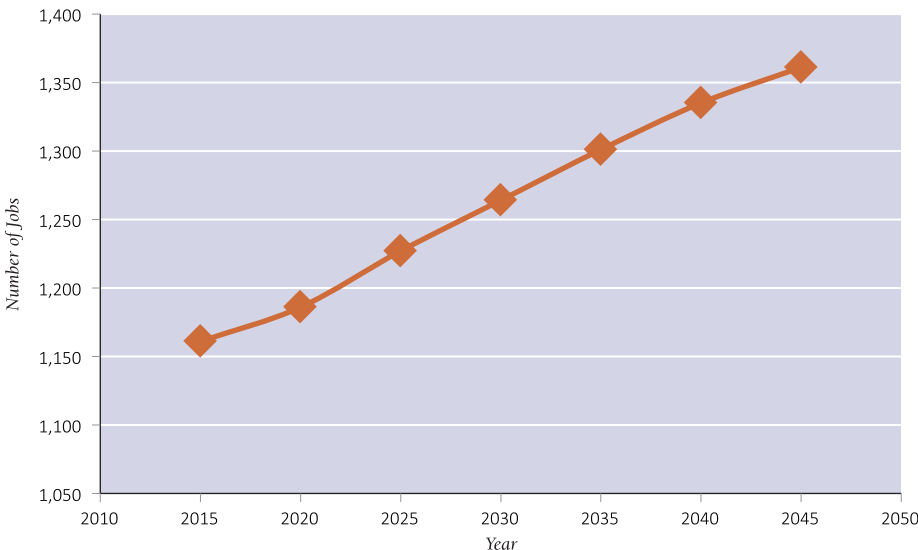
(95 employees), Upper Pottsgrove Township government (24), CMD Services (bus operator with 129 employees), and Pottstown Urban Transit (15).

Sales and service businesses comprise an additional third of the labor force, and include a variety of businesses, including restaurants, automobile repair, and medical and personal care services.

EMPLOYMENT FORECAST

DVRPC provides municipal employment forecasts for the 10 counties in Southeast Pennsylvania and southern New Jersey within its jurisdiction. DVRPC released its Employment Forecasts through 2045 in October 2016. The projections start with a baseline of 1,161 jobs in the Township in 2015. The number of jobs in the Township is expected to grow by 17.2 percent between 2015 and 2045, which translates to an additional 200 jobs. Figure 1.14 above shows this growth through 2045 broken down by five-year increments.

Fig 1.14 || Employment Forecast 2015-2045



Source: 2045 Employment Forecasts for Montgomery County, DVRPC.

Status of Relevant Plans

COMPREHENSIVE PLANS

Since the 2005 update to the Open Space Plan, the Township now uses the Pottstown Metropolitan Regional Comprehensive Plan, which was updated and adopted in 2015 by the eight municipalities that comprise the Pottstown Metropolitan Regional Planning Committee (PMRPC). PMRPC includes six Montgomery County municipalities (Pottstown Borough and Douglass, New Hanover, Upper Pottsgrove, Lower Pottsgrove, and West Pottsgrove townships), and two townships in Chester County (East Coventry and North Coventry). The Regional Comprehensive Plan serves as the comprehensive plan for the region as well as the individual municipalities, unless they have adopted a municipal comprehensive plan.

MUNICIPAL OPEN SPACE PLAN

The Township's 1995 Parks, Recreation, and Open Space Plan was developed in accordance with the Montgomery County Open Space Preservation Program Guidelines. This plan served as the original blueprint for Township open space preservation activities, and enabled the Township to be eligible for land acquisition funding through the County's Open Space Grant Program in effect at the time.

The Parks, Recreation, and Open Space Plan was updated in 2005 and contained the following key recommendations:

- Continue to develop Heather Place Park
- Acquire Hillside Aquatic Club Ball fields and Adjacent Land for a Community Park
- Acquire a Portion of the Malfaro Property for a Passive Township Park
- Establish Greenway Trail Segments Along Sprogels Run

and explore establishment of a greenway west of PA100.

- Expand the use of single-family clustering, in conjunction with density bonuses and neighborhood design standards
- Consider a variety of ways to encourage more agricultural preservation
- Update selected natural resource protection regulations
- Establish a tree planting program
- Adopt and implement zoning regulations to preserve historic structures
- Continue to create more non-sports activities, especially for teens and adults

Many of these recommendations have been implemented, and the Township, recognizing the quality of life benefits derived from open space and recreation areas and the value of planning for the future has initiated another update of this plan. As part of this update, all past recommendations were evaluated in terms of status and feasibility as part of an audit process

2 goals & objectives

THE 2006 PARKS, RECREATION, AND OPEN SPACE PLAN

Upper Pottsgrove Township completed its Open Space Plan in 2006. 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. Since 2006 the Township has implemented many of the recommendations and has successfully achieved many of the identified goals. This update to the 2006 Open Space Plan identifies previous goals that remain relevant, and includes new goals and objectives to help guide parks and open space planning over the coming years. Below are the previous goals and objectives that are still relevant, along with an accompanying discussion of what has been accomplished since 2006.

Goal for Providing Parkland:

To Ensure Enough Appropriately-Located Parkland is Available to Meet the Needs of a Growing Population

OBJECTIVES:

- Establish more centrally located parkland and recreation facilities for use by local athletic associations and Township residents.
- Complement centrally located parkland with neighborhood parks to serve specific residential areas.
- Continue to maintain and improve existing parks and recreational facilities.
- Continue to develop Heather Place Park.
- Establish neighborhood parks at the proposed Prout Farm subdivision.
- Acquire a portion of the Malfaro property for a passive township park.
- Identify additional high-priority lands for conservation for future acquisition.

Goal for Conserving the Township's Natural Environment and Historic Resources:

To Preserve Sensitive Natural Features, Historic Sites and more Permanent Open Space

OBJECTIVES:

- Direct future growth to designated areas within the Township best suited to accommodate development.
- Establish an open space network of connected greenways and other preserved lands.
- Conserve scenic and historic areas through a combination of regulations and voluntary initiatives.
- Encourage farmland protection by promoting agricultural security areas and other agricultural preservation techniques.
- Expand greenway trail segments along Sprogels Run.
- Establish a density bonus for clustering.
- Consider a variety of ways to encourage more agricultural preservation in the Township.
- Establish a tree planting program for existing and future parks.
- Adopt and implement zoning regulations to preserve historic lands.

Goal for Enhancing the Local Recreation System:

To Promote Expanded Recreational Opportunities for All Residents

OBJECTIVES:

- To expand, better coordinate and publicize the range of recreation programs available to residents of all ages and genders
- To ensure all Township recreation properties are attractive, safe and well-maintained.
- To use creative financing techniques that will facilitate the affordable expansion of recreational facilities.

PROGRESS REPORT ON MEETING THE GOALS OF THE 2006 OPEN SPACE PLAN

Providing Parkland

Since the adoption of the 2006 Open Space Plan, the township has acquired over 250 acres of open space and created five new parks in locations distributed throughout the township. Over 4.5 miles of new trails have begun to link the parks and open spaces of the township. In the west, the Goose Run Trail links Chestnut Grove Park and the Bealer Open Space. In the north, the Sprogels Run Trail connects Prout Farm Park, Cherry Tree Farms Open

Space, Althouse Arboretum, Stauffer Woods Open Space, and Sussell Park. In the south the Fox Hill Trail connects the Hollenbach Park and Mocharniuk Meadows to the Fox Hill Open Space. Hoffman Field, adjoining Kulp Field, expands the offerings of athletic facilities in the township.

Conserving the Township’s Natural Environment and Historic Resources:

The Township is participating in the Pottstown Metropolitan Regional Planning Committee with seven other municipalities. This collaboration works to channel growth and redevelopment into Pottstown, regional and village centers, and appropriate suburban growth areas.

To strengthen the protection of sensitive natural features, the Township has adopted the following ordinances:

- Landscaping
- Stormwater Management
- Floodplain Conservation District
- Cluster Development District
- Water Resources Impact Studies
- Riparian Corridor Conservation District
- Steep Slope Conservation District
- Age-Qualified Overlay District
- The creation of the R-80 Low-Density Residential District that limits density and the pace of development while preserving rural character.
- Regulations for the R-1 and R-2 Residential districts that include cluster provisions, environmental adjustment factors, and open space provisions to help preserve sensitive environmental features.

The Township has begun the process of creating an open space network of greenways and preserved lands. Specifically, the Township has:

- Worked with developers to ensure land along waterways is preserved and accessible.
- Purchased key open space parcels along greenways.
- Worked with developers of a new recreation facility for the Pottstown Athletic League (PAL) on Chestnut Grove Road. This complex includes a baseball/softball field, soccer field, and football field.

2019 OPEN SPACE PLAN GOALS

The following are new recommendations for the 2019 update. Many of the action items below build upon the goals and recommendations of the 2006 Open Space Plan, which were also developed based upon longstanding parks and open space objectives of the township. Currently, Upper Pottsgrove offers residents and visitors over 400 acres of protected parks and open space areas, and 4.5 miles of public trails.

As noted in the previous sections, Upper Pottsgrove has made great strides in achieving its parks and open space goals. This leaves room for even further progress and the new recommendations below provide a path forward to success. Specifically, the 2019 objectives and recommendations largely focus on continued preservation of important landscapes and amenities, filling in gaps in the Township’s trails and greenways network, and enhancing existing parks with improvements and additional amenities.

Acquisition of Parks and Open Space

OBJECTIVE:

Provide additional parks and open space areas for public use and protect the Township's environmental resources.

- Acquire additional open space after objectively evaluating parcels for their value to Township residents. Factors for consideration include (but are not limited to): proximity to other open space; potential linkage to existing parks, open space, or trails; environmental or view conservation value; presence of historic resources; recreation value; accessibility; agricultural value; and ability to serve areas of the Township with few parks, trails, or public open space.
- Continue to work with developers to acquire open space through the development process. Of particular interest to the Township is land along Sprogels Run and Goose Run.
- Prioritize the acquisition of parcels that would facilitate important trail and greenway connections, detailed in the following subsection.
- Consider acquisition of property adjacent to the Althouse Arboretum to protect open space, expand the Arboretum's trail network, and to provide space for the Arboretum to expand its nature-based educational programming.
- Where park expansions or additional amenities are planned, include the expansion of parking areas in the proposal.

Establish Greenways and Trails

OBJECTIVE:

Create a contiguous system of greenways and trails across the Township.

- Expand the Sprogels Run Trail and greenway and link to parks, open space, and County and regional trails. Continue to coordinate with Lower Pottsgrove on trail/greenway design. Specifically:
 - Create a greenway connection between Sussell Park and Sunset park, including an extension of the Sprogels Run Trail south to connect with the existing trail at Sunset Park.
 - Expand the Goose Run Trail and greenway and link to parks, open space and County and regional trails. Coordinate with West Pottsgrove and Douglass Township, Berks County.
 - Work with the County and select property owners to finalize an alignment for the proposed Upper West and Pottsgrove Trails as outlined in the Greater Pottstown Trails Feasibility Study. Construct the portion of the trail in Upper Pottsgrove as soon as possible through coordination with Douglass-Montgomery Co. and Lower Pottsgrove.
- Complete a greenway/trail connection between the Althouse Arboretum and the Sprogels Run Trail south to the Fox Hill Trail.
- Continue to coordinate with the surrounding townships to facilitate connections to greenways and trails outside of Upper Pottsgrove, and ultimately to regionally-connected trails like the Schuylkill River Trail.
- Maintain up-to-date maps of the

Township's greenways and trails to distribute to the public. Maps should label and list addresses for parking lots and trail access points.

- Add informational kiosks to each park with greenway/trail maps and other pertinent information.

Preserve Historic Resources

OBJECTIVE:

Preserve historic sites in the Township using the following methods:

- Acquisition
- Purchase of conservation easement
- Consider zoning for historic preservation.
- Consider nominating selected properties to the National Register (or support their nomination through education and advocacy).

Environmental Conservation

OBJECTIVE:

Conserve sensitive environmental features including waterways, riparian corridors, wetlands, steep slopes, and floodplains.

- Require a vegetative buffer between homes and public open space or trails in new subdivisions.
- Implement a wetland setback provision in Subdivision and Land Development Ordinance.
- Develop creative approaches to funding the proper maintenance of vegetation in parks or open space areas, including but not limited to the removal of invasive species and additional plantings, particularly along stream corridors.
- Continue to promote riparian buffer and streambank restoration efforts at all streams and ponds in the Township.

OBJECTIVE:

Promote environmental education opportunities in the Township.

- Encourage planting of native species in the Township's parks and open space areas and accompanying educational signage.
- Continue coordination with regional partners who can assist with offering environmental education opportunities, like GreenAllies at the Althouse Arboretum, and help promote those opportunities to residents.

Enhance the Local Recreation System for All Users

OBJECTIVE:

Promote expanded recreational opportunities through events and programming, and market them to the region.

- Complete master plans for the following recreational areas: Heather Place Park, Hollenbach Park, Prout Farm Park, Hoffman/Kulp Fields, Sunset Park, and Sussell Park.

- Partner with neighboring communities to host unique regional events.
- Continue to develop more non-sports activities, especially for teens and adults. This could be done in conjunction with the Althouse Arboretum to focus on nature-based education, for example.
- Prepare and distribute a brochure describing recreational opportunities in and around the Township.
- Enhance the existing Parks & Recreation page on the Township's website and/or better utilize www.pottstownfamilies.org as a means of providing relevant and up-to-date parks and recreation information.
- Install a new disc golf course where parking and trail access are provided.
- Determine the best location and install a new amphitheater to the Township's park system.
- Continue to involve the Upper Pottsgrove Township Open Space and Recreation Board in programming and advertising.

OBJECTIVE:

Enhance yearly maintenance efforts and secure funding needed to install/maintain amenities and to meet high safety standards.

- Use creative financing techniques that will facilitate the affordable expansion of recreational services.
- Utilize volunteer work, sponsorships, and strategic marketing to assist in sustaining the Township's parks.
- Establish a system to estimate the potential maintenance costs associated with new parks and open space land, and coordinate volunteers or contract out work to help offset those costs.
- Conduct regular safety inspections of Township recreation properties.
- Add trail markers to enhance safety on the trails.
- Identify where rain/shade shelters are most needed and install them at strategic locations.
- Establish a gifts catalog of items needed in Township park and recreation areas. Give donors recognition to thank them and
- Encourage new donations.
- Establish a Park Endowment Fund for acquisition supported by donations and fundraisers.
- Make greater use of fees and charges, and assess whether fee increases are appropriate.
- Tap into new potential volunteer pools, even those outside of the Township. Schools, youth groups, and other community organizations should be considered.
- Enhance trail maintenance work after winter to ensure that trails are safe and in good condition for early springtime use.
- Work with the Pottsgrove School District to obtain access to athletic fields at schools. This might be facilitated by allowing the Pottsgrove SD a reciprocal arrangement with respect to use of Township parks.
- Be aware of the Township's obligations under the Americans with Disabilities Act.
- Install "private property" signs where needed.
- Collaborate with Pottsgrove Recreation Board to implement projects and programs

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, farmland, school sites, and private open space preserved as part of residential or non-residential development.

This chapter identifies existing open and recreational land in the Township 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.

In total, Upper Pottsgrove has a significant amount of protected land, with nearly 500 acres being either permanently or temporarily protected. This land provides Township residents with many opportunities to enjoy all that open space can offer -- recreation, attractive views, natural areas, tranquility, beauty and a sense of community. However, more than 40% of this open space could be lost to development in the future if land owners or land use changes. If Upper Pottsgrove acquires open space and recreational land, residents can be assured that the municipality will be able to offer them the same or a greater level of active and passive open space as they enjoy today.

PERMANENTLY PROTECTED LAND

As of 2019, there are 410.9 acres of permanently protected open space in Upper Pottsgrove Township (see Figure 3.1). These lands, both public and private, is of great importance to the Township and contributes to the township's natural quality of life.

Public Open Space

Upper Pottsgrove's existing system of parks and open space has grown substantially since 1995, when the Township owned and maintained only

2.5 acres of open space (Heather Place Park). Today, more than 320 acres of parkland and open space are owned and maintained by the Township. These preserved properties offer residents important recreational opportunities and scenic amenities, and they provide habitat by preserving natural areas.

Approximately 146 acres owned by Upper Pottsgrove provide facilities for active recreation, such as athletic fields and playground equipment. Each park offers Upper Pottsgrove residents and visitors with important recreational opportunities and scenic amenities. Sites for active recreation include:

ALTHOUSE ARBORETUM

The newest of the township's parks, this 16-acre site features woodland trails, a ropes course, outdoor classrooms, nature-based programming for visitors of all ages, and a seasonal farmers market.

CHERRY TREE PARK

The 1.5-acre neighborhood park of the Cherry Tree Farms subdivision features a tot lot and play lawn.

CHESTNUT GROVE PARK

This 11-acre park is situated between Pine Ford Road, Fallbrook

Lane, Chestnut Grove Road, Summer Grove Lane, and Kummerer Road. It offers open grass playing fields, wooded areas, and access to the Goose Run Trail.

HEATHER PLACE PARK

This park, the township's oldest, has playground equipment, a basketball court, a veterans memorial, multi-use lawn, and a pavilion. Although it also is the site of the township's police station and public works department, approximately 3 acres are used for gatherings and active recreation.



Althouse Arboretum provides residents with over a mile of looping nature trails and hosts community events throughout the year.



Hollenbach Park is one of the largest and most centrally-located parks in the township. Continuing improvements will shape it into a flagship park for Upper Pottsgrove.

HOLLENBACH PARK

This 24-acre property on N. Hanover Street is an active recreation area with a loop trail near the parking area. It is adjacent to Mocharniuk Meadows and the lower terminus of the Fox Run Trail, which follows Fox Run and could be extended through the park.

KULP FIELD/HOFFMAN FIELD

These parcels together comprise about 10.5 acres and abut the Hillside Aquatic Club, West Moyer Road, and Gilbertsville Road. Kulp Field features two baseball diamonds, while the adjacent open grassy area along West Moyer Road is known as

Hoffman Field. The fields are used for both active and passive recreation, and they are adjacent to the Hillside Aquatic Club.

MOCHARNIUK MEADOWS

This 6.2-acre property is a passive recreation area. It extends from the wooded area at the northern boundary of Hollenbach Park and includes a loop trail, Fox Run (a tributary to Sprogels Run), and wooded areas.

PROUT FARM PARK

This 27-acre park serves as a trailhead and hosts an educational organic garden in addition to passive recreation. The Sprogels Run Trail connects Prout Farm Park to Althouse Arboretum through the Cherry Tree Farms Open Space.



Prout Farm Park provides open space and passive recreation in a developing area of the township.

SUNSET PARK

A 30-acre park along Sprogels Run that offers a pavilion, benches and a bike rack, and a walking trail that loops around a small pond.

SUSSELL PARK

At just less than 20 acres, this park can be accessed from the Sprogels Run Trail, which loops between the park's lawn, ponds, and dense woods. Sprogels Run flows through the park, and the trail provides a walking connection to Althouse Arboretum.



Tree-shaded trails in Sussell Park circle a pond, cross Sprogels Run, and loop in the woods, making it an attractive destination on the Upper Pottsgrove trail system.

Figure 3.1 || *Public Permanently Protected Land*

Name	Location	Type	Acreage
Althouse Arboretum	1794 Gilbertsville Rd	Active	15.6
Bealer Open Space	184 Pine Ford Rd	Passive	7.0
Boerner Open Space	Chestnut Grove Rd	Passive	14.8
Cherry Tree Farms Open Space	21 Cherry Tree Ln	Passive	11.8
Cherry Tree Park	120 Micklitz Dr	Active	1.5
Chestnut Grove Park	1481 Chestnut Grove Rd	Active	13.2
Farmington Avenue Open Space	Farmington Ave & Rt. 100	Passive	12.1
Fox Hill Open Space	1415 N. Hanover St	Passive	27.5
Fox Hill Trailhead	122 Maugers Mill Rd	Passive	3.2
Heather Place Park	1420 Heather Pl	Active	6.4
Hollenbach Park	1390 N. Hanover St	Active	24.2
Kulp/Hoffman Fields	136 W. Moyer Rd	Active	10.5
Malmberg Open Space	1820 Farmington Ave	Passive	6.6
Mocharniuk Meadows	1422 N. Hanover St	Passive	6.2
O'Neill Open Space	Gilbertsville Rd	Passive	1.3
Prout Farm Park	W. Moyer Rd	Passive	27.0
Schwenk Open Space	Schwenk Rd	Passive	18.3
Smola Open Space	W. Moyer Rd	Passive	35.2
Stauffer Woods Open Space	Snyder Rd	Passive	21.4
Sunset Park	1401 N. Charlotte St	Active	30.2
Sussell Park	191 Snyder Rd	Active	19.4
Turnberry Farms Open Space	1298 Vale Cir	Passive	6.2
West Moyer Open Space	W. Moyer Rd & Rt. 100	Passive	4.7
West Moyer Open Space	W. Moyer Rd	Passive	1.4
Total Public Open Space			325.8

PRIVATE OPEN SPACE

Approximately 85 acres of open space are permanently protected under private ownership. These properties contribute important open space to the township. These areas include:

CODDINGTON VIEW

Subdivision open space

SUMMER GROVE

Subdivision open space

HILLSIDE AQUATIC CLUB

Open space

GRIM FARM

Open space

WOODBROOK ESTATES

Subdivision open space

Figure 3.2 || *Private Permanently Protected Land*

Name	Location	Type	Acreage
Chestnut Grove	Fallbrook Ln	Private	3.5
Coddington View	Stonehill Dr	Private	16.8
Grim Property	1478 N. Hanover St	Private	18
Hillside Aquatic Club	134 W. Moyer Rd	Private	9.4
Sprogels Run	Prout Farm Rd	Private	5.2
Summer Grove	Summer Grove Ln	Private	28.6
Woodbrook Estates	Laura Ln	Private	3.6
Total Private Open Space			85.1

PRESERVED FARMLAND

No farms are currently protected under the county’s Agricultural Farmland Preservation Program; however 21 acres of the Grim family farm has been preserved by Natural Lands. The Township has acquired several historic farming properties through its open space program and will consider undertaking or assisting farmland preservation. The township has identified other farms which it would like to prioritize for protection, including the LeFever Farm on Maugers Mill Road (with attractive farm buildings visible from the road, and source of a tributary to Sprogels Run). Maintaining agricultural properties as preserved farmland will help the Township retain its rural character and will ensure that agriculture remains a part of Upper Pottsgrove’s identity.

TEMPORARILY PROTECTED LAND INSTITUTIONAL LAND

Institutional open space differs from the municipally-owned spaces because it may not remain open indefinitely. In the case of public schools, land use decisions are made by school districts and not by the municipality. Enrollment patterns in the region as a whole change over time. When this happens, often schools are closed and used for other purposes, like offices or apartments, and the recreational or open space is lost.

Despite its temporary nature, open space on institutional land is still an important asset to the Township. Institutional open space provides additional recreation options and improves aesthetics by opening up views and providing some relief from the developed portions of the landscape. Upper Pottsgrove has noteworthy open space areas currently in institutional use. These include the following:

POTTSGROVE MIDDLE SCHOOL

The school campus provides active recreation amenities (fields

for football, soccer, baseball, softball; and a running track), and passive open space.



Pottsgrove Middle School and other institutional lands offer active and passive recreation to township residents, but these open spaces are not permanently protected.

ST. JOHN’S GREEK CATHOLIC CEMETERY

The cemetery offers passive open space along Master and N. Hanover Streets.

Figure 3.3 || Temporarily Protected Land

Name	Location	Type	Acreage
Hillside Aquatic Club	134 W. Moyer Rd	Active	9.3
Police Athletic League (PAL) Fields	1455 Chestnut Grove Rd	Active	24
Pottsgrove Middle School	1351 N. Hanover St	Active	43.1
St. John’s Greek Catholic Cemetery	N. Hanover St & Mervine St	Passive	6.4
Total Temporarily-Protected Open Space			82.8

ACT 319 LAND

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 an incentive to keep their parcel intact (minimum 10-acre parcel size). If a breach occurs, the landowner must pay rollback taxes for the previous seven years plus interest. With the high demand for land, this penalty is not a significant deterrence; therefore Act 319 provides minimal land protection. There are 31 Act 319 properties in Upper Pottsgrove, totaling 668 acres.



Rural residence, Detweiler Road.

ACT 515 LAND

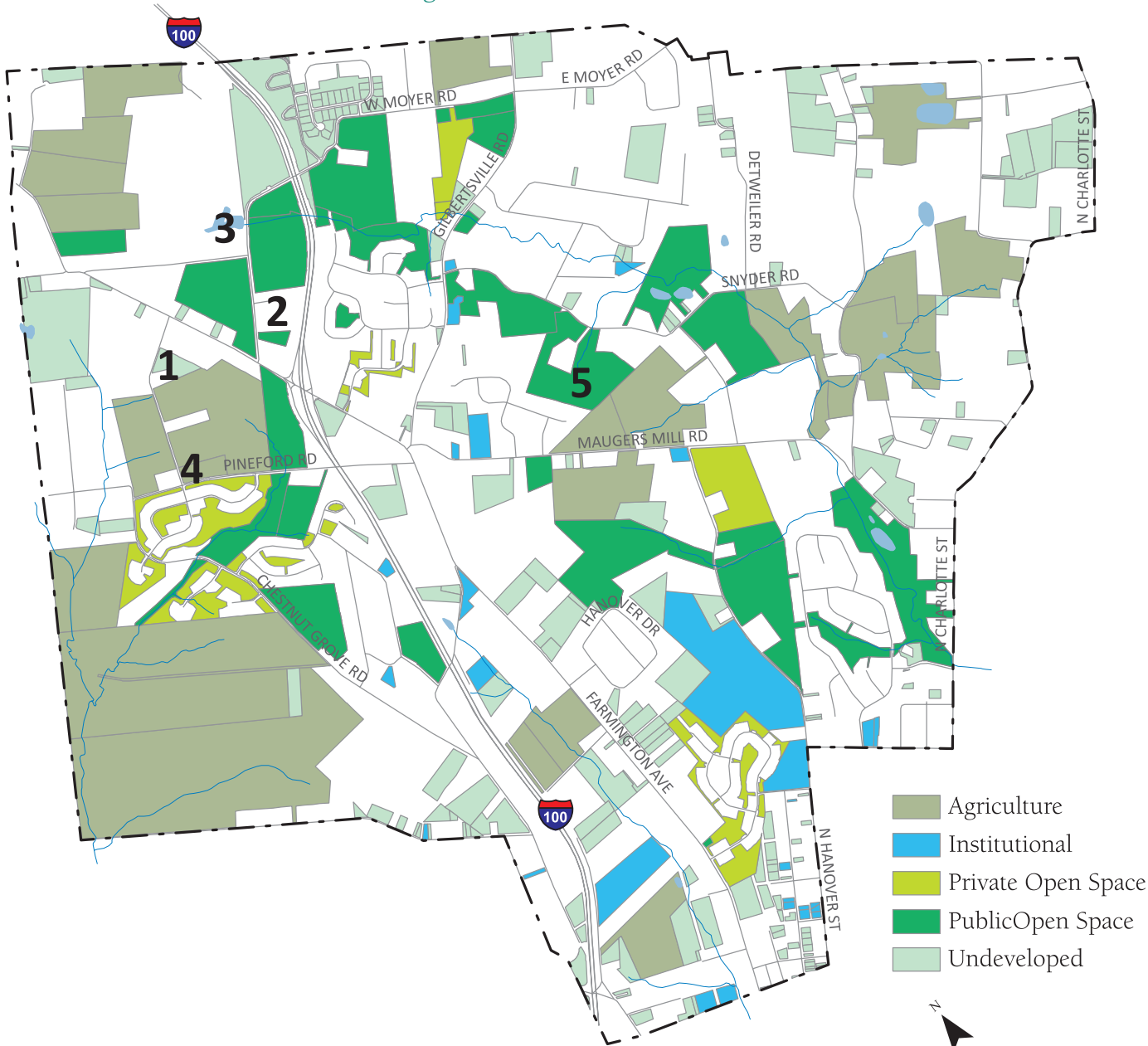
The Pennsylvania Open Space Covenant Act was created to stabilize open areas through the use of real estate tax assessment techniques. It allows certain counties to enter covenants with landowners for preservation of land in farm, forest, water supply or open space uses. Eligible lands can be as small as ten acres and must be consistent with the county or municipal open space plan. Unless properly terminated, covenants require the landowner to pay rollback taxes for the previous five years plus interest. Act 515 provides little to no long-term land protection. There is no Act 515 Land in Upper Pottsgrove.

AGRICULTURAL SECURITY AREAS (ASAs)

The Pennsylvania Agricultural Security Area program was founded in 1981 with the goal of strengthening the sense of security a farmer has in his

or her right to farm. Participating farmers are entitled to special consideration from local and state government agencies, and protection from “nuisance” challenges. ASAs are created by municipalities in cooperation with individual landowners who agree to collectively place at least 250 acres in an ASA. There are five properties, totaling 92.8 acres, in Upper Pottsgrove that are currently in an ASA, that of Douglass Township (Montgomery County).

Figure 3.4 || Protected Land



Owner	Address	Acreage
1 Albright, Charles & Susan	1620 Kummerer Rd.	3.1
2 Fleck, Brock & Megan Navarro	256 Micklitz Rd.	7.6
3 Stewartz, Michael, et al.	305 W. Moyer Rd.	37.4
4 Kummerer, Robert	Pine Ford at Kummerer Rd.	24.9
5 Upper Pottsgrove Township	140 Snyder Rd.	19.8

0 1,000 2,000 4,000 Feet
 Base map prepared by Montgomery County Planning Commission, September 2019.

4

inventory of vulnerable resources

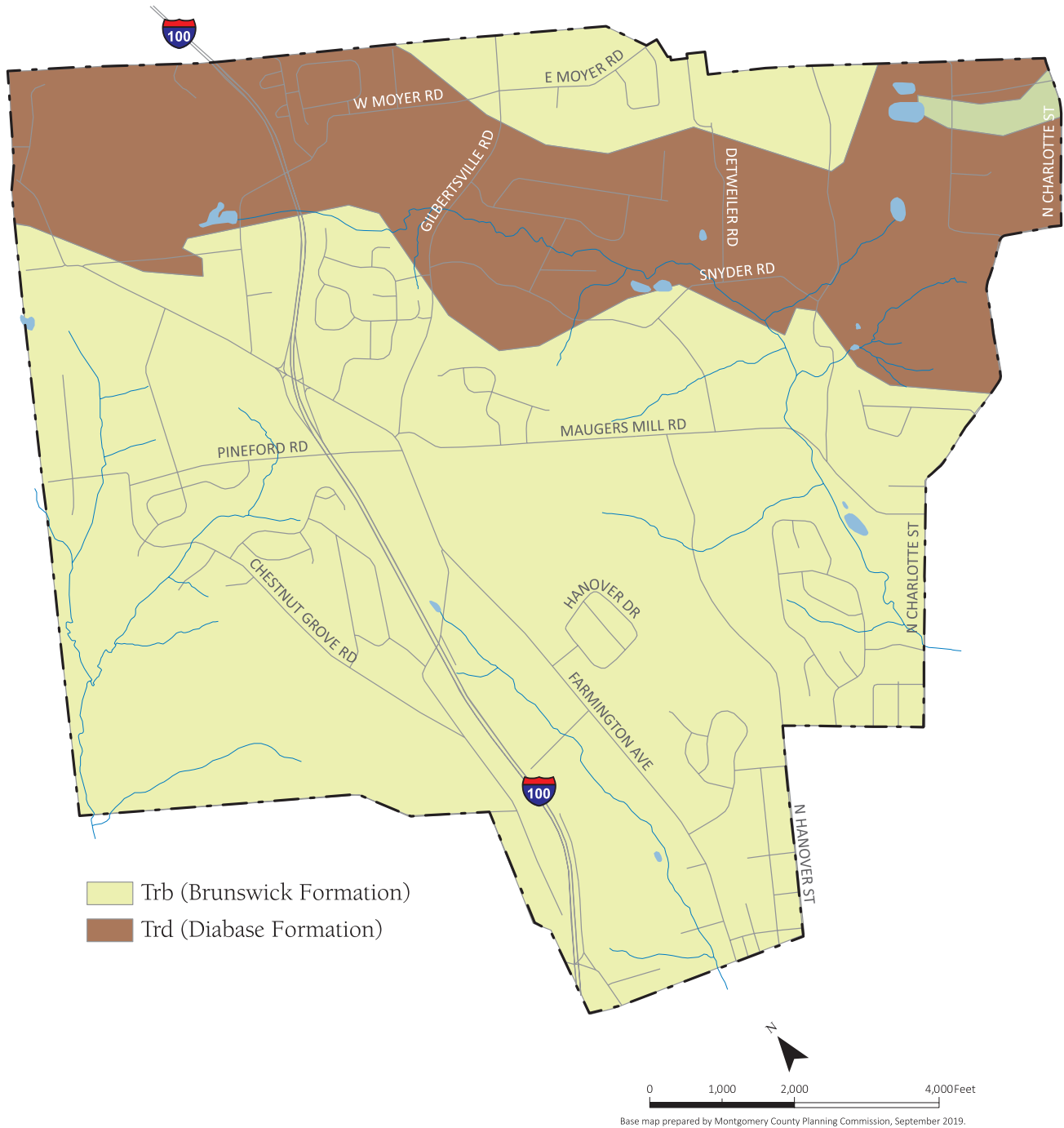
Within the township are many natural, historic, and scenic resources. These amenities enrich the local landscape and provide the community with much of its unique character. An inventory of these sites and features is necessary for formulating many of the plan's goals and objectives. Protecting these township resources often requires land preservation. Preserved land is permanently protected land used for active or passive recreation, as in public parks, and for environmental conservation. In addition to municipally-owned areas, it can include land preserved by private conservation groups, farmland, school properties, and private open space preserved as part of a development.

Geology

The bedrock geology of an area is a powerful but seldom seen influence on the natural features of a landscape. The composition and topography of the bedrock, along with the hydrologic cycle, is responsible for changes in elevation, steep slopes, orientation, and the location of watercourses. The orientation of slopes, in turn, will influence vegetation, soils, and the availability of sunlight. Bedrock is the parent material for local soils, and determines its texture and mineral make up. For example, hard, igneous bedrock creates soils with a high stone and boulder content. Groundwater yield differs from one bedrock formation to the next. In Montgomery County, the difference ranges from under one gallon per minute (gpm) to over 30 gpm.

Montgomery County is located in the Triassic Lowlands and Piedmont Upland section of the Piedmont Physiographic Province. Upper Pottsgrove is located in the Triassic Lowlands, which are comprised of primarily red shales and sandstones with intrusions of diabase. Four formations comprise the Triassic Lowlands: Stockton conglomerate, Lockatong Argillite/Shale, Brunswick Shale and Sandstone, and Diabase. Of these, Brunswick Shale and Sandstone and Diabase are found in Upper Pottsgrove. The majority of the township's geology is Brunswick Shale or Sandstone, with a band of Diabase and Hornfels stretching from the northern to eastern tips of the township. These formations are described below and shown in Figure 4.1.

Figure 4.1 || *Geology*



Base map prepared by Montgomery County Planning Commission, September 2019.

THE BRUNSWICK FORMATION

This strata underlies most of the northwestern half of the county, except where several diabase intrusions are found. Much of Upper Pottsgrove Township lies on Brunswick Formation bedrock. The topography of the formation is characterized by rolling hills.

Brunswick shale and sandstone is characterized by reddish brown shale, mudstone, and siltstone. Groundwater yields are highly variable, with the greatest yields found in conglomerates; yields in shales are always adequate for domestic use. The rocks are generally fine-grained and allow

little primary porosity. Secondary openings, such as joints and fractures, are the key to adequate groundwater flow. This rock is a good-to-fair source of construction aggregate and fill material.

DIABASE

Also referred to as “black granite,” diabase is an igneous rock that was formed when molten rock was extruded into large cracks in the surrounding Brunswick Formation. Diabase intrusions have had an interesting effect on the topography of western Montgomery County, particularly the nearly perfect ring formed around East Greenville, Pennsburg, and Red Hill Boroughs. The intrusions of diabase, called sills and dikes, are generally narrow (less than half a mile wide, and in some cases, only several feet wide). Areas of diabase are often steeply sloped and wooded, with numerous surface rocks and large boulders. In Upper Pottsgrove, diabase bedrock can be found in a band along the northern edge of the township.

Diabase intrusions are very resistant to erosion, weathering, water infiltration, and groundwater movement. The formation is notorious for low well yields and is very difficult to excavate. Subsequently, most of the county underlain by diabase is wooded since the rock formation has been inhospitable to farming and development. Diabase bedrock contains some fractures in the weathered zone near the surface, resulting in minimal opportunities for absorption of groundwater. Groundwater levels in diabase show a strong seasonal influence and are greatly affected by droughts. Diabase is a good source of road material and fill.



The rock's resistance to erosion makes diabase boulders a common sight in the township.

HORNFELS

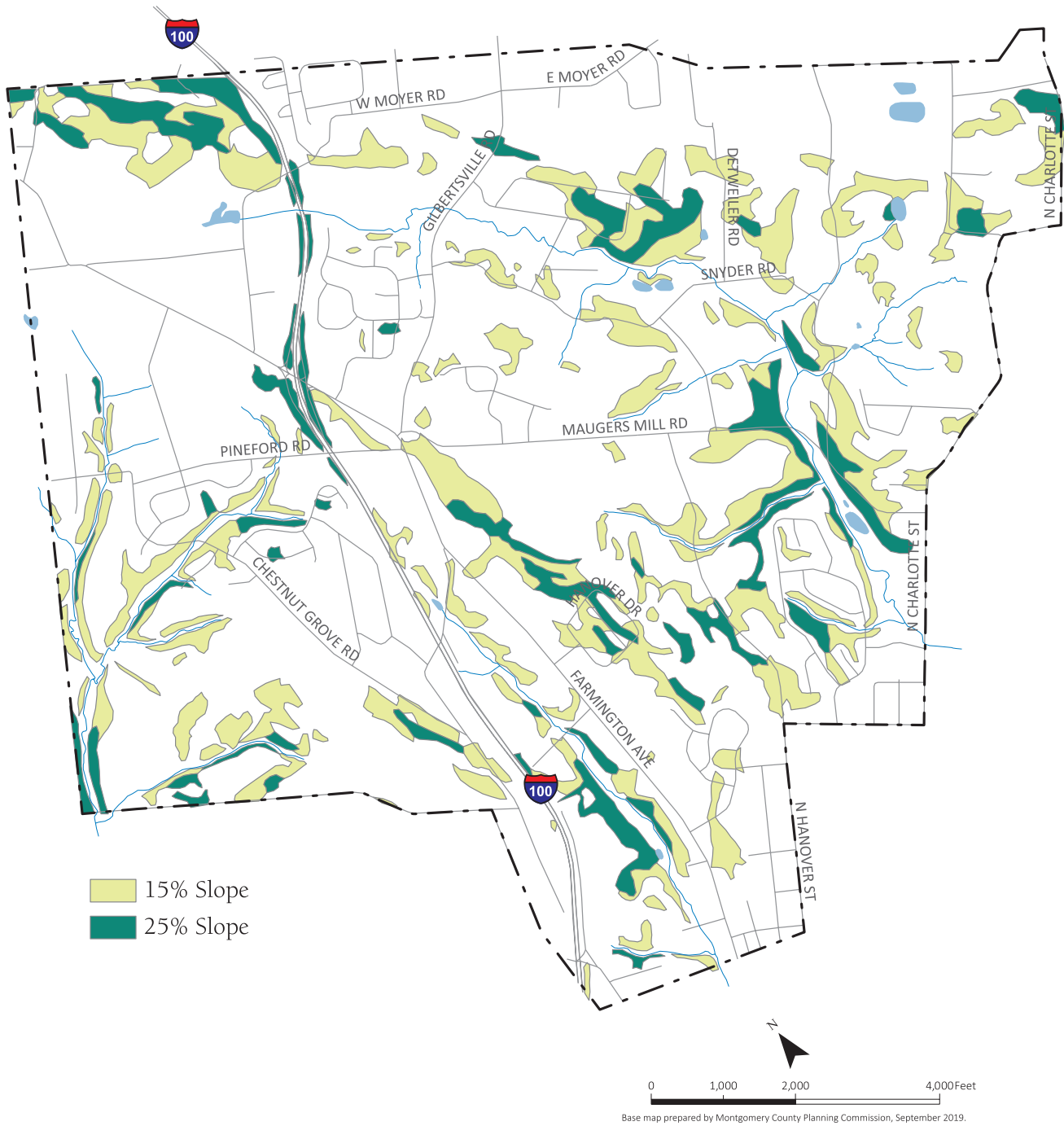
Adjacent to the Diabase intrusions, the shales of the Brunswick Formation have been altered by contact metamorphism into dark, hard hornfels. The width of the hornfels zones varies greatly, from 40 feet to more than a mile. As would be expected, the groundwater reserves are small. Hornfels make good trap rock due to their hardness.

Topography

STEEP SLOPES

Slope, or the change in elevation over distance, is an important environmental condition. When expressed as a percentage, slope is defined as the amount of change in vertical elevation over a specified horizontal distance. For example, a three foot rise in elevation over a one hundred foot horizontal distance is expressed as a 3% slope. These changes in elevation throughout a community contribute a great deal to its appearance and natural diversity.

Figure 4.2 || *Steep Slopes*



Steep slopes are especially significant as they can limit development and even plant growth. The slope and soils present on steep slopes are in balance with vegetation, underlying geology and precipitation levels. Maintaining this equilibrium reduces the danger to public health and safety

posed by unstable hillsides. Steep slopes often have a combination of vegetation, climate, soil and underlying geology that differs from the surrounding area. Frequently this means that the environmental sensitivity of the steep slopes are different as well. Susceptibility to erosion and mass movement may be

greater than the surrounding area, especially if vegetation is removed and roots are no longer there to act as anchors. Increased runoff and sedimentation from disturbed slopes require increased public expenditure for flood control and stormwater management. Also, different species of plants and the wildlife that depend on these plants may be present only on the slopes, creating unique biodiversity and recreation opportunities.

Steep slopes—considered to be slopes of 15% or more—are present throughout Upper Pottsgrove. Using soil types from the US Department of Agriculture’s Natural Resource Conservation Service (NRCS) Soil Survey as a general guide, Figure 4.2 shows that steep slopes are scattered. The northwest corner of the township has areas of very steep slopes (25% to 60%). Other significant areas of steep slopes (between 15% and 25%) include: the ridge east of and parallel to Farmington Avenue, the area along Wolf Run between Farmington Avenue and Commerce Drive, the area west of PA Route 100 and north of West Moyer Road, Sprogels Run south of the Regal Oaks subdivision, and areas along Goose Run.

To the extent that development in the township has been slope sensitive and/or has provided open

space, as with the Turnberry Farms Subdivision, some preservation has occurred, but other steep areas remain vulnerable to development and disturbance and should be considered in the township’s open space preservation planning.

WATERSHEDS AND DRAINAGE AREAS

Topography influences where surface water will flow. It also determines the boundary of a stream’s watershed, which includes all land that drains to a particular water body. Upper Pottsgrove contributes to five minor watersheds as shown in Figure 4.3. Three of the watersheds (Manatawny Creek, Sprogels Run, and Ironstone Creek) drain into the Schuylkill River Basin. The other two (Minister Creek and Swamp Creek) are part of the Swamp Creek Sub-basin of the Perkiomen Creek Basin.

As water drains towards local streams, it erodes the land, carries soil sediment, affects vegetation communities, and replenishes the groundwater. The plants that are found in these areas vary 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.

Surface & Ground Water

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 landscape and the plants and wildlife that inhabit it.

The average precipitation in the county is approximately 46 inches per year. This varies from 43 inches near City Avenue along the border with Philadelphia to 47 inches in the vicinity of Green Lane Reservoir.

Approximately 50% of rainfall evaporates or is transpired by plants, 25% becomes runoff, and 25% replenishes the groundwater supply. Open space plays an important role in improving the quality and quantity of groundwater and surface water by reducing runoff and allowing rainfall to infiltrate into the soil to recharge aquifers.



Sprogels Run is the largest stream corridor in the township.

WATERWAYS

There are three major surface waterways that run through the township: Goose Run, Sprogels Run, and Wolf Run. Sprogels Run originates in the northern corner of the township and flows into Lower Pottsgrove before entering the Schuylkill River. Wolf Run has its source near the center of Upper Pottsgrove Township and flows into Pottstown before being channeled underground and into Manatawny Creek. Goose Run and its tributaries rise in the west of the township. It cuts through Douglass Township, Berks County, before flowing into Manatawny Creek in West Pottsgrove Township.

Unlike many other municipalities in Montgomery County, Upper Pottsgrove's major waterways all originate within the township's borders. As a headwaters area, the township receives little to no stormwater runoff from surrounding municipalities, and has more control over preventing flooding

and preserving water quality within its borders than most communities do. With this in mind, the township should aim to maintain the natural conditions of its upland areas and drainage systems, such as through preservation of open space along watercourses.

Sprogels Run and Goose Run are extremely important resources for the township that provide potential greenway and trail routes and protect sensitive natural resources. For additional information on Sprogels Run, see Appendix A for the summary analysis prepared by the Berks County Conservancy in 2001.

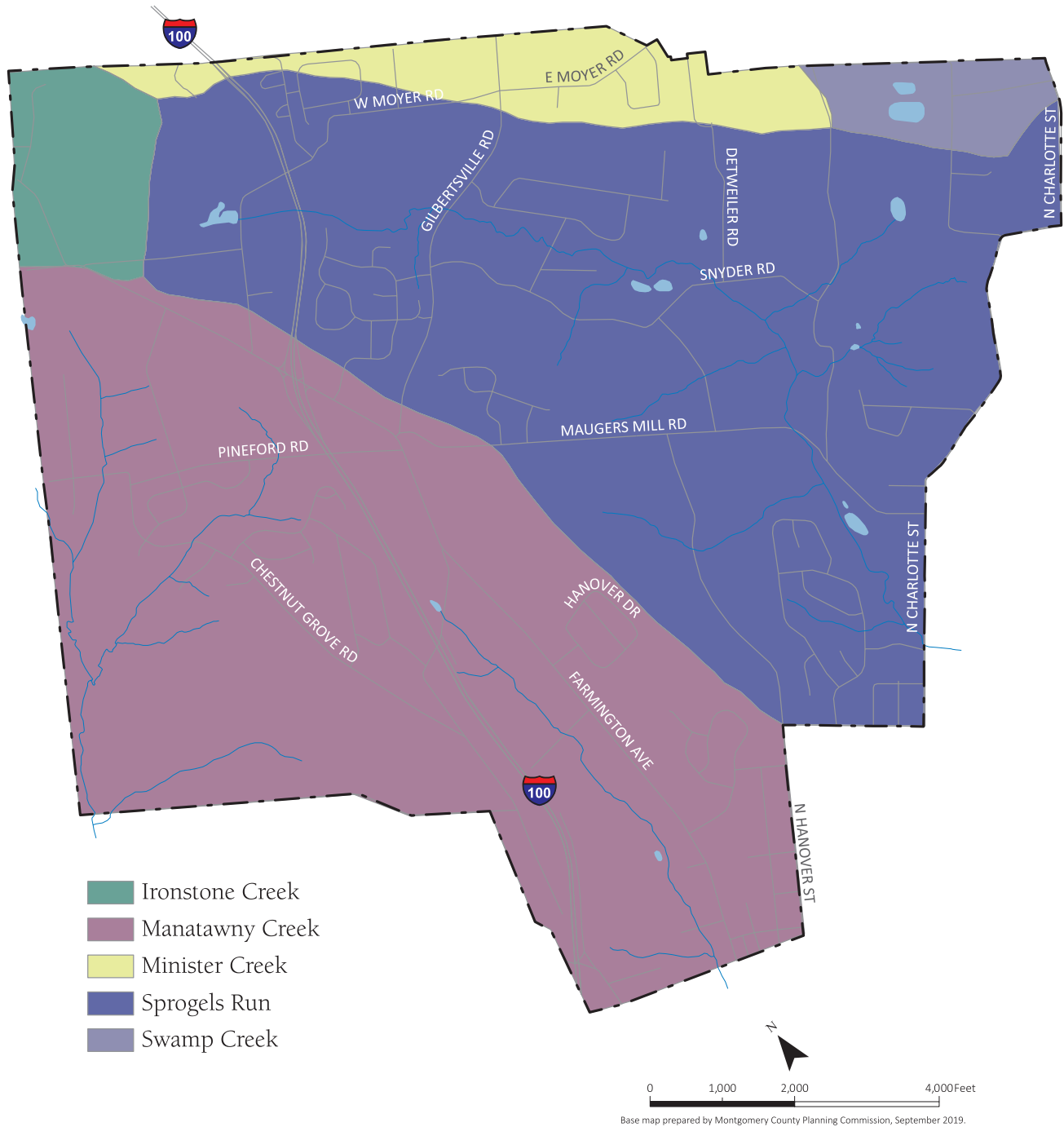
Wolf Run is considered impaired and unfit for use as a drinking water source by the Pennsylvania Department of Environmental Protection (DEP). The stream's impaired status is due to the presence of an excessive amount of the solvent trichloroethylene (TCE). For additional information, see the section below on groundwater.

The township also has several small ponds, including the pond which is the source of Sprogels Run near West Moyer and Evans Roads; one near the former site of Maugers Mill near Maugers Mill Road; and one between the Regal Oaks subdivision and Snyder Road.

GROUNDWATER

Groundwater behaves much like surface water, flowing from higher elevations to lower, only much slower. Most stream flow is supplied by groundwater, and it is groundwater that keeps streams flowing during dry periods. Groundwater is tapped as a source of drinking water and for industrial purposes. The replenishment of groundwater occurs slowly as

Figure 4.3 || *Watersheds*



Base map prepared by Montgomery County Planning Commission, September 2019.

precipitation seeps through the soil, down into underlying aquifers. For this reason, open, undisturbed land is essential to groundwater recharge. Undisturbed land with a natural cover of deeply-rooted vegetation retains precipitation and allows it to

soak into the soil rather than running off the surface. In turn, impervious surfaces (roofs, driveways, etc.) prevent the infiltration of water into the aquifer and increase runoff.

Upper Pottsgrove obtains its public water supply from the

Pottstown Borough Water Authority, which serves the southwestern part of the township, and Aqua America, which serves the northeastern portion. These suppliers draw water from the Schuylkill River, Popodicken and Trout Run Reservoirs in Berks County, and from groundwater.

A major groundwater issue in the township is the contamination of private wells by the solvent trichloroethylene (TCE). This resulted in \$1.8 million in state funding for the extension of public water to approximately 200 homes and businesses in the Farmington Avenue and Wolf Run area to ensure they have safe drinking water. The source of the contamination is being investigated.

FLOODPLAINS

Of particular importance is the 100-year floodplain as shown in Figure 4.4. This is a hydrological feature that affects the health, safety, and welfare of Upper Pottsgrove's residents. Much of the time the floodplain is dry, but during storms the floodplain conveys and stores excess floodwater. In addition to putting property and lives at risk, development within floodplain areas reduces the carrying capacity of the watercourse and increases the height and destructive ability of floodwater.

The 100-year floodplain is the standard used by the Federal Emergency Management Agency (FEMA) for flood insurance purposes. However, FEMA's mapping may not include smaller tributaries. However, it must be acknowledged that these

are prone to flooding—possibly even more so because smaller channels have a limited carrying capacity.

FEMA-designated floodplain areas are found along Sprogels Run and Goose Run. It appears little or no development encroaches in floodplain areas. Rather, the majority of the floodplain is undeveloped forested area, which is the ideal land use for this area.

Another aspect of flooding is localized flooding unrelated to streamflow. This is usually a result of improperly managed stormwater runoff. Localized flooding can damage local infrastructure and private property, and cause temporary closure of roadways during the flood event.

WETLANDS

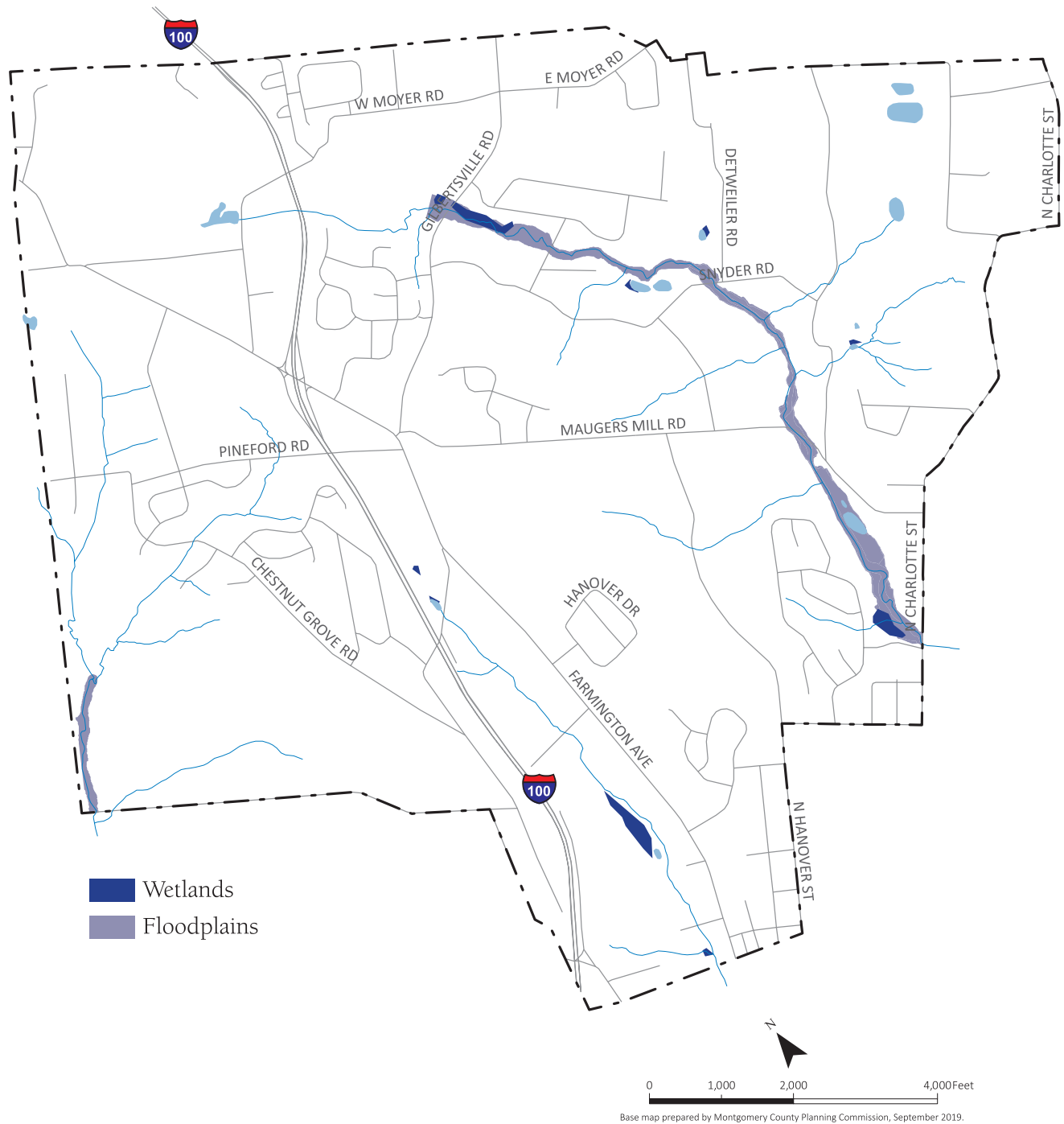
Wetlands contribute significant benefits to the environment. Due to their unique composition, wetlands provide superior filtering and infiltration of runoff, and they provide habitat for a number of plants and animals, such as the endangered red-belly turtle, which require specific habitat factors. Because of their important role in the ecosystem, wetlands are protected under federal law. While it is possible to develop in wetlands areas, development should aim to avoid wetlands to preserve their ability to function.

Wetlands are commonly found adjacent to stream corridors. However, they may also exist in inland areas where the water table is near the surface or near underground springs.

Soils

Soils are one of the most significant natural resources to consider in selecting areas to preserve as open space. Shown in Figures 4.5, 4.6, and

Figure 4.4 || *Floodplains and Wetlands*



4.7, local soils are the result of the hydrology and the weathering capacity of the underlying geology. They are also influenced by the orientation (whether inclined to the north or south) of the land and the types of vegetation that grow on their surface. The following soils are discussed in this section: prime and important agricultural soils, hydric soils, alluvial soils, soils with poor septic suitability, and soils with a high infiltration capacity.

PRIME SOILS AND SOILS OF STATEWIDE IMPORTANCE

The agricultural capability of soil is measured based on fertility, depth to bedrock and groundwater, texture, erodibility, and slope. Federal and state agricultural agencies designate soils as Prime Farmland, Farmland of Statewide Importance, and Other, based on these characteristics. Prime farmland includes deep, well drained, and moderately sloped soils that can support high yields of crops with little management. Farmland of statewide importance includes soils that support cultivation but require careful crop management. The remaining soils are best used for pasture and woodlands.

Figure 4.5 shows that many township areas contain soils suitable for agricultural use, including a number of areas with prime soils. Many of these areas are developed or in the process of being developed. However, some areas with important agricultural soils remain undeveloped, including land west of Chestnut Grove Road, north of Pine Ford Road, and in the northern tip of the township.

ALLUVIAL SOILS

Alluvial soils are frequently, but not always, located within a floodplain. They have been deposited by flowing water and are not stable as a result of their texture and composition. The presence of alluvial soils is only one indicator of a floodplain. Changes in the tributary drainage area or slope of the adjacent stream may create a floodplain that is either larger or smaller than the area of alluvial soils. Also, alluvial soils do not indicate the probability of recurrence of a flood. An important aspect of alluvial soils is that they often form aquifer recharge areas. Alluvial soils are shown in Figure 4.6.

HYDRIC SOILS

In general, hydric soils are those that are saturated with water at or near the ground surface. These include soils in areas with a high water table. As would be expected, such areas often exist near water bodies and watercourses and may be part of wetlands. Because on-lot septic treatment depends on the ability of water to percolate through the soil, these soils present a major constraint for development wherever on-site subsurface sewage treatment is utilized. Hydric soils are shown in Figure 4.6.

HIGH INFILTRATION SOILS

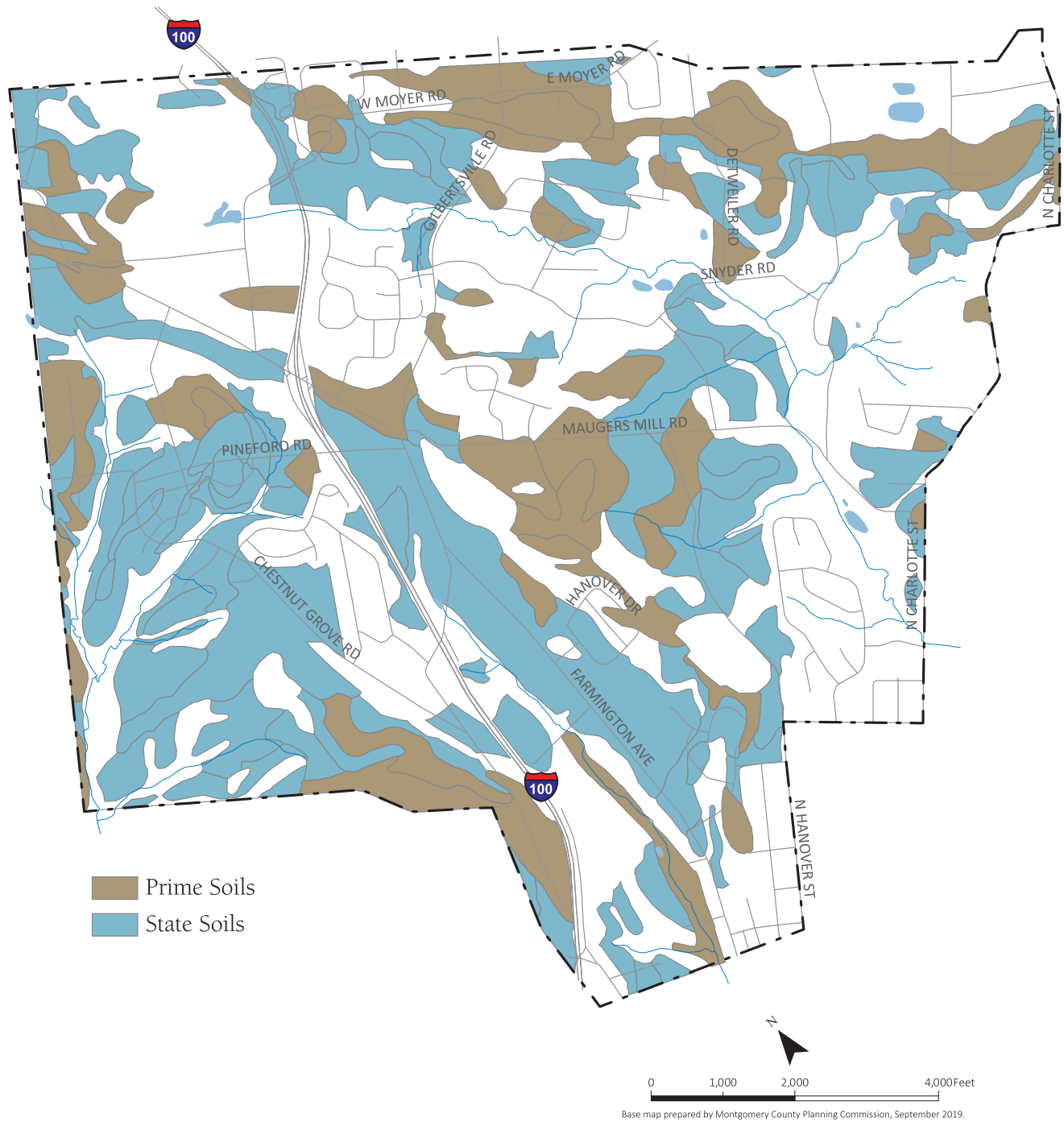
There are areas of soil in the township which have a relatively high infiltration capacity, and thus minimize runoff. The largest concentration of these soils in the township is located between Farmington Avenue, Maugers Mill Road, and Hanover Street. There are also concentrations of these soil types west of the intersection of State Road and Chestnut Grove Road, and another between Moyer Road and the Regal Oaks Subdivision. These areas exhibit good drainage and can provide the highest levels of groundwater recharge.

SEPTIC SUITABILITY

Soils that provide very limited potential or no potential for on-lot sewage disposal are found in all areas of the region, ranging in extent from small pockets to broad swaths. Depth to groundwater or bedrock and the soil's ability to percolate water will affect on-site sewage disposal.

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

Figure 4.5 || *Prime and Statewide Agricultural Soils*

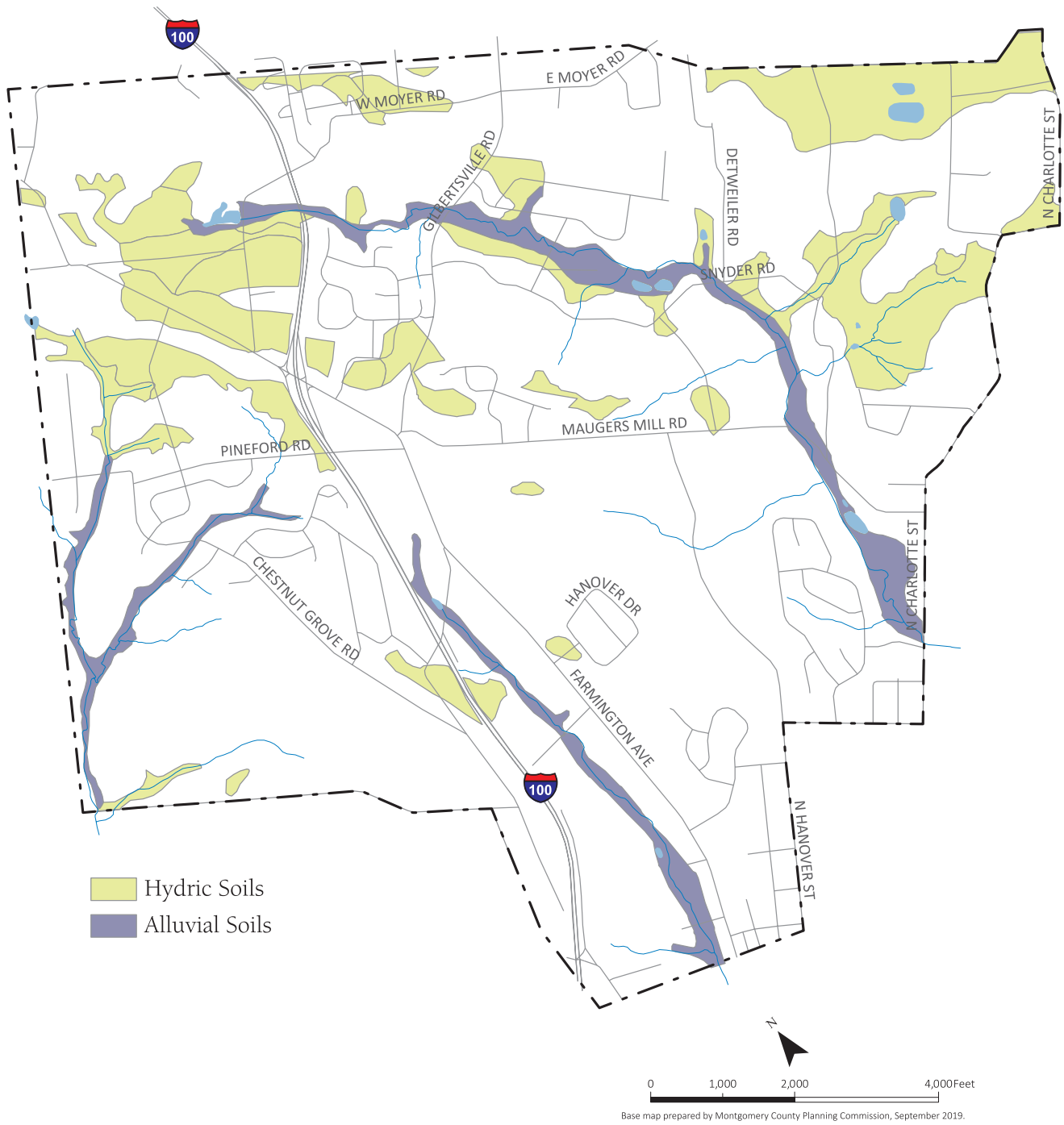


appropriate. Such sewage disposal systems should help recharge the groundwater supply. These include spray irrigation, sand mounds, and traditional in-ground systems.

However, as technology improves, soil suitability is becoming less important in

determining development potential. Consequently, the township's comprehensive plan, zoning ordinance, and Act 537 Sewage Facilities plan should be consistent so that development follows the vision for the township and the Pottstown Metropolitan Region.

Figure 4.6 || *Hydric and Alluvial Soils*



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.

Data collected as part of PA DCNR's forest canopy survey in 2010 indicates that Upper Pottsgrove has maintained a significant amount of tree canopy throughout the township, as shown in Figure 4.7. Important woodlands in the township can be found along Sprogels Run, along portions of Goose Run and Wolf Run, and generally throughout the northern half of the township. Currently little of these woodlands are permanently preserved, with the exception of areas preserved as part of the development process for subdivisions including Turnberry Farms and Cherry Tree Farms.

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 also prevent erosion and provide cover for wildlife movement, shelter, and migration. The principal types of trees found in the County's wooded areas include:

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

Local mixtures will vary, and include minor species, such as the Slippery Elm, Yellow Birch, Black Gum, Sycamore, and Poplar. The introduction of the Emerald Ash Borer, first identified in 2014, is having significant effects in terms of reducing this species' population. In 2016, the township began taking active steps to remove ash trees from public lands to protect the public from falling branches of diseased trees.

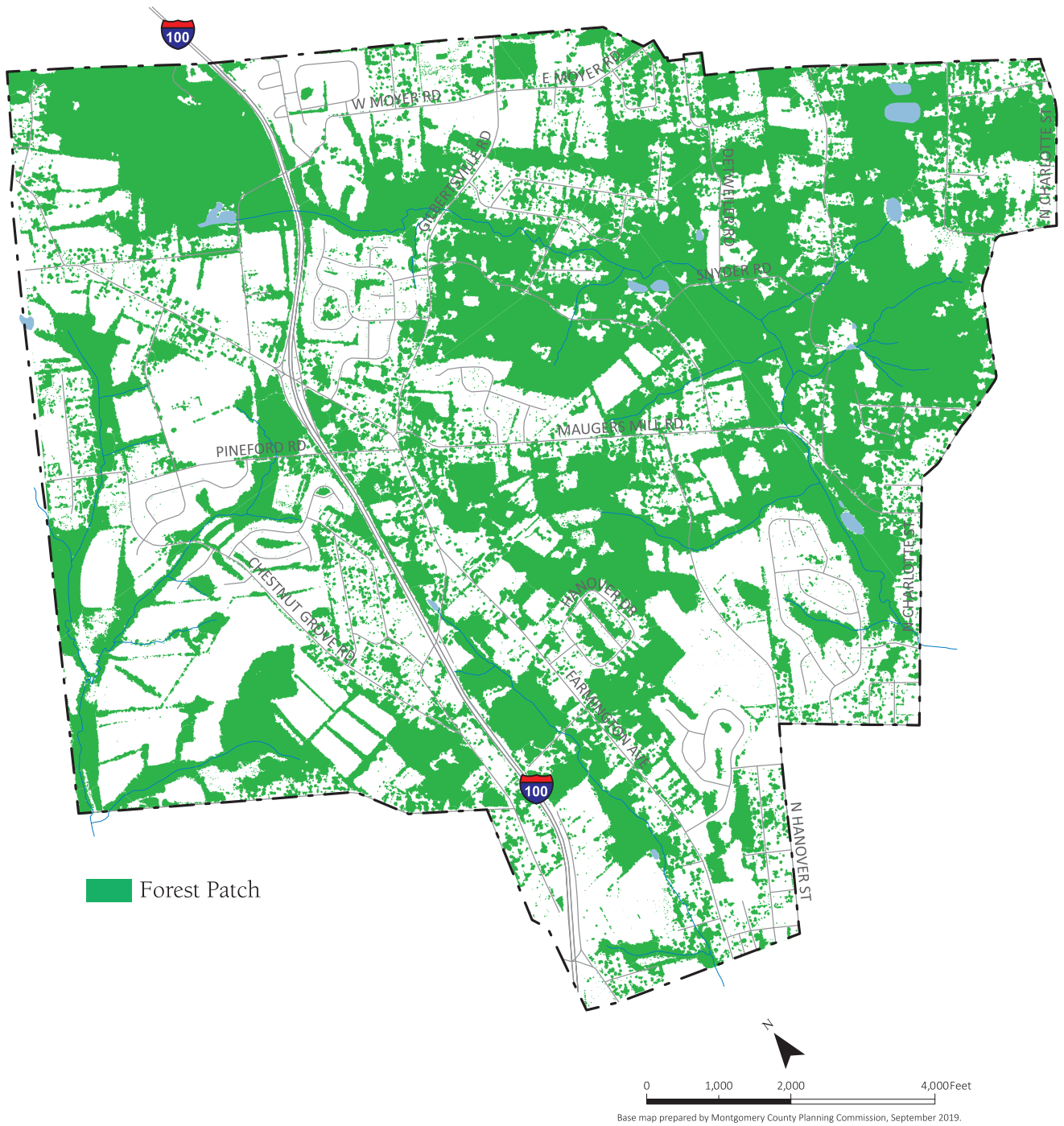
EASTERN RED CEDAR

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 is comprised of this association. Associated species include Red Maple, Hemlock, Northern Red oak, White Ash, and Tulip Poplar.

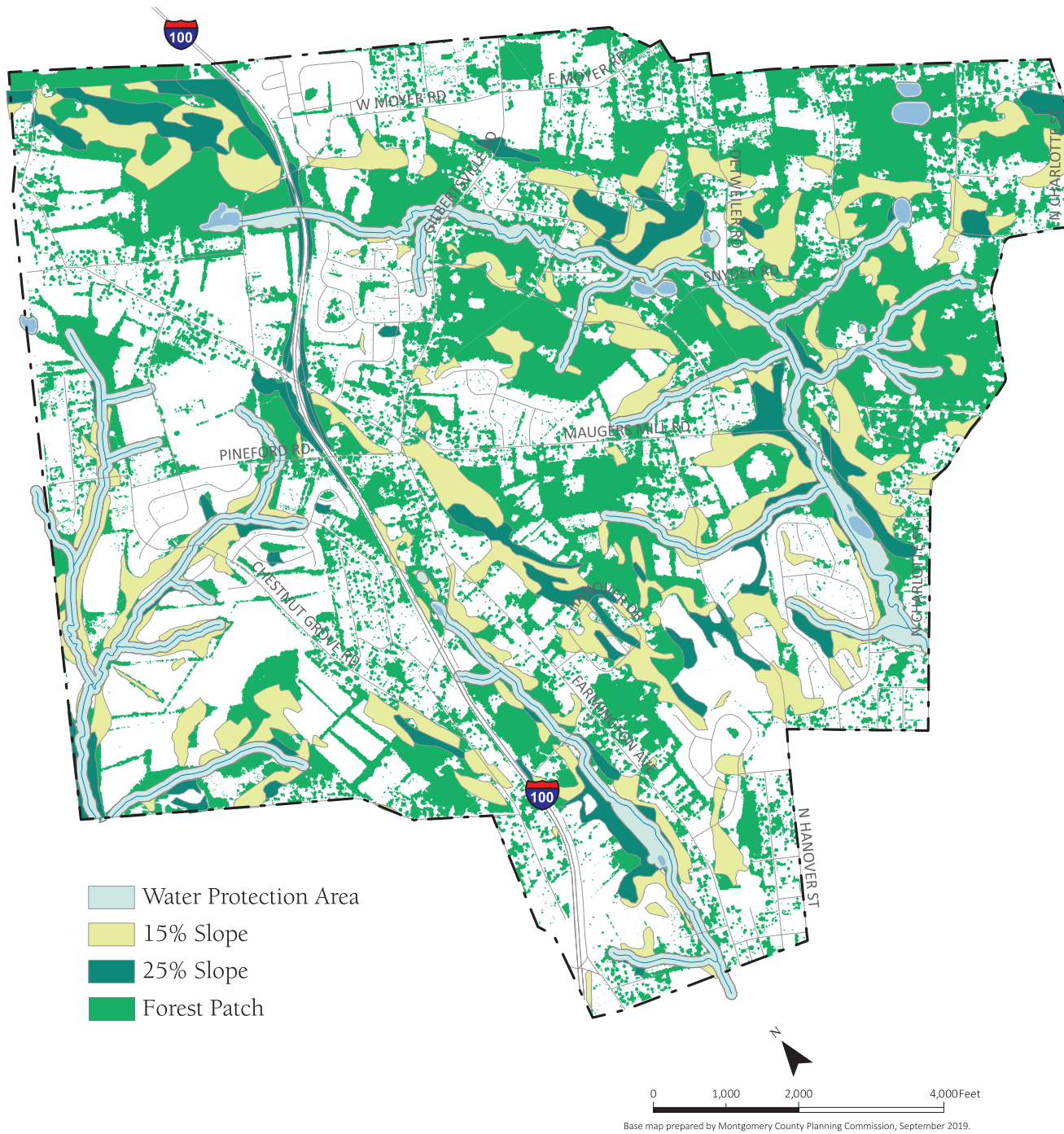
Figure 4.7 || *Woodland Area*



Wildlife

The township has received no evidence that threatened plant or animal species currently exist within its municipal boundary. However, the Pennsylvania Natural Diversity Index (PNDI) database and records maintained by the Pennsylvania Fish and Boat Commission have identified the presence of

Figure 4.8 || *Composite Vulnerable Resources*



the threatened red-bellied turtle (*Pseudemys rubriventris*) in many tributaries of the Schuylkill River. Because the turtles are highly mobile and known to travel significant distances, the areas the turtles use could include waterways and water impoundments within Upper Pottsgrove, particularly any waterways connected to Manatawny Creek, including Goose Run.

HISTORIC AND CULTURAL RESOURCES

Historic sites are another important vulnerable resource in a community. Individually and taken together, they provide a link to a community's past and thereby can make a valuable contribution to its current educational, cultural, and social environment. In the case of historic structures, often their architectural significance and/or uniqueness create visual interest by contrasting with surrounding development. Of course, the number and type of historic resources varies from place to place, dependent largely upon the particular mix of political, social, cultural, and archeological factors.

Upper Pottsgrove has various historic resources of note, including homes, barns, a tavern, and a former school (currently used as a church). At the national level, the National Register of Historic Places contains a record of properties considered worthy of preservation. Sites on the National Register are those that are considered nationally to be worthy of preservation on the basis of their historical, architectural, archeological, or cultural significance. This list contains a number of sites in Montgomery County, such as Valley Forge National Park. There are no sites on the National Register in Upper Pottsgrove, nor have any been officially been designated as eligible.

Although Upper Pottsgrove has no sites on the National Register, there are several sites of historic significance to the township. At this time, the most comprehensive inventory of Township historic sites has been compiled by the township's Open Space Plan of 1995. Figure 4.9 describes and illustrates the location and styles of important structures. It should be noted

that the list is not intended to confer any priority to these sites in terms of preservation, but rather simply highlights sites that are generally recognized as important, such as Halfway House Tavern.



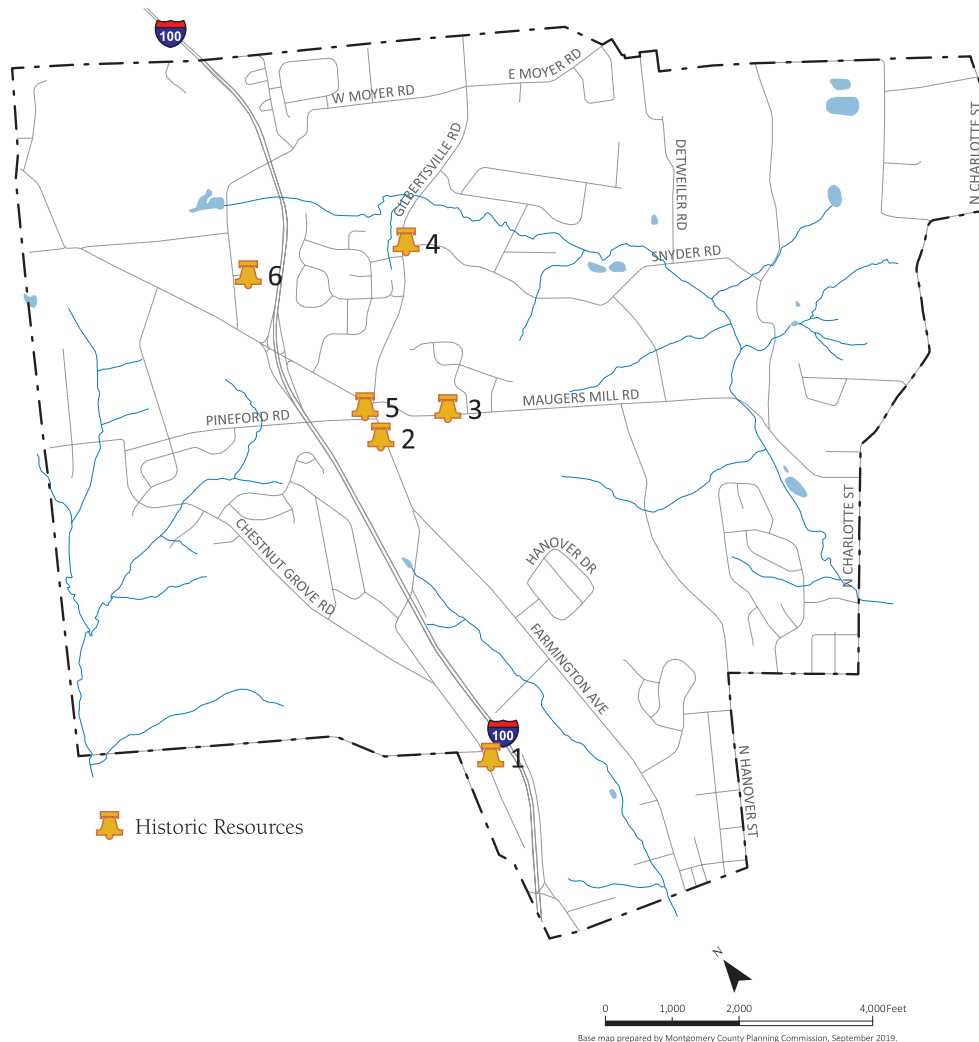
Buttaro Farm Complex, c. 1790.

SCENIC RESOURCES

Scenic resources are elements of the natural or built environment that stand out among the aesthetic attributes of a community. They tend to be the most uniquely beautiful or interesting places such as historic sites; natural features including

Figure 4.9 || *Historic Resources*

Map #	Name and Location	
1	John Albright Farm 1234 N. State Rd. near Steinmetz Rd.	Built 1859. Includes a brick house and a wood and masonry barn both of conservative local Vernacular style.
2	Bauer Residence 1475 Farmington Ave. near Pine Ford Rd.	Built 1890. Victorian style farmhouse constructed of brick with wood trim.
3	Buttaro Farm Complex Maugers Mill Rd. near Gilbertsville Rd.	Built c.1790. A complex consisting of a main house, a summer kitchen, an outhouse and a barn. All share Georgian architectural styling.
4	Calvary Heights Baptist Temple Snyder Rd. at Gilbertsville Rd.	Built c.1870. Originally Cedar Grove School, this was a 1-1/2 story one-room brick school house.
5	Halfway House Tavern 1495 Farmington Ave. at Maugers Mill Rd.	Built c.1840. The present tavern stands on the site of the 1727 Halfway House Inn that served as a stopping place for travelers between Pottstown and Boyertown.
6	Smola Farmhouse and Barn West Moyer Rd.	Built c.1830. Complex consist of a stone house and two masonry and frame barns.



hills, woodlands, scenic vistas, or streams; and recreation areas.

Although the process of identifying a scenic resource is largely dependent on the observer's own opinions and preferences, information collected from a community group, such as a planning commission, can provide a relatively broad inventory. Wherever possible, these areas should be preserved and linked to the community's open space and recreation system. Scenic resources in Upper Pottsgrove are summarized below under the combined heading of roadways and views and are mapped in Figure 4.12.

Roadways with scenic attributes contribute to a community's open space system because they provide a way to view its scenic resources and in some cases also serve as recreation routes for walkers, bicyclists, and joggers. Roadways with scenic qualities often provide a way of viewing an historic resource in its natural setting. A number of such roads exist in the township.

Scenic Roads and Vistas

The township's primary roadways have remained essentially unchanged in location and importance since the 19th century. Many of these roads are scenic, and thus contribute to the community's open space system because they provide a way to view its scenic resources. The following scenic roads have best retained the rural and bucolic character of their origin:

CROSS ROAD

West Moyer Road to the township line. This road provides a scenic view north into Douglass Township Montgomery County.

CHESTNUT GROVE ROAD AND PINE FORD ROAD

These roads traverse gently rolling terrain with views of agricultural areas and the Goose Run riparian corridor in the immediate surroundings. Farther to the north is a scenic view of the higher ground in the northern tip of the township and Douglass Township, Berks County.

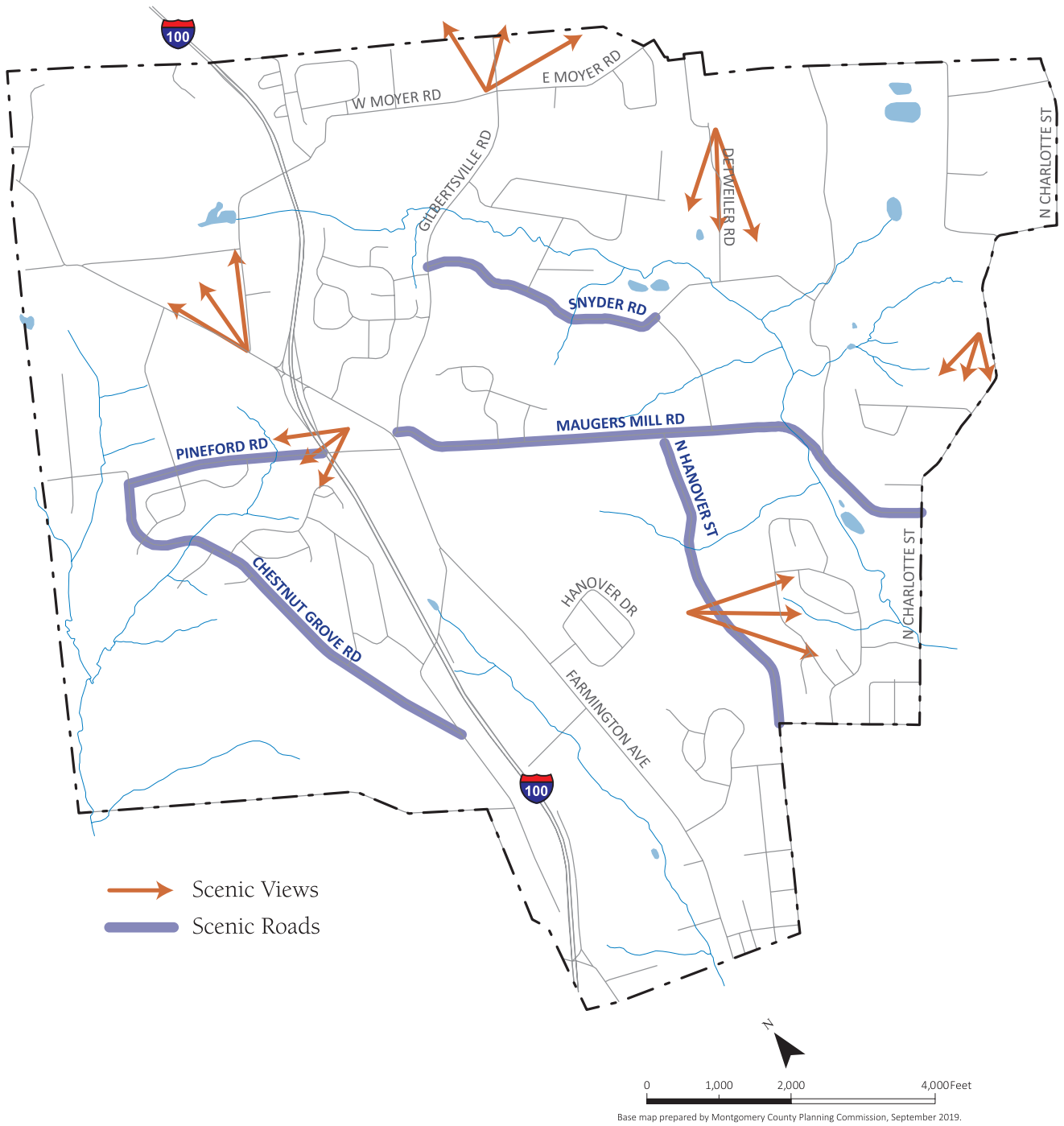
SNYDER ROAD

This road passes through attractive wooded areas and an occasional farm on gently rolling terrain.

HANOVER ROAD

This gently curving road provides views to the east across the permanently preserved Hollenbach Park and down into the Sprogels Run Valley, with Lower Pottsgrove and Limerick in the distance.

Figure 4.10 || *Scenic Roads and Vistas*



There are also several scenic vistas which can be viewed from vantage points in the township. These include:

HALFWAY HOUSE VILLAGE

This vista provides some of the furthest and most expansive views in the region. Looking west from this point, one can see the Goose Run valley in the foreground, with the high hills and mountain ridges of Berks County in the distance.

MOYER ROAD AT BROADMORE PLACE

This high ground provides a view north of the rolling farmland in Douglass Township, Montgomery County.

DETWEILER ROAD

This vista provides a scenic view looking south.

ORLANDO ROAD, NORTH OF CONTINENTAL DRIVE

This vista provides a scenic view looking south.

HANOVER ROAD

Vantage points on Fox Hill, the grounds of Pottsgrove Middle School, and Hollenbach Park offer broad vistas looking east over Lower Pottsgrove Township and across the Schuylkill River Valley.

5

open space linkages

The many community, recreational, and natural functions supported by open space are enhanced when those spaces are connected to make greenways and trails. An important aspect of open space is the accessibility of that space to residents of the community and the region as a whole. This section of the plan identifies potential linkages that can tie together open space sites within the township and connect to open space in adjacent communities. Such connections help form a more comprehensive open space system for residents. Connected open spaces help to protect natural resources and contribute to the creation of a more effective and enjoyable regional network. Trails increase the accessibility of parks by providing for off-street pedestrian and bicycle travel and can offer opportunities as passive, natural recreational space. Examples of potential linkages include utility corridors, stream valleys, abandoned rail lines, sidewalks, and similar linear features.

PLANNED LINKAGES

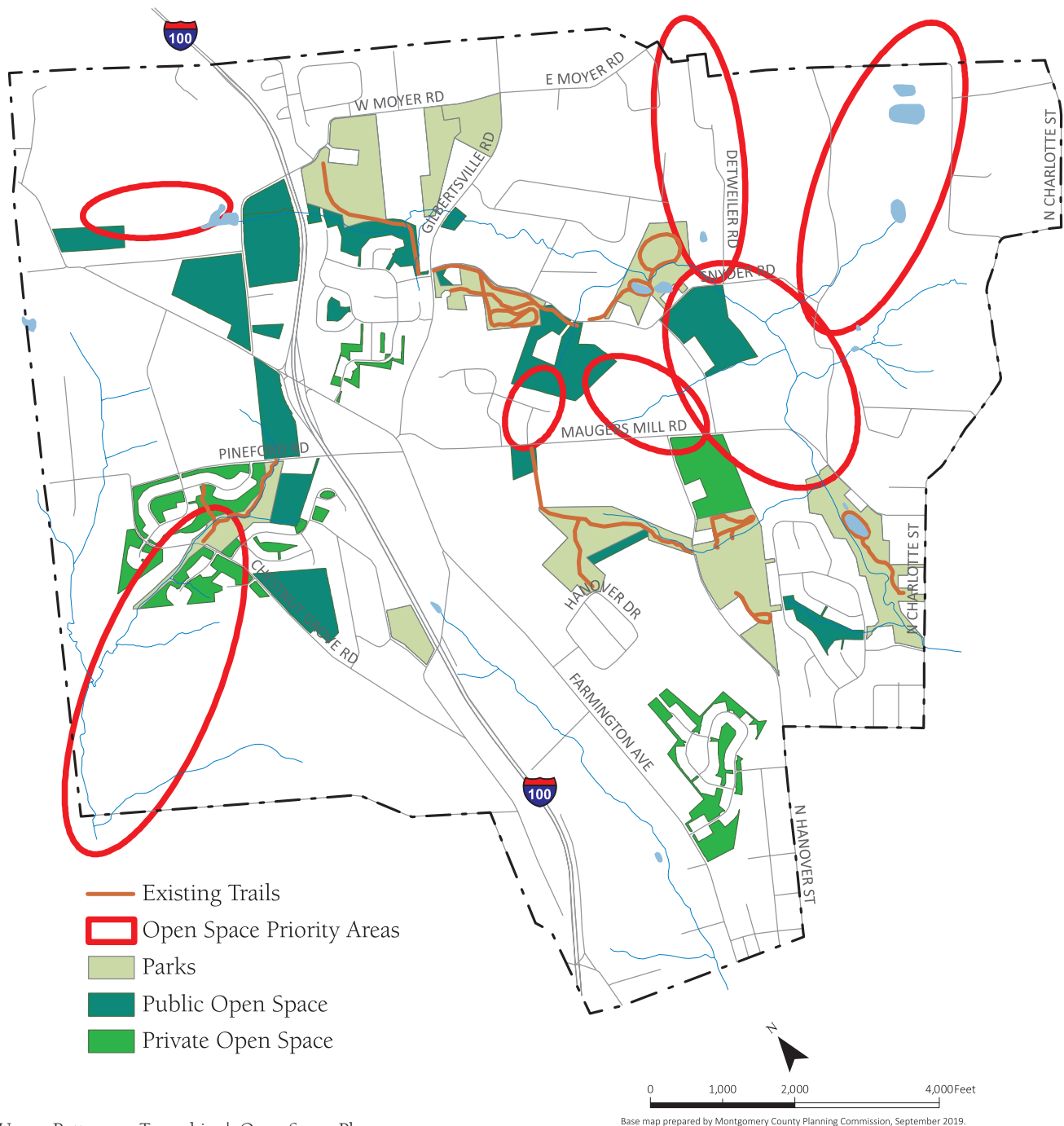
Greater Pottstown Trails Feasibility Study

As this update was being written, the Delaware Valley Regional Planning Commission (DVRPC) published *The Greater Pottstown Trails Feasibility Study*, which was the culmination of several years of coordinated trail planning efforts between Upper Pottsgrove, West Pottsgrove, Lower Pottsgrove, New Hanover, Douglass-Mont. Co., Douglass-Berks Co., East Coventry (Chester Co.), and North Coventry (Chester Co.) Townships, and Pottstown Borough. The feasibility study brought together existing trails and multiple municipal-level trail plans and looked at how they could fit together to create needed connections and to add missing links to the trail networks in Berks, Chester and Montgomery Counties. The feasibility study is the first phase of the Pottstown Metropolitan Regional Planning Committee's continuing *Tri-County Trails Master Plan*. In Upper Pottsgrove, potential alignments for the Upper West Trail and Pottsgrove Trail are identified to connect existing trails and open space areas within the township to one another, and to make important connections to surrounding municipalities and to other major trails (like the Schuylkill River and Perkiomen Trails). These newly-proposed trails are explored in this chapter.

Multi-Regional Greenway and Stewardship Study

The Montgomery County Planning Commission's *Multi-Regional Greenway and Stewardship Study* was in progress during the update of this open space plan. Early findings from this study may aid the identification of potential linkages on a regional level. The open space linkages identified in these studies present opportunities to contribute to Montgomery County's goals for the expansion of the countywide trail system in addition to the development of the Tri-County trails. Possible connections for Upper Pottsgrove are described below and shown in Figure 5.1.

Figure 5.1 || *Township Parks & Potential Open Space Linkages*



PROPOSED TRAILS

COMMONALITIES AND VARIATIONS

Some of the trails proposed in the township share details in their alignments and connections, while some trails diverge from the other proposals. Where proposed trails share similarities, a single trail may accomplish the goals of multiple plans. This section explores the various trails proposed for Upper Pottsgrove to identify their shared and unique goals.

COMMONALITIES

The majority of alignments for the proposed trails or trail extensions in Upper Pottsgrove primarily follow greenways along stream corridors. However, each of the proposed routes encounters or needs to travel alongside roads at various points. While planners working on trail alignments generally seek to avoid roadways, it is often difficult to avoid them altogether. The township should coordinate with stakeholders to ensure that any road crossings or trails traveling parallel to roads are well-marked and visible to drivers.

Another commonality of the proposed trails is the potential for connections to neighboring municipalities. The Upper West Trail proposes to connect Douglass and New Hanover Townships in Montgomery County. The southern portions of the Upper West Trail in Upper Pottsgrove will connect to West Pottsgrove and Douglass Twp. - Berks Co. The proposed Pottsgrove Trail would connect the township with Lower Pottsgrove.

VARIATIONS

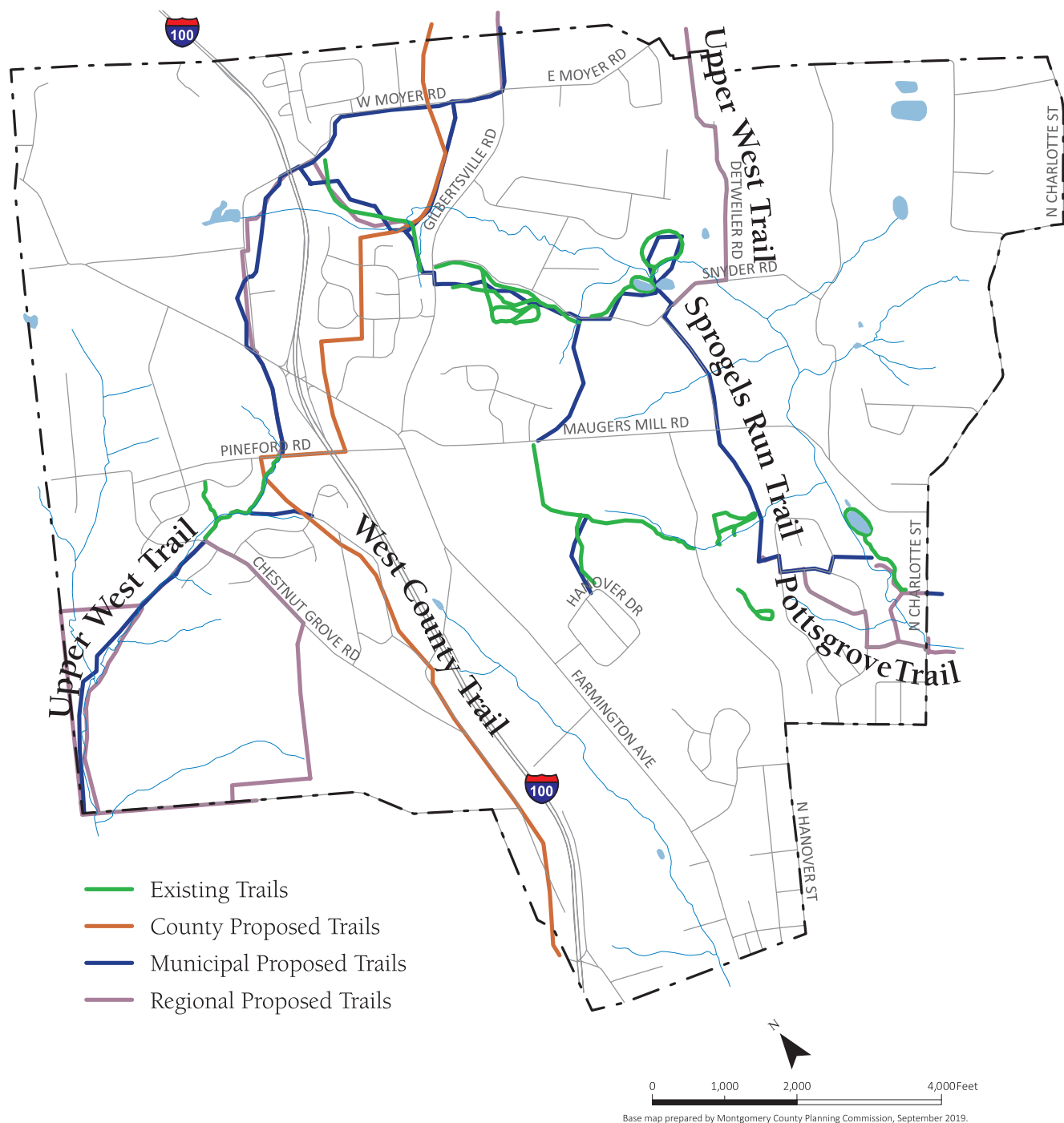
All of the trails will travel along local roads for a small portion of their lengths in the township including Chestnut Grove Road, Moyer Road, Gilbertsville Road, Detweiler Road, and Snyder Road. It should be noted Gilbertsville Road is also proposed as

a bicycle route by the county and the Pottstown Metropolitan Area Regional Planning Commission.

The category of trail and materials used to construct the trails may also differ. Some of the smaller and more local trail sections are likely to be pathways intended to serve walkers, hikers, and joggers in relatively low volumes. The main branches of the Upper West, Sprongels Run, and Pottsgrove Trails, however, will likely be multi-use trails that are able to accommodate a larger volume of trail users.

The materials used for trails in the township may vary depending on the trail and the physical and natural environment the trail passes through. County trails should be constructed of macadam or packed cinder (e.g., limestone, sandstone, or crushed native rock). Township trails are likely to be made of one of these materials as well, but some of the very local stretches and those that are more passive in nature may be natural-surface trails of dirt or woodchip. The proposed Upper West and Pottsgrove Trails are intended to be multi-use trails that can safely accommodate bicyclists, so they will likely be made of macadam but cinder materials may be used in sensitive natural areas where disturbance should be kept to a minimum. Signage should be used to warn trail users of approaching changes in trail composition.

Figure 5.2 || Proposed Trail Network



Base map prepared by Montgomery County Planning Commission, September 2019.

UPPER WEST TRAIL/WEST COUNTY TRAIL

Montgomery County's proposed West County Trail would make a key connection between the Schuylkill River Trail to the south and the Perkiomen Trail in Green Lane to the north. The county's proposed Sunrise Trail would branch off of the West County Trail to connect with another point along the Perkiomen Creek near Schwenksville.

The Upper West Trail, as proposed in The *Greater Pottstown Trails Feasibility Study*, mimics the previously proposed West County Trail's route through Upper Pottsgrove but follows greenways and stream corridors more closely, while the West County Trail would run nearer to Route 100. Although Montgomery County plans to pursue the West County Trail, the proposed Upper West Trail has been acknowledged as being the preferred route as it is more scenic and because related property acquisitions would achieve greater natural resource protection. It would reconnect with the West County Trail at points farther north.

The Upper West trail would enter Upper Pottsgrove from the south from two points: along Levensgood Road near Goose Run; and the former landfill. These two segments would join at the southern end of the existing Goose Run Trail at Chestnut Grove Road, where it would overlap the Goose Run Trail until it continues north across Pine Ford Road. From there it would follow a greenway along Moyer Road, cross Route 100, and south through Prout Farm Park. Another turn north would take the trail by the Hillside Aquatic Club and Hoffman Field, along Gilbertsville Road and then into Douglass-Montgomery Co. The Upper West Trail would intersect and parallel the Sprogels Run Trail in the vicinity of Prout Farm Park.

A secondary portion of the Upper West Trail would begin at Sussell Park (thereby connecting to Sprogels Run Trail), travel east along Snyder Road, and then north along Detweiler Road, past Beaufort's Run Sanctuary, and on to New Hanover Township.

Completion of the Upper West Trail would achieve the township's goal of expanding the Goose Run Trail and of creating connections to points north and south of Upper Pottsgrove. It would also help to link additional residential areas west of Route 100 and south of Chestnut Grove Road with the township's trail network. Acquisitions needed to construct the trail would fill in greenway gaps between the Goose Run Trail/Chestnut Grove Park and Prout Farm Park.

POTENTIAL REGIONAL CONNECTIONS

The Upper West Trail would create important connections to Douglass-Berks Co. and West Pottsgrove Townships, and to the future Manatawny Trail, which is planned to connect with the Schuylkill River Trail.

Near the Althouse Arboretum the trail would split into two branches. The northern alignment would continue north into Douglass-Montgomery Co. and then turn east into New Hanover, where it would connect with



Most of the proposed trails in Upper Pottsgrove will follow natural stream corridors.

New Hanover Community Park. The southern branch would briefly pass through Douglass Township before heading east along Moyer Road and into New Hanover where it would pass through a number of undeveloped parcels that could potentially be acquired for open

space. These separate segments would join in New Hanover where Minister Creek crosses N. Charlotte Street/PA Route 663 to form a single alignment as the trail would approach connections to the proposed West County and Sunrise Trails.

POTTSGROVE TRAIL

The Pottsgrove Trail, another one of the four trails proposed in the Greater Pottstown Trails Feasibility Study, would enter Upper Pottsgrove from the east through Lower Pottsgrove. Trailheads would be located at Hollenbach Park and at Sunset Park. It would connect with future expansions of the Fox Hill Trail and the Sprogels Run Greenway/Sunset Park trail. It is important to note that particularly the southern segment of the Pottsgrove Trail in Upper Pottsgrove would follow several residential streets before reaching Hollenbach Park. It would connect a number of residents to the nearby parks and trails where currently no pedestrian connection exists.

POTENTIAL REGIONAL CONNECTIONS

At the township's boundary with Lower Pottsgrove along Route 663 the Pottsgrove Trail splits into two with a short link south into Pottstown, and the main trail going east to Pottstown High School. There, the trail would diverge into two segments again, following Buchert Road to the

north and continuing along Sprogels Run to the south. The proposed alignment includes a couple of loop routes through Lower Pottsgrove and ultimately ends with two split segments – one entering downtown Pottstown as an on-road trail, and the other also following roadways to reach the Schuylkill River Trail near Armand Hammer Boulevard.

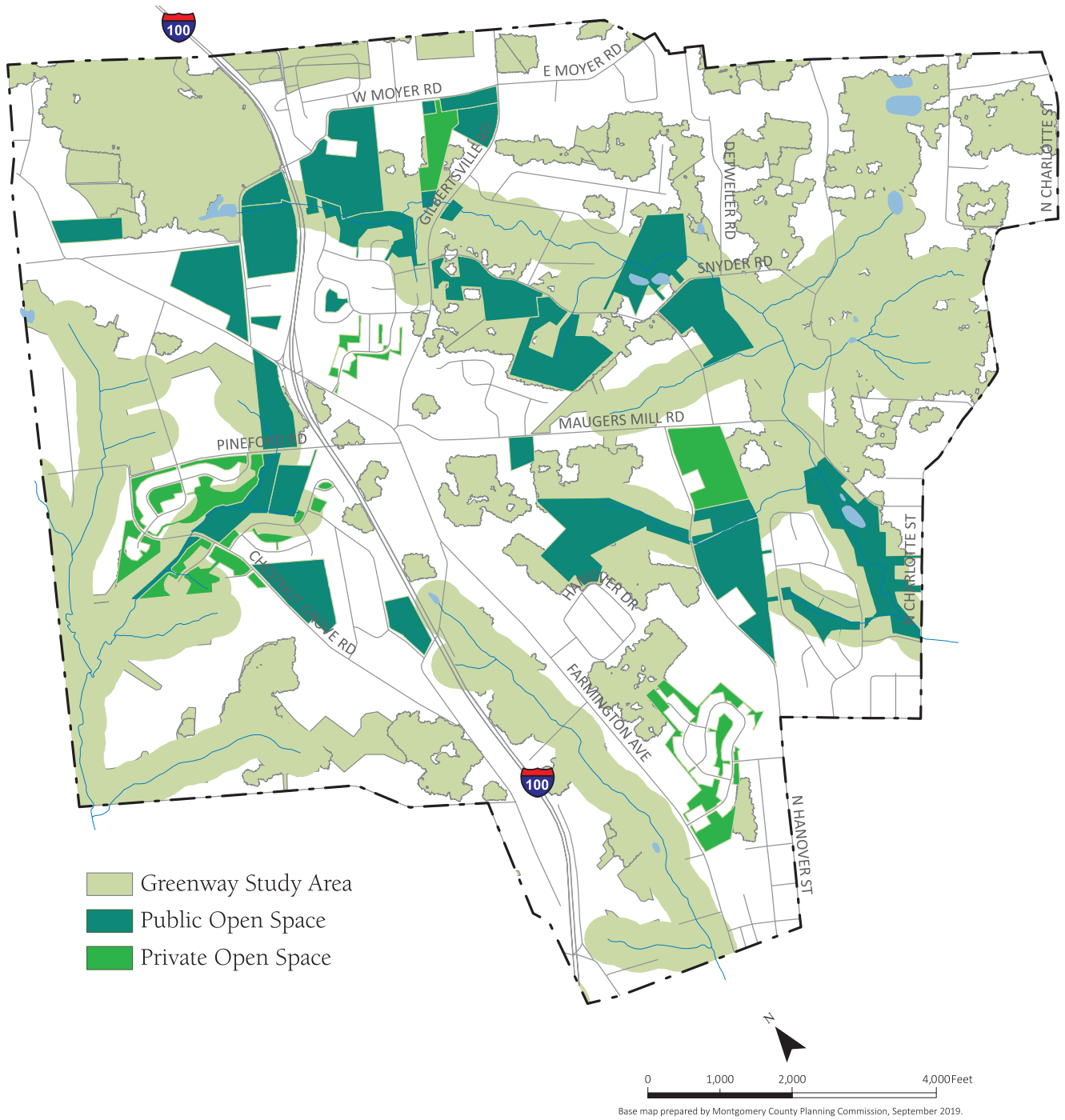
GREENWAYS SPROGELS RUN

Sprogels Run is the largest waterway in Upper Pottsgrove. Its source is a pond which can be seen from West Moyer Road, just north of the intersection at Evans Road. The stream generally follows an arc through the township to the southeastern boundary with Lower Pottsgrove. From there it flows through Lower Pottsgrove, passing Pottsgrove High School, Ringing Rocks Elementary, Brookside Golf Course, and Alfred B. Miles Park and Nature Area, before flowing into the Schuylkill River at Lower Pottsgrove's Schuylkill River Park (at Porter Road).

Since the 2006 Open Space Plan was adopted, a portion of the Sprogels Run Trail has been completed between Prout Farm Park and Sussell Park. This section connects the two parks to Althouse Arboretum and several shorter trails that crisscross the arboretum's 17 acres of woodlands.

The proposed Upper West Trail would connect to the existing Sprogels Run Trail near Prout Farm Park and would provide links to points south.

Figure 5.3 || *Potential Greenways*



Heading south from Prout Farm Park, a connection to the Upper West Trail would also allow Sprogels Run Trail users to travel north to connect to Hoffman Field and the Hillside Aquatic Club. Another Upper West Trail connection is proposed for Sussell Park, which would provide Sprogels Run Trail users with another option for connecting to New Hanover Township along Detweiler Road.

An expansion of the Sprogels Run Trail south of the arboretum,

through the Maugers Mill Estates neighborhood as shown in Figure 5.1, would connect to the Fox Hill Trail, which reaches Hollenbach Park and Mocharniuk Meadows. An extension of the trail from Sussell Park along Sprogels Run would continue down to Sunset Park, which would help to achieve the township's goal of creating a contiguous Sprogels Run Greenway. Both Hollenbach Park and Sunset Park would have trail connections to the Pottsgrove Trail, another one of the four trails proposed in the Greater Pottstown Trails Feasibility Study.

An expansion of the Sprogels Run Greenway could utilize existing preserved land at the following locations:

- Hillside Aquatic Club and Hillside Park
- Cherry Tree Farms Subdivision
- Sweetwater Subdivision (pending approval)

- Regal Oaks Subdivision, near property used for Sewage Treatment Plant
- Turnberry Farms Subdivision

The acquisition of various strategic parcels along the stream would help to assemble preserved open space into a greenway and facilitate trail development.



The Sprogels Run Trail follows natural stream corridor and greenways for much of its length, but needs to cross or travel alongside roads in some locations.

POTENTIAL REGIONAL CONNECTIONS

Expansion of the Sprögels Run Greenway and Trail would make connections to other trails and parks possible. If the Sprögels Run Trail can be extended to Sunset Park, the proposed Pottsgrove Trail would provide a connection to the Schuylkill River Trail at Armand

Hammer Boulevard in Lower Pottsgrove. Work is ongoing to fill in gaps and complete the Schuylkill River Trail from Schuylkill County to Philadelphia. As regional trail development continues in and around Montgomery County, the Sprögels Run Trail could potentially connect to other major regional trail networks to the north and west.

GOOSE RUN

Goose Run has three main branches which begin in Upper Pottsgrove. The headwaters of the north branch is located near the northern end of Fairview Lane; the central branch begins in two places: at the northern end of Heather Place and near Pine Ford Road; and the southern branch begins near Levensgood Road near the township's boundary with West Pottsgrove. After leaving the township, Goose Run flows into West Pottsgrove, Douglass Township (Berks Co.), and back into West Pottsgrove where it flows into the Manatawny Creek.

The 2006 Open Space Plan noted the township's objective to expand the Goose Run Trail. The proposed Upper West Trail would follow the Goose Run Trail and would provide connections along Goose Run and Levensgood Road to the south, and along Moyer Road to the north. This southern connection along Levensgood and Sell Roads would eventually connect to the future Manatawny Trail. Upper Pottsgrove is engaged in ongoing talks with key property owners in this area, like Waste Management, to determine the most appropriate alignment and the potential for easements or acquisitions.

POTENTIAL REGIONAL CONNECTIONS

An expansion of the existing trail along Goose Run (and the addition of the Upper West Trail) would connect to the following places:

- Residential neighborhoods, including the Chestnut Grove

and Summer Grove subdivisions;

- The proposed Manatawny Trail (and from there on to the Schuylkill River Trail);
- Chestnut Grove Park; and
- Pottstown Area Police Athletic League (PAL) fields

OPEN SPACE AND THE LAND DEVELOPMENT PROCESS

Upper Pottsgrove has used the land development process to encourage the development of smaller, more localized trails where appropriate. It should continue to do so, and should support interconnections between such trails and the township's and county's larger trail system.

The township has also used the development process to ensure segments of proposed township trails are constructed. It should continue to utilize the land development process, when possible, to ensure proposed trails are constructed when land along the trail routes is developed.

The township has acquired and protected many open spaces in potential greenway areas, some of which were dedicated to the township during the development process. This accomplishment supports open space goals, and the township should continue to preserve open space and strive to assemble connected greenways through the land development process. In cases when dedication is not an option, the township should encourage developers to locate private open space lands to preserve valuable natural features as identified in the *Multi-Regional Greenway and Stewardship Study*.