

Chapter 7

Land Use

This chapter is divided into two sections: An inventory of existing land uses and those elements that should be considered in determining future land use. The existing land use section will discuss growth patterns and include maps and charts which provide an inventory of existing land use categories. The elements identified for future land use consideration are outlined in this chapter and then expanded upon in the next two chapters: Chapter 8 – Housing and Chapter 9 – Recommendations Plan. This section will also include an inventory and visual exhibits of open space and trails within Horsham Township. As will be discussed, open space both passive and active, environmental protection areas, agricultural security lands, and Township park and recreation facilities play a very significant role in both the land use and activities of the residents of the community.

Existing Land Use

A brief history of development and regional position of Horsham Township is found in Chapter 1. The land use pie chart *2010 Existing Land Use* represents an inventory of the major land use categories and calculates the percentage of each category as related to the total Township of 17.33 square miles. By 2010 the Township had become largely built out and was considered to be:

<u>Before NAS Surplus Decision</u>	<u>After NAS Surplus Decision</u>
94.7% developed	86.6% developed
5.3% undeveloped	13.4% undeveloped or reusable NAS surplus land

Undeveloped Lands

Most of the undeveloped properties were in the north and westerly portions of the Township. The undeveloped land use category is considered to be land that is largely undeveloped which may be suitable – at least in part – for future development. Until recently, this category accounted for approximately 5.3% of the total Township land area. Horsham is faced with the very unusual circumstance of having the inventory of “undeveloped land” *increased* due to the circumstance that approximately 900 acres of the former U.S. Naval Air Station has been determined to be surplus by the Navy and will be replanned for new and different uses in the course of the next few years. Please see Chapter 9, Recommendations Plan, for a report on land use elements to be considered. Meantime, the Air Force has retained 207 acres to be

utilized by the Air National Guard. This component is identified on the Existing Land Use Plan as a part of the Institutional land use category. When added to private undeveloped properties, the total of the Township considered undeveloped or reusable land including the land now determined to be surplus by the Navy equals 13.4%, which ranks this category as the third largest within the Township.

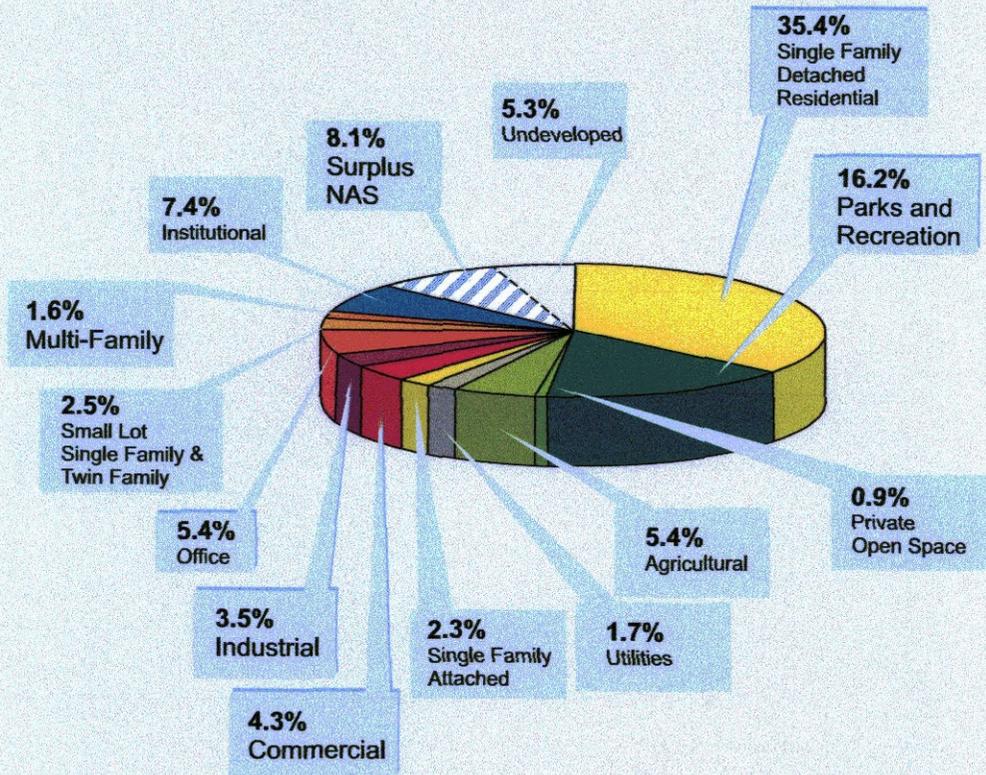
Agricultural Land Uses

It should be emphasized that a dozen properties in the north and west sectors are devoted to agricultural purposes and are participants in the Agricultural Security Area designation by the Commonwealth of Pennsylvania and are not considered undeveloped. A second significant agricultural presence is found in the southwest portion of the Township between Witmer and Welsh Roads. Here, two large institutional owners: the College Settlement Farm and the Natural Lands Trust have preserved approximately 194 acres for stream valley protection and agricultural pursuits. In addition, the Thompson family representing the private sector has acquired two properties, both of which are registered in the Agricultural Security Area program along Mann Road. An additional private sector property is used for nursery and agricultural sales, positioned along Welsh Road a short distance east from Maple Glen Village. A third area devoted to agricultural land use is the Strawbridge Park, consisting of 120 acres just west of the NAS area to be retained by the Air National Guard. This deed restricted open space was acquired by Horsham Township in 1999. In total, approximately 620 acres of land are preserved for agricultural land use in Horsham Township. (It should be noted that the Kuhn Day Camp of 65 acres is also a member of the Agricultural Security Area but has been identified as park and recreation land because of its seasonal use as a day camp.)

Parks, Recreation, and Open Space

This land use sector includes Township parks and recreation facilities, private recreation facilities such as five golf courses, the Ukrainian-American Sports Center, and private open space generally held by individual communities but permanently preserved from future development. These open space categories of land use account for nearly one-quarter of the total land within Horsham Township. The municipal parks, other forms of recreation, passive open space parcels, private recreation facilities, and preserved agricultural lands are well distributed throughout the Township. The Existing Land Use Plan reveals that all sectors of the Township are provided with municipal and/or privately owned parks and recreation facilities. Please note that an excerpt from the *Horsham Township Open Space Plan* is provided in this chapter as well as an illustrative *Trail Plan* identifying the numerous existing and proposed trails and pedestrian links between various residential neighborhoods and Township parks. Please also note that a detailed list of Township Parks, Open Spaces and Facilities is found beginning at page 7-15.

2010 Existing Land Use



Notes:

1. Institutional includes churches, cemeteries, schools, Horsham Clinic, nursing/geriatric facilities, and the Air Force National Guard land.
2. Roads are proportionately allocated to each use.
3. Percentages of total Township area of 17.33 square miles.

Source: Percentages based on acreage calculations from the 2010 Existing Land use Plan

Uses of the land are divided into fourteen categories. They are shown in the 2010 Existing Land Use pie chart and spatially identified on the Existing Land Use Plan. Information for preparation of the Existing Land Use Plan was taken from Township records, aerial photography circa 2006, and field investigations.

Residential Land Uses

Historically, the earliest residential development patterns included single family dwellings along major roadways such as Welsh Road and Horsham Road and in tightly knit communities generally around the original village known as “Horsham” which surrounded the intersection of Horsham Road and Easton Road (Route 611). These neighborhoods have continued to “in-fill”, while large developments in the central and westerly sectors of the Township evolved since the 1970s.

There are a wide variety of residential land uses found throughout Horsham Township. When aggregated together, the five residential categories (for purposes of the pie chart, estate single family and single family detached are combined) account for 41.8% of the total land area within the Township. Of this category, single family detached residential accounts for 35.4%, which is the largest single land use category within the Township. Historically, the higher density residential land use patterns are found in the easterly half of the Township where small to moderate size single family dwellings, two family dwelling neighborhoods, townhouses (single family attached residential) and multi-family residential in the form of two story apartment buildings are located. The highest concentration of moderate density to high density residential land use patterns are along the major highways of Horsham Road, Easton Road, and Blair Mill Road. One townhouse community in the golf course community of Talamore and English Village Apartments, behind the Shoppes at English Village with frontage along both Route 309 and Lower State Road, are the only exceptions of higher density or multi-family in the westerly half of the Township. The westerly half contains the small village of Prospectville, which is surrounded by single family housing along with public and private parks and recreation. The Abramson Center for Jewish Life, also situated in the far westerly end of the Township, provides housing for the elderly along with assisted living and medical needs. While identified as an institutional use it is the largest facility focused on providing independent and assisted housing for the elderly with a 324 bed skilled nursing facility, a 60 bed assisted living facility, and an 80 person adult day care facility.

A number of large mixed residential use/private open space communities were developed in the 1980s and 1990s pursuant to the planned residential development approach which created master plans for large tracts while also providing interior circulation, stormwater management, open space, and subsectors of the community which accounted for small lot single family, twin family, townhouses and multi-family (six or eight-plex style buildings). These communities were originally known as: Saw Mill Village, Horshamtowne, Wynmere, and the Talamore residential golf course community. In the westerly section of the Township, single family communities along with preserved open space were created when centralized sewer and water was extended to those areas such as: Chestnut Creek, Horsham Chase, and Highgate at Horsham, which were developed using newer “net out” development calculations which exclude the wetlands, steep slopes, riparian corridors, dense wooded areas, and similar environmental restraints. The result is attractive curvilinear single family neighborhoods that

utilize the preferred developable portions of the property while unified linear open space parcels were created both as a back drop to the home sites, providing the trails and recreation, and also protecting the tributaries of the Little Neshaminy Creek and the main stem of the Park Creek.

Additional information regarding residential neighborhoods and the variety and types of housing is presented in Chapter 8, Housing.



View looking east over Squires Golf Club and adjacent residential communities in the westerly section of Horsham Township. Note Talamore residential golf course community above McKean Road.

Non-Residential Land Uses

This category excludes parks, recreation and open space uses but includes the following categories which are highlighted in descending order as a percentage of Horsham Township:

- Institutional – 7.4%
- Office – 5.4%
- Commercial – 4.3%
- Industrial – 3.5%
- Utilities – 1.7%

This fourth generalized category of land uses totals 22.3% of the total land area within Horsham Township. These land uses reflect some of the most intense developments in terms of size of buildings and/or percentage of paved surfaces. There are some clear exceptions such as the Whitemarsh Memorial Cemetery, the Horsham Clinic, and the Abramson Center for Jewish Life, which while containing large buildings also have a very significant “campus look”. Obviously, the Whitemarsh Memorial Cemetery and the Quaker Meetinghouse Cemetery are generally very benign.

It is interesting to note that the parks, recreation and agricultural land use classification (at 22.5%) is virtually identical in terms of total area of Township devoted to these two generalized land use categories.

Institutional Land Uses

Institutional land uses are widely distributed throughout the Township and exhibit a wide variety of uses such as: Schools - both public and private, cemeteries, continuing care/housing for the elderly, municipal and administration, places of worship, the Air National Guard property, and the hospital-like use of the Horsham Clinic. Institutional uses are described in detail in Chapter 6, Community Facilities.

Commercial Land Uses

Commercial land uses include both small lot retail businesses along major highways and four distinct shopping centers situated:

- Horsham Point (circa 1997) in the vicinity of the intersection of Horsham Road with Easton Road (Route 611);
- Village Mall, the largest and oldest (236,000 square feet circa 1972) along Blair Mill Road at Moreland Avenue;
- Horsham Gate (124,000 square feet circa 2009), the newest retail shopping center in the Township at the intersection of Blair Mill Road with Welsh Road;
- And a concentration of retail uses in the far westerly end along both sides of Route 309 including the newly renovated and redeveloped the Shoppes at English Village (110,000 square feet) and a few adjacent businesses along the east side of Route 309 and the 309 Cinema which occupies the far westerly corner of the Township.

Newer retail development is found along Route 611 opposite the Naval Air Station property and along Horsham Road in the vicinity of the crossroads retail center of Prospectville; and a small cluster of personal service and retail businesses along Welsh Road at the intersection of Norristown Road and Limekiln Pike in the area known as Maple Glen.

A secondary strip of retail exists along County Line Road and properties which flank the intersection of Norristown Road with Horsham Road south of the Naval Air Station property. The retail village centers are the subject of greater analysis in Chapter 9, Recommendations Plan.

The recently revitalized shopping center of the Shoppes at English Village serves as a template for positive replanning of an older, less successful center built on the same site years ago.

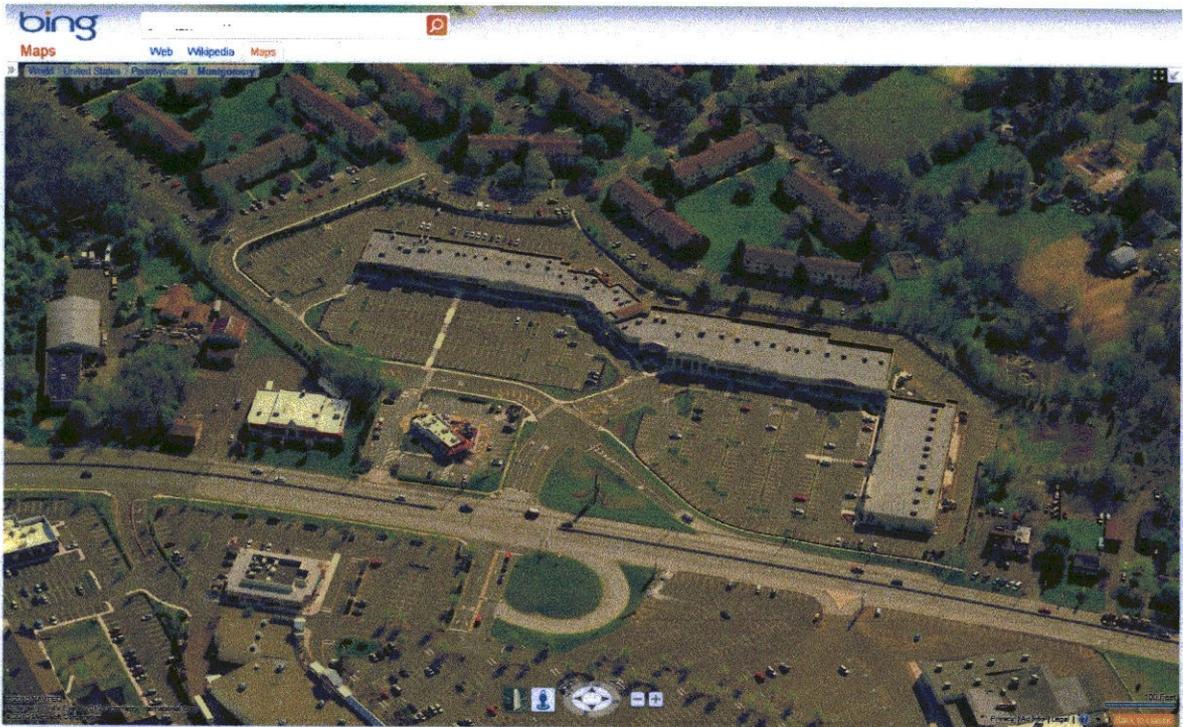


View of the new Shoppes at English Village. Note the new architectural styling and landscaped well designed parking areas.



This center provides a controlled access at the traffic signal along Bethlehem Pike, attractive new parking lots, and a well designed streetscape including pedestrian links, and buildings which feature exciting new architectural styling. The tenants consist of a variety of retailers often described as a “specialty or lifestyle center” without big box retailers. Similar makeovers are recommended to revitalize some of the older centers in the easterly portion of the Township.

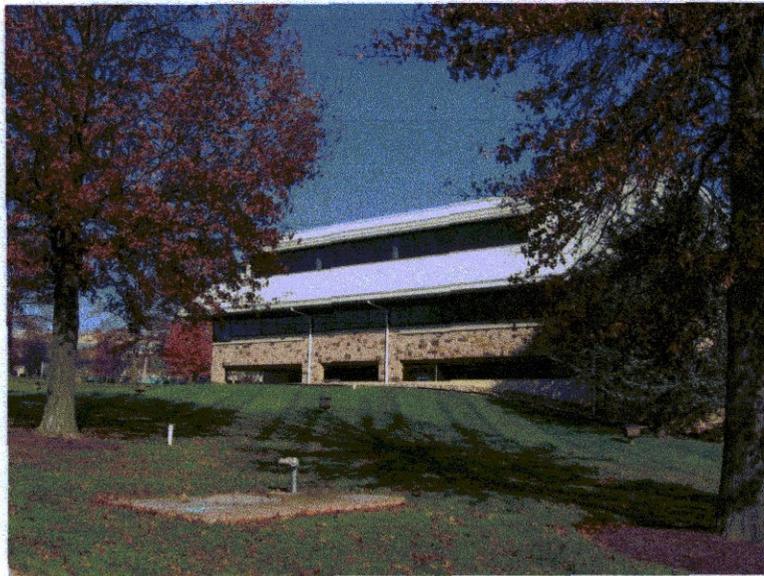
This Comprehensive Plan Update makes no provisions for additional significant retail development within the Township but rather encourages streetscape improvements and traffic management along the southerly section of Easton Road, which is a corridor consisting of many older, somewhat blighted sites; and an improvement to the overall image and pedestrian qualities of the two historic village retail centers of Maple Glen and Prospectville – see further discussion at Chapter 9, Recommendations Plan.

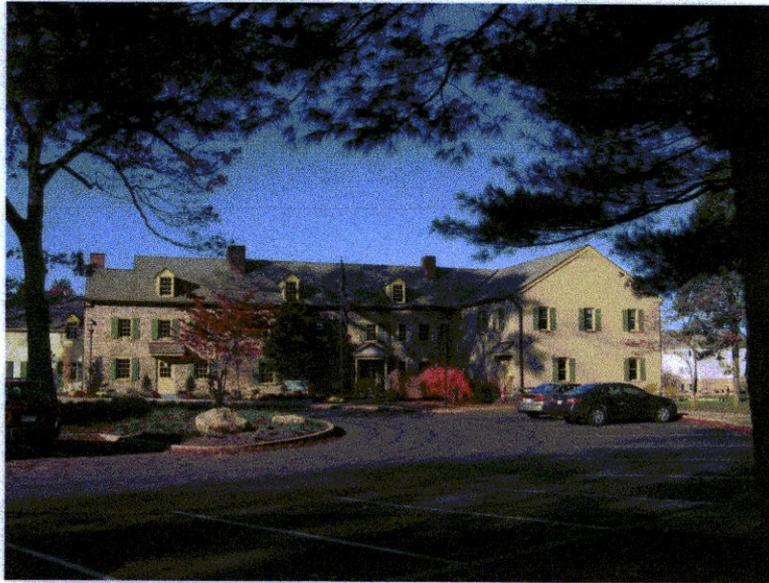


The commercial complex at the far northwesterly edge of the Township. Route 309 is the arterial highway (left to right). The new Shoppes at English Village (center), English Village Apartments (top), and 309 Cinema (foreground right) are in view.



Typical new three story corporate office buildings along Dresher Road and Walnut Grove Drive





The award winning Homestead Professional Building – an example of the rehabilitation of an historic inn now used for professional offices

Office and Industrial Land Uses

Office parks, as well as three limited industrial parks along Horsham Road, accommodate the greatest opportunity for employment within the Township. The Prudential and Horsham Business Center campuses are virtually built out but have experienced some redevelopment and building revitalization in the recent past. The single largest industrial class property within the Township is the United Parcel Service building and site, which has frontage along Blair Mill Road and from the end of Electronic Drive, which leads out to Welsh Road. These campuses, which have generally been developed since the 1970s, are generally attractive and have developed their own internal road circulation patterns over the years. The newest office/corporate park is the Commonwealth Corporate Center along both sides of Tournament Drive. The attractive corporate buildings in this vicinity are surrounded by golf holes of the Commonwealth National Country Club. One large vacant property remains which is the third building associated with Centocor, Inc., at Ridgeview Drive. The new building complex, when constructed, will account for approximately 300,000 square feet of additional administrative and research space.

Utilities

Utilities land use identifies the PECO Power Line right-of-way. The main east-west right-of-way extends from Blair Mill Road to the Township boundary with Montgomery Township. A second right-of-way is located in the northerly corner of the Township and is largely associated with contiguous private open space and agricultural land.



View looking north at the Commonwealth Corporate Center and Commonwealth National Golf Course. Note Hatboro Horsham High School in the foreground and a section of the Naval Air Station runway far right, which will be the subject of future reuse planning.

Future Land Use Plan

In concept, many of the recommendations from previous comprehensive plans have been realized. The concentration of retail, the build out of employment centers, and the gradual but continual expansion of both residential and park and recreation uses in the central and westerly sections have taken place. Thus, the conditions that exist in 2010 are generally favorable and reflect the overall focus expected in future development from previous comprehensive plans. Going forward, except for the Naval Air Station surplus lands, the future of which will be determined by a Reuse Plan approved by the Navy, most new development will be in-fill and uses are anticipated to implement established land uses in the immediate neighborhood. It is anticipated that new development should take new forms as recommended by the growth management, environmental protection, and historic preservation goal listed in Chapter 2 of the Comprehensive Plan. Please note at Chapter 10 a thorough examination of planning and zoning in surrounding municipalities is presented. Basically, land uses are compatible and in many cases parallel – similar to – the uses across municipal borders between Horsham and the surrounding townships. An examination of the Montgomery County and regional planning recommendations suggests that the various growth centers anticipated on a regional-wide basis have and will continue to evolve within Horsham Township.

Township park and recreation plans have experienced a tremendous expansion over the last twenty years and now account for more than 800 acres of Township owned park and open space areas. Major road improvements have been implemented and are anticipated to continue, particularly at intersections.

It is anticipated that further residential growth and development will occur on a fairly limited basis in the central and westerly portions of the Township, and that public sewer and water exists or can readily be extended to the properties that are expected to develop over the next decade. As mentioned previously and discussed in greater detail at Chapter 9, the Willow Grove Naval Air Station surplus lands of approximately 900 acres will be evaluated by Horsham Township and other stakeholders in the course of the next decade, and in that time frame replanning and reuse of the surplus lands is expected to be resolved.

Areas of greatest focus have been identified as:

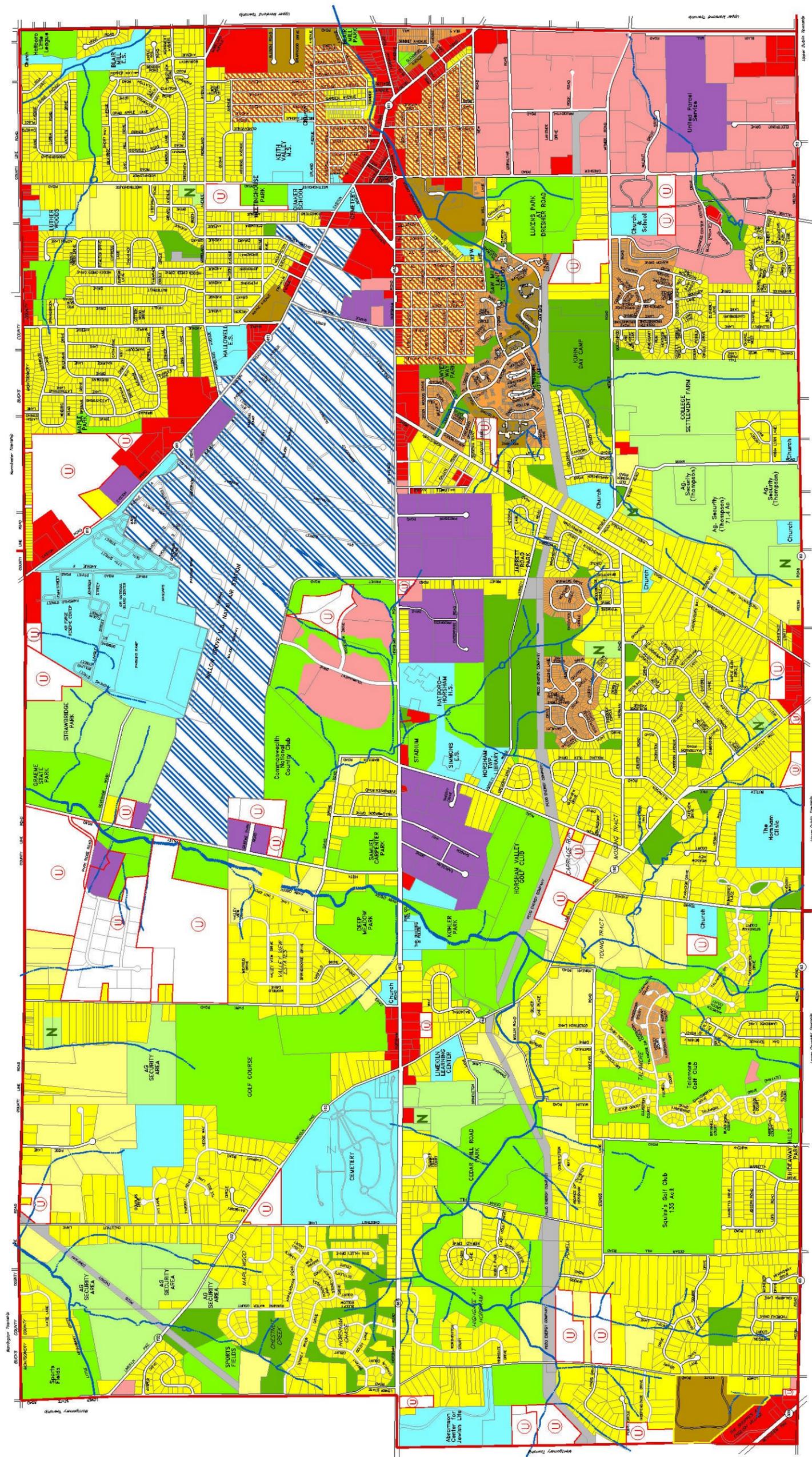
- Willow Grove Naval Air Station
- Easton Road – Route 611 Corridor
- Maple Glen and Prospectville

and these focus areas are discussed in greater detail along with recommendations in Chapter 9.



View of the Prudential Office Campus, the Walnut Grove Business Park, and the Horsham Business Center Campus west of Dresher Road. Note the Country Bend twin home community in the lower left and the adjoining employment/commercial centers in Upper Dublin and Upper Moreland Townships adjacent to the Pennsylvania Turnpike. The large building in the center of this photo is the United Parcel Service Distribution facility.

Existing Land Use Plan



LEGEND

- | | | | | | |
|--|---|--|---------------|--|---|
| | Estate Single Family (4+ Ac.) | | Commercial | | Agriculture (N=Nursery) |
| | Single Family Detached Residential | | Industrial | | Recreation (Township and Private) |
| | Mix of Small Lot Single and Twin Family Dwellings | | Office | | Preserved Open Space (Township and Private) |
| | Single Family Attached Residential | | Institutional | | Utilities |
| | Multi-Family Residential | | | | Undeveloped |
| | | | | | Surplus Land of Willow Grove U.S. Naval Air Station |

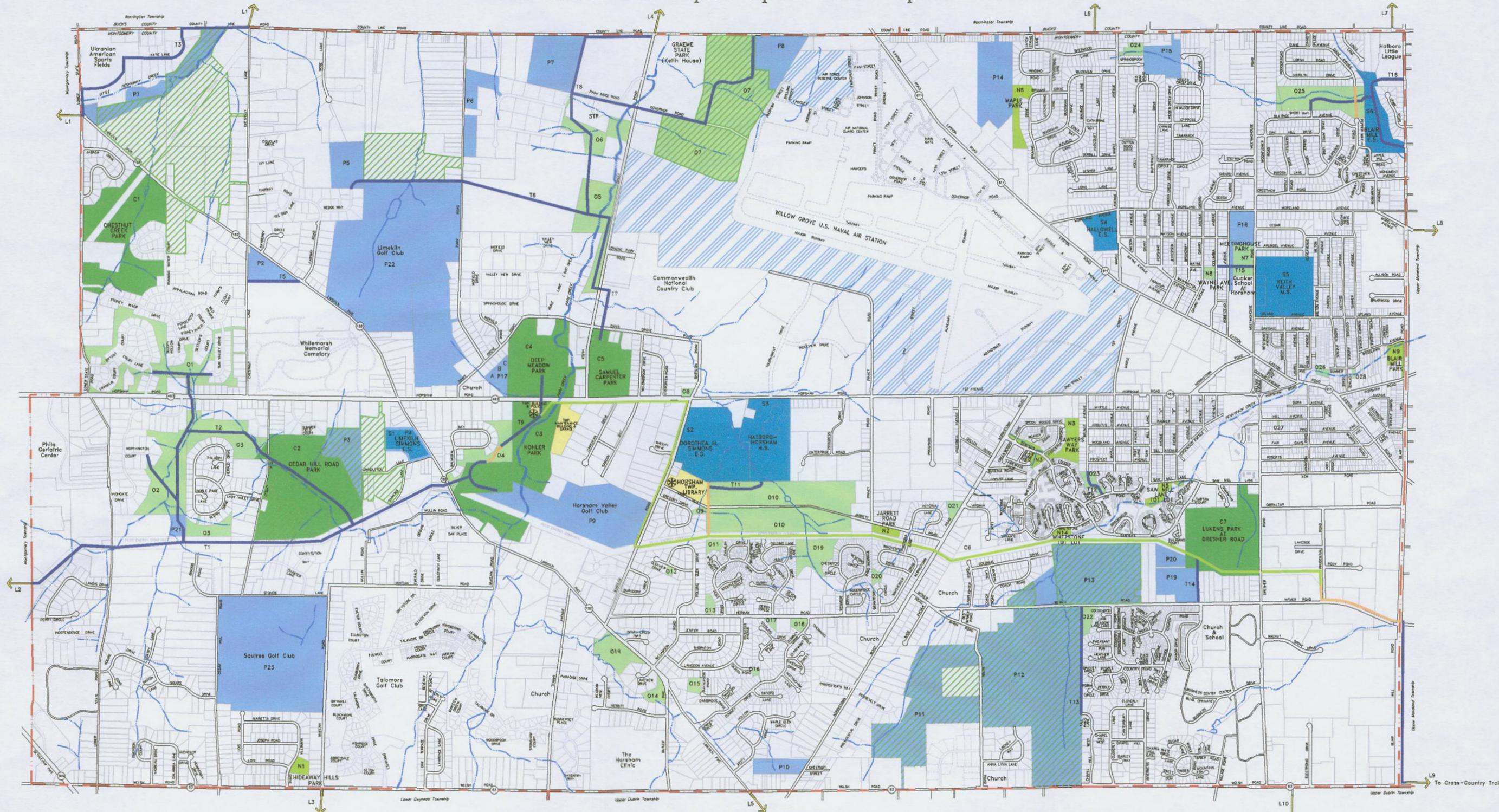


Horsham Township
Montgomery County, PA

Existing Land Use Plan
Comprehensive Plan Update
2011

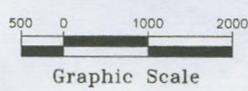
Prepared By:
E. Van Rieker, AICP
215 Old Church Road
North Wales, PA 19454
Mapping Prepared by Katfish Design

Recommendations Open Space Plan Update 2005



LEGEND

- Community Park
- Neighborhood Park
- School Park
- Open Space
- ★ Indoor Facilities
- Proposed Preservation Property
- Agricultural Security Area
- Proposed Trail
- Existing Trail
- Power Line Trail
- Proposed Intermunicipal Connection
- Special Study Area - Open Land of Willow Grove U.S. Naval Air Station



Horsham Township
Montgomery County, PA

Recommendations Plan
Open Space Plan Update
March 2005
Revised: May 2005

Prepared By:
E. Van Rieker, AICP
215 Old Church Road
North Wales, PA 19454

Mapping Prepared by Katfish Design

Township Parks, Open Spaces and Facilities

Parks and Recreation is the second largest land use category in Horsham Township. The Horsham Park System contains more than 814 acres in 46 sites ranging from community parks to neighborhood parks to open space. The largest of the parks and recreation areas along with their features are listed below.

Kohler Park, 1013 Horsham Road, 71.42 acres



- Fishing pond with two aerators
- Picnic tables, barbecue grills and one pavilion
- Two horseshoe pits
- Two areas of playground apparatus
- Asphalt walking trail
- One lighted in-line street hockey court
- Six lighted soccer fields
- Two restrooms
- One concession stand/clubhouse
- One storage garage
- Home to Horsham Soccer Association
- Gazebo
- Dog park

Deep Meadow Park, 1020 Horsham Road, 51.88 acres



- 11 baseball fields
- Concession stand
- Restrooms
- 1-mile limestone walking/jogging trail
- Playground apparatus
- One 10-station outdoor exercise center
- Picnic tables
- One storage garage
- One batting cage
- Home to the Horsham Little League Association
- Picnic pavilion with tables and grills

Farne Property, 3.14 acres

- Acquired on July 25, 2005
- Contiguous to Deep Meadow Park

Samuel Carpenter Park, 1000 Horsham Road, 30.98 acres



- Built in 1995, improvements funded by grants and with funds from developers
- Received Montgomery County Planning Commission “Outstanding Land Development”
- Three basketball courts
- Three tennis courts
- Two sand volleyball courts
- One adult size softball field
- One 90 foot baseball field
- One official size football field
- One pavilion
- Barbecue grills and picnic tables
- 3/4 mile limestone walking/jogging trail
- Restrooms
- Two multipurpose fields

Chestnut Creek Park, 273 Lower State Road, 80 acres



- Home of the Horsham Hawks Football Association
- Includes three full size lighted football fields, two half size lighted football fields, concession stand and restrooms

Strawbridge Property, County Line Road, 102.9 acres

- Open space
- Local farmer farms 60 acres of property
- The property includes an old farm manor house, garage and several small buildings

Cedar Hill Road Park, 449 Cedar Hill Road, 87 acres



- Phase one was constructed in November 2000
- Park opened on October 10, 2001
- Playground apparatus
- Limestone walking trail
- One adult sized softball field
- One open play field
- Two grass volleyball courts
- Nature trail with 3 nature blinds
- Future plans include two picnic shelters, two horseshoe pits and restrooms
- Future environmental studies area
- Outdoor classroom

Maple Park, 606 A Brumar Drive, 7.46 acres



- Playground apparatus
- One basketball court
- Swing set
- Asphalt path

Meetinghouse Park, 238 Meetinghouse Road, 6.5 acres

- Leased from Horsham Monthly Meeting of Friends
- Picnic grove with tables and grills
- Playground apparatus

Wayne Avenue Park, Girard Avenue, 1.4 acres



- One softball field
- Playground apparatus

Blair Mill Park, 302 Blair Mill Road, 3.35 acres



- Playground apparatus
- Picnic tables

Springbrook Park, Maple Avenue, 2.58 acres

- Open space

Clearbrook Park, Clayton Drive, 29.56 acres



- Asphalt path
- Open space

Hideaway Hills Park, 725 Marietta Drive, 2.86 acres

- Leased from Horsham Township Water and Sewer Authority
- Playground apparatus
- Picnic tables and barbecue grills

Keith Valley Park, Keith Valley Road, 29.20 acres

- Open space

Jarrett Road Park, 726 Jarrett Road, 2.31 acres



- Playground apparatus
- Gazebo, August 2004

Sawyer's Way Park, Sawyer's Way, 11.66 acres



- Easement for .35 acres from Horsham Township Water Authority
- Stormwater management basins
- Playground apparatus in basin off Firewood Drive

Saw Mill Lane Tot-lot and Open Space, Saw Mill Lane, 1.97 acres



- Playground apparatus
- Half size basketball court
- Stormwater management basin

Lakeview Park, Limekiln Pike, 16.0 acres

- Open space
- Fishing pond with aerator

Wichard Property, Wynmere Drive, 12.16 acres

- Open space

Whetstone Tot-Lot & Open Space, Whetstone Rd, 1.32 acres



- Playground apparatus
- Stormwater management basin

Township Wide Walk/Bike Powerline Trail

- When completed trail will be a six mile asphalt trail, 12 feet wide

Lukens Park, 540 Dresher Road, 50.68 acres



- Township purchased in April 1999
- Includes 5.9 acres of PECO property purchased by the Township
- Walking trails
- Everybody's Playground, June 2003
- Pavilion/restroom, September 2004
- Three adult softball fields
- One basketball court (with rims that are movable for wheelchair basketball)

Kingswood Estates, Limekiln Pike, 14.83 acres

- Adjacent to Kohler Park and dedicated as part of Kingswood

Squires Knoll, Cedar Hill Road, 30.7 acres

- Adjacent to Cedar Hill Road Park and dedicated as part of subdivision

Hearne Property 78.4 acres

- Acquired in January 1999

Park Ridge Open Space 12.68 acres

- Adjacent to Sewer Treatment Plant. Acquired May 2, 2000.
- 1.61 acres donated to the HWSA on May 13, 2009 for sewer plant expansion.

Plymouth Tube Property 10.28 acres 1005 Horsham Road

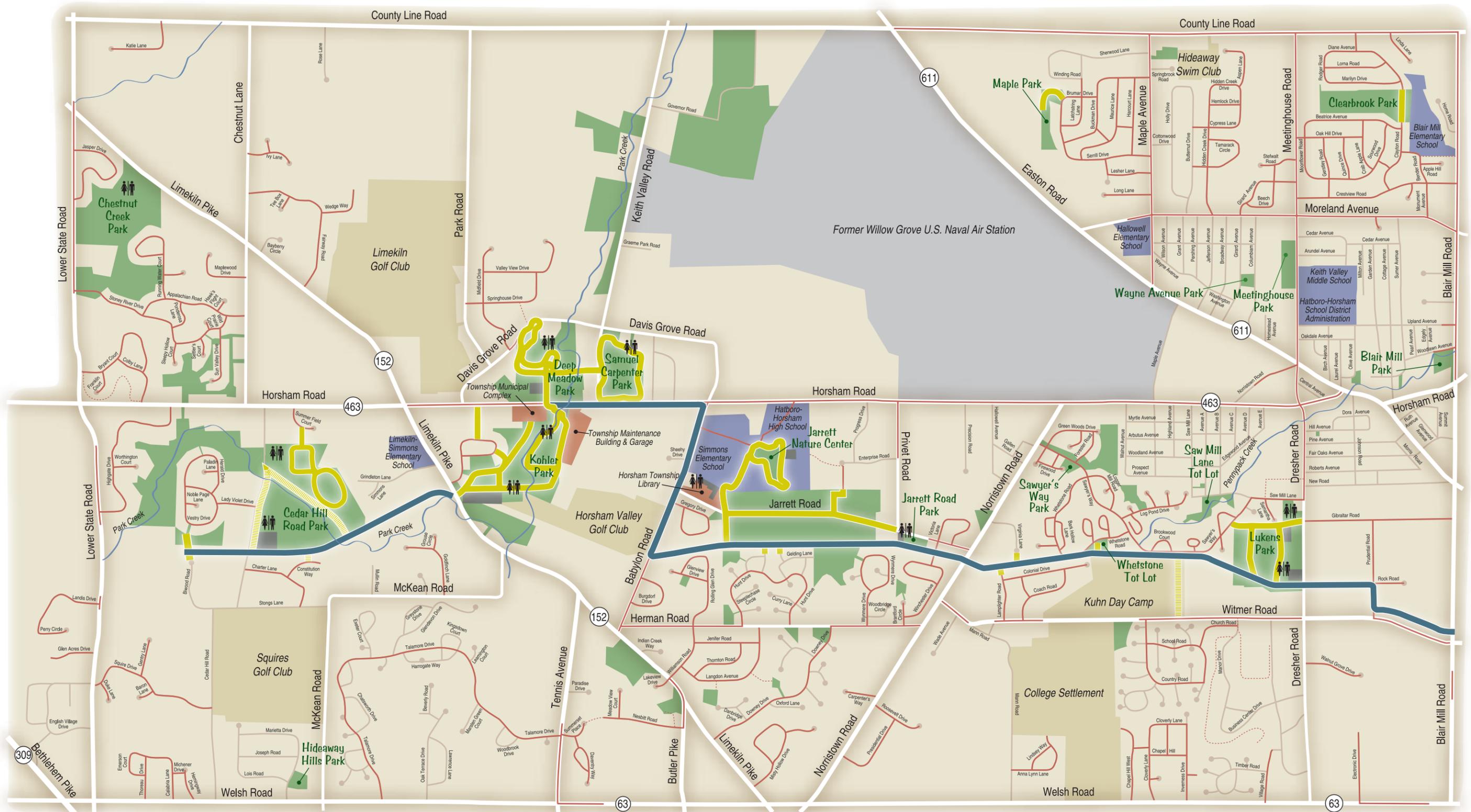
- Acquired May 11, 2001
- Purchased on December 18, 2001

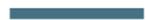
Highgate Open Space (Bauer Tract) 30.52 acres

- To be dedicated in the future
- Horsham Road and Lower State Road

Horsham Township Owned Agricultural Security Area Property

- Governors Road, Cedar Hill Road, Horsham, PA 19002
- 167.8 acres



- | | | | |
|---|------------------------------------|---|-----------------------------|
|  | Power Line Trail |  | Township Parks & Open Space |
|  | Existing Trail |  | Township Buildings |
|  | To be completed in the near future |  | Schools |
|  | Sidewalk |  | Parking |
|  | Off-street Path | | |
|  | Rest Room / Portable | | |

ABOUT OUR TRAIL SYSTEM The Horsham Township Trail System has become an important part of what makes Horsham Township such an enjoyable place to live, work and raise a family. The goal of the trail system is to establish a bicycle and pedestrian network to serve the residents. Another goal of our trail system is to facilitate non-vehicular movement and provide ready access to locations such as parks, schools, the library, neighborhoods, retail centers and business parks.

Horsham Township contains a unique network of trails. The trails afford residents countless opportunities for outdoor recreation and enjoyment. The Trail System preserves part of our rural atmosphere, fosters physical and mental health, and protects home values. The trails link various parts of the township and provide alternative means of transportation enhancing our sense of community and well-being. In short, the trail system makes Horsham Township a better place to live and work.

According to residential surveys conducted in 1991 and 2003, trails of various types are more popular than any other recreation facility. The Township will strive to establish a well-integrated community-wide system in which trails work hand-in-hand with sidewalks as well as streets and roads that are safe for pedestrians and bicyclists.

