

APAPA 2016  
**Fast, Fun, Fervent**

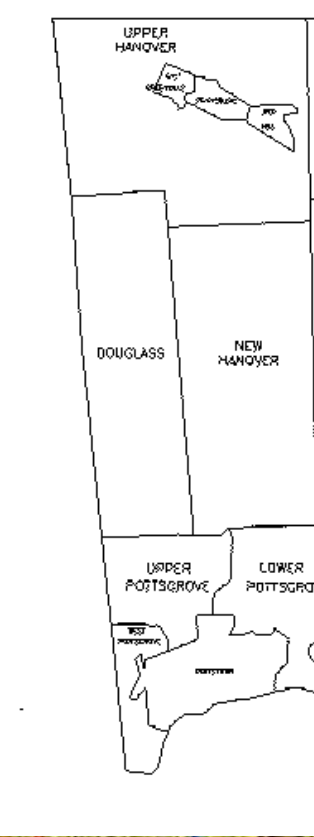
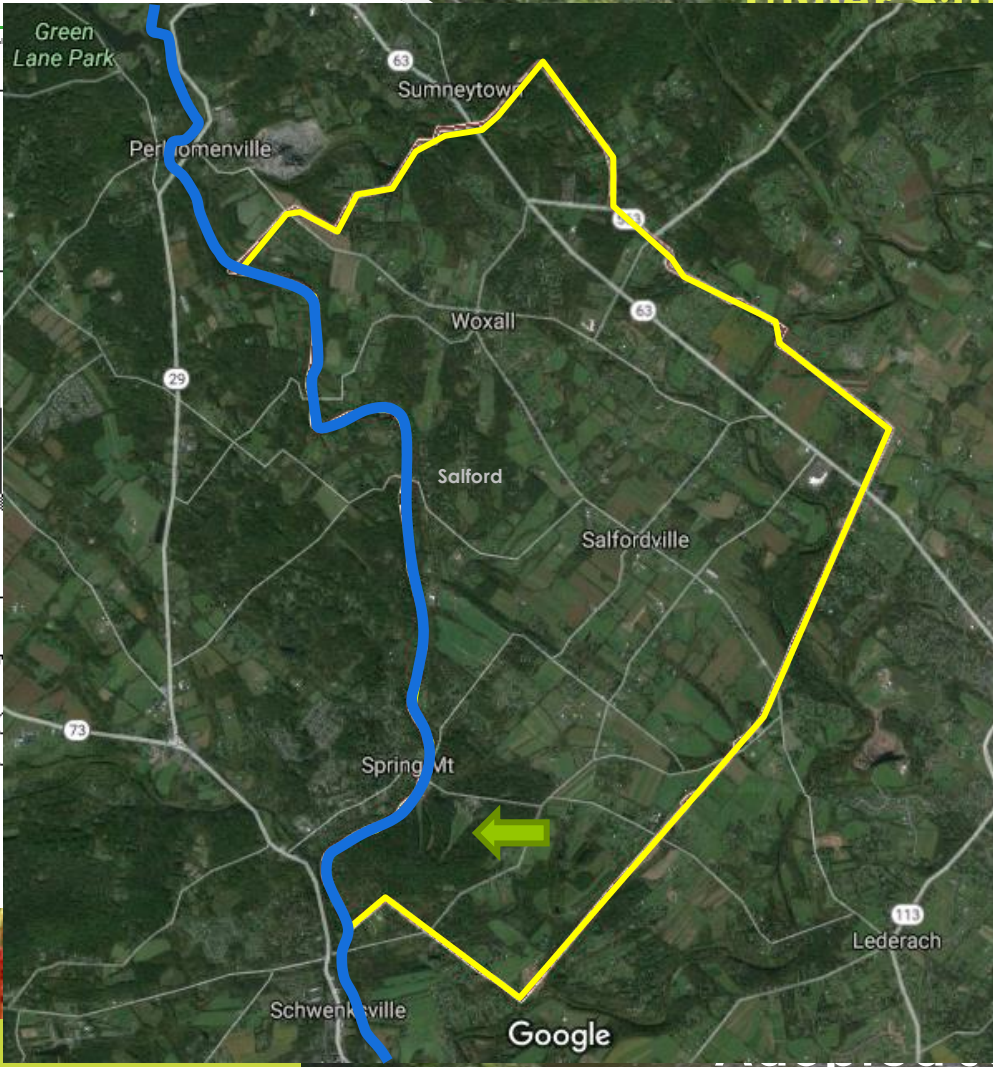
17 October 2016

**Preserving Natural and Cultural Greenways in a  
Community:  
The Upper Salford Township Greenway  
Guidebook**

Matthew Schelly, AICP, Senior Community Planner  
Montgomery County Planning Commission, Pennsylvania, USA

# What is Upper Salford Township like?

Upper Salford Township



9 sq. miles  
Pop. 3,200



ia  
mil.  
gion

3

January 2016



# What is Upper Salford Township like?

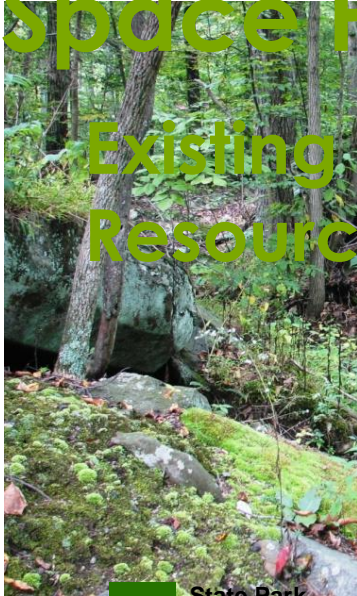






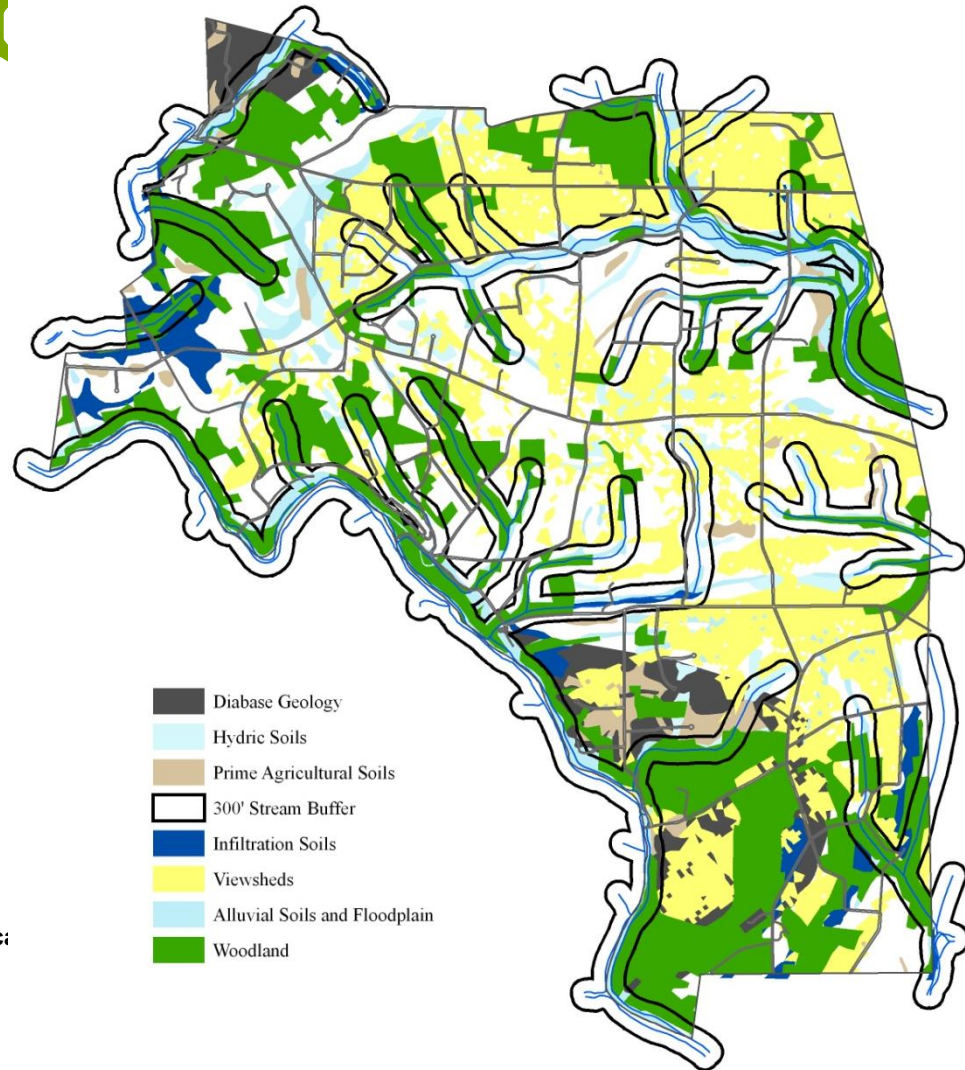


# Map of Field Space Plan



## Existing Resources

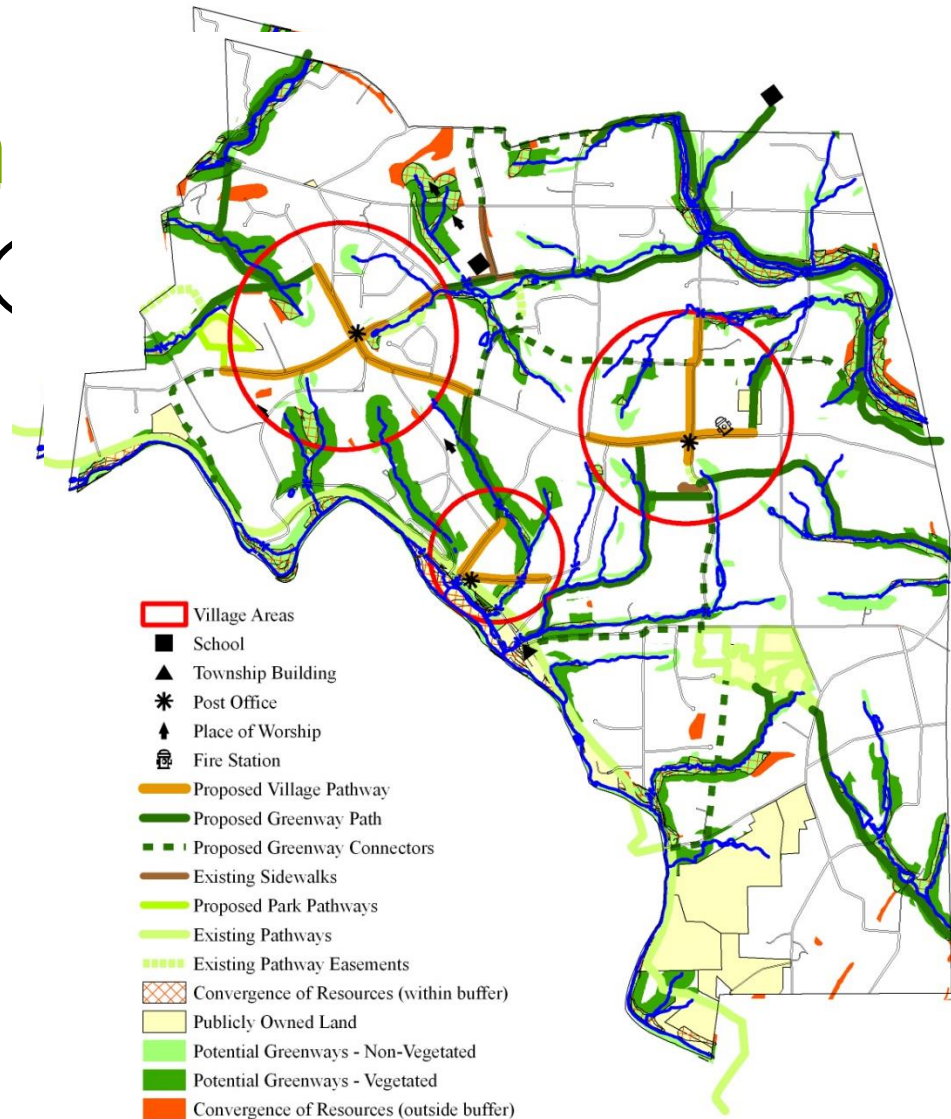
- State Park
- Wood County Park
- State Natural Area
- Private Conservation
- Wetlands
- Preserved Farmland
- Spring Mountain NAI Landscape
- OS Plan Trails
- Unami/Ridge Valley Creeks NAI Landscape
- Existing Trails



- Diabase Geology
- Hydric Soils
- Prime Agricultural Soils
- 300' Stream Buffer
- Infiltration Soils
- Viewsheds
- Alluvial Soils and Floodplain
- Woodland

# 2007 Open Space Plan

## Proposed Communities Reconnections Network

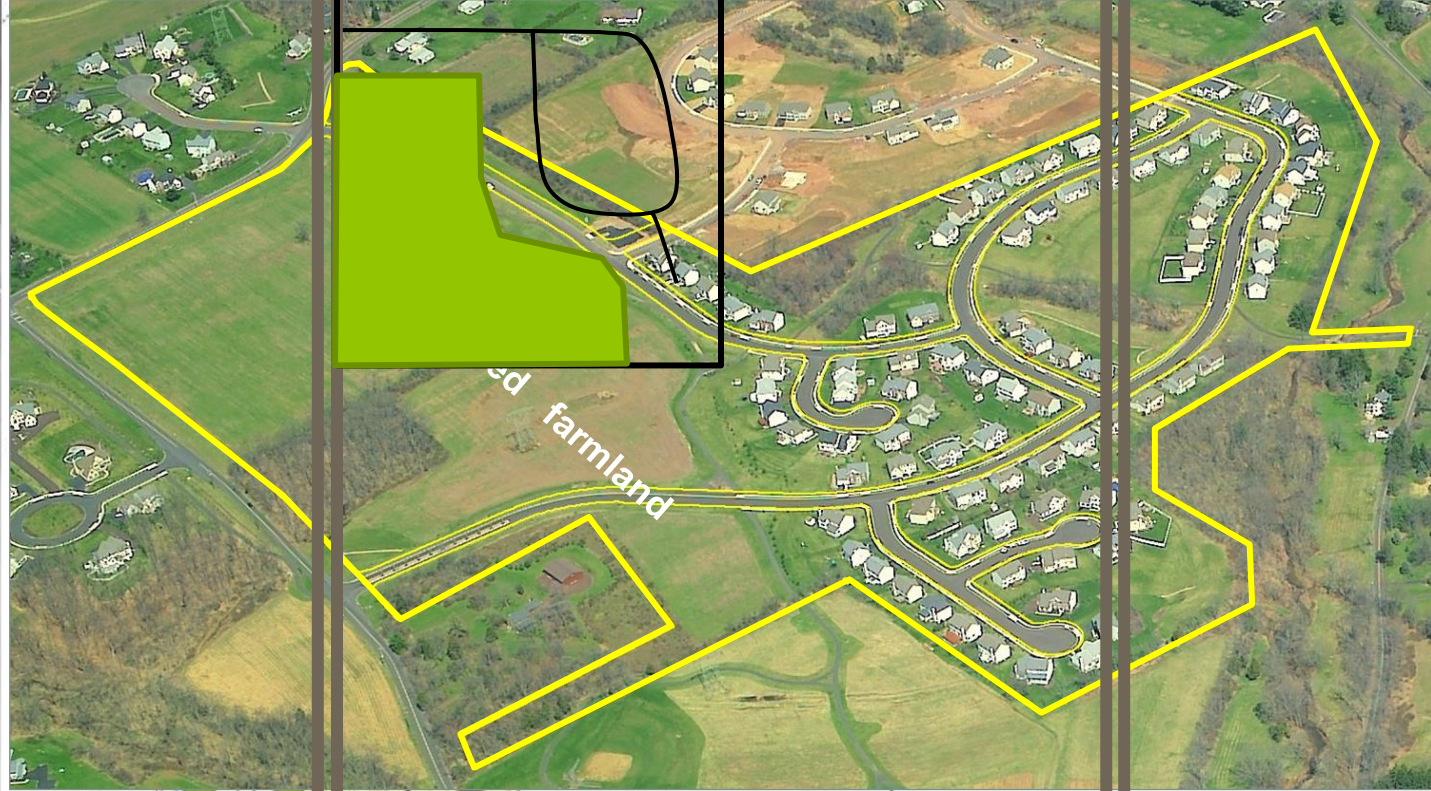




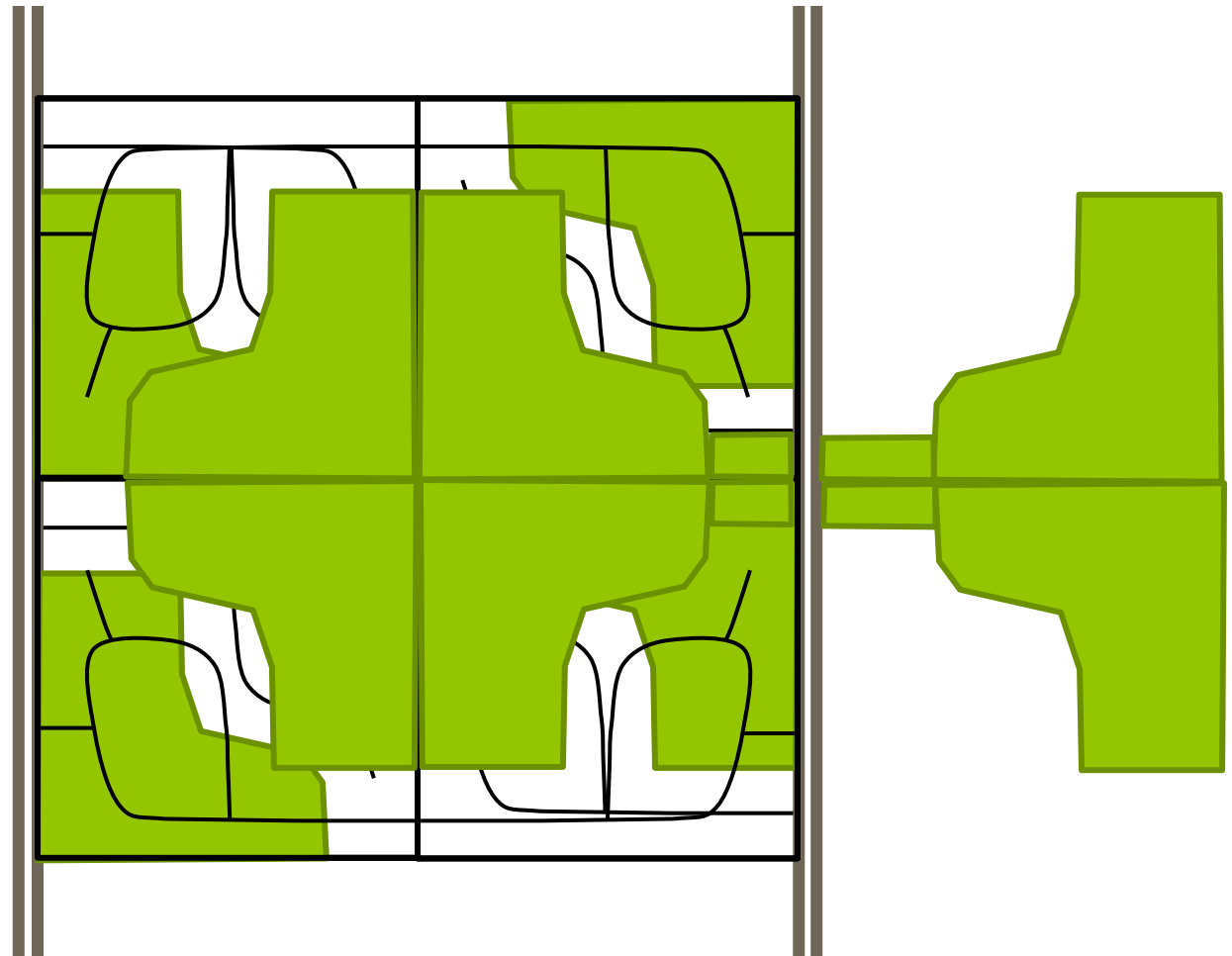
# Cluster Development (Advanced: Conservation Subdivision)

About 90% of the  
township is zoned as

- 2-acre SFD (yellow)



# Cluster Development Guidebook



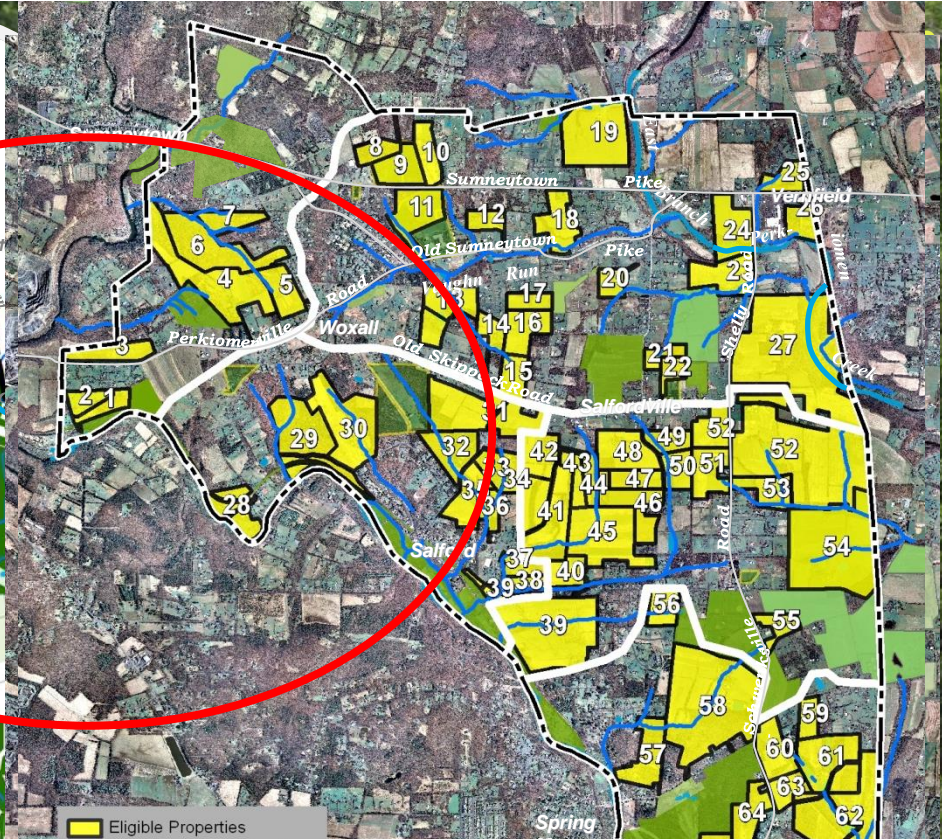
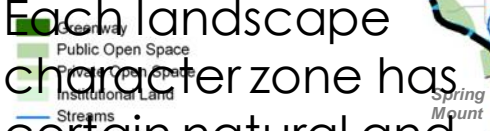


## Conservation Subdivision

- 10 acres (4 ha) or larger
- R2, Institutional, CB, P/C Districts (c. 80% of twp.)
- Not RA5, LI, LI Districts
- R30 – 8 acres min.
- Requires 60% open space

- 70 Properties (totaling 2,051 acres (35% of the township))

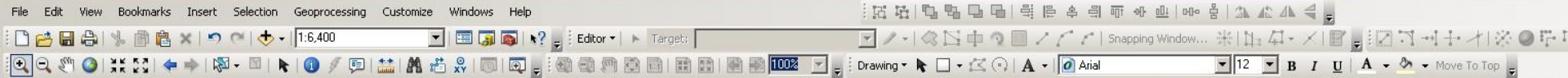
Each landscape character zone has certain natural and





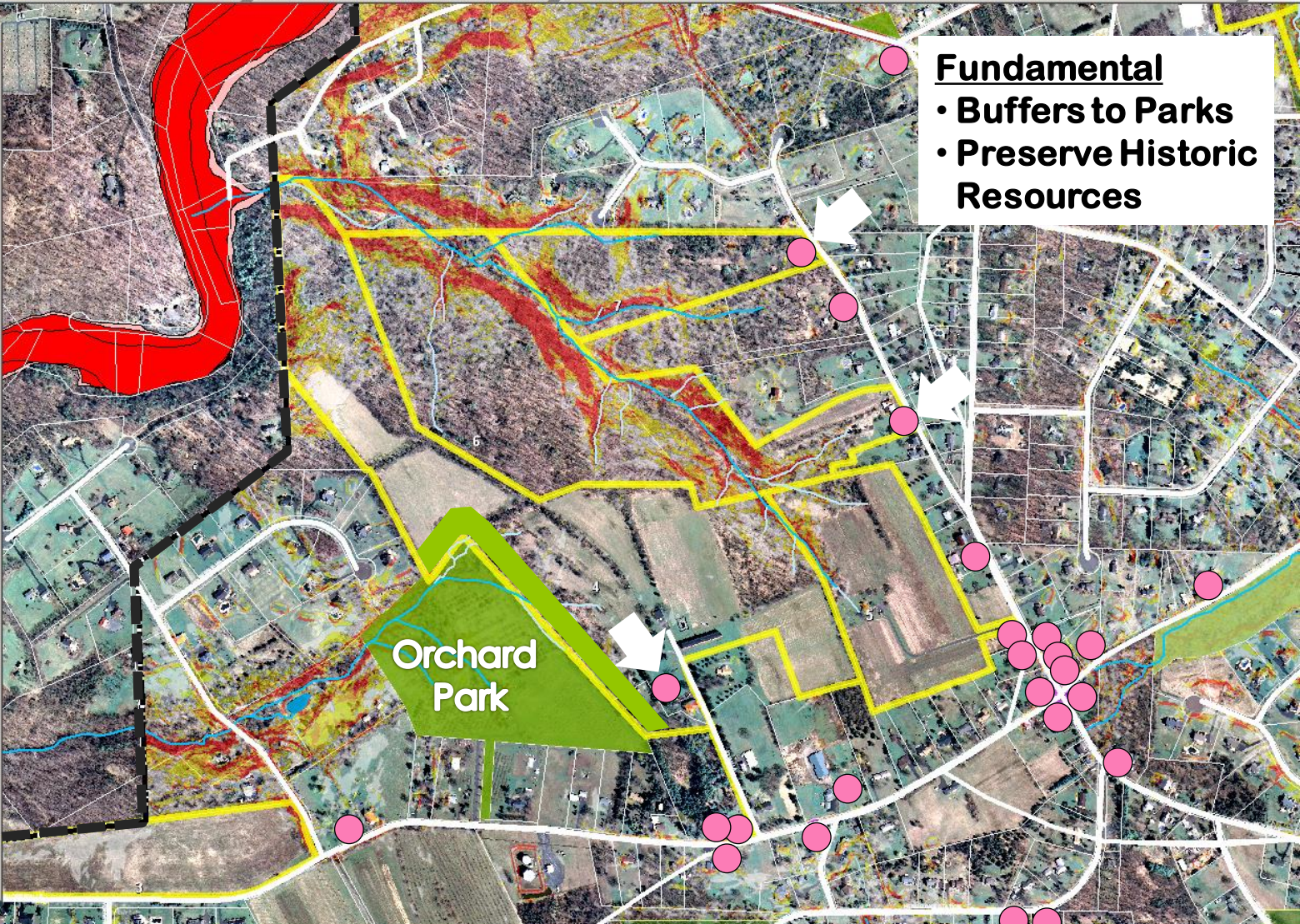
# Upper Salford Township Greenway Guidebook

2013 03 greenway guidebook map.mxd - ArcMap - ArcEditor



## Table Of Contents

- Proposed Trails
- Greenway Paths
- New\_Proposed\_Trails
- Destinations
- Historic Places
- Streams
- Intermittent and Swales gdb
- intermittent\_and\_swales shp
- Prime\_and\_State\_Ag\_Soils
- Type
  - Prime
  - State
- LandJoin
- Public Access / Trail Easements
- Developments
- Greenway
- Greenway
- Woodlands
- Eligible Properties
- mcgis.DBO.Orthos\_2010
- greenway\_bkup\_strict
- greenway\_bkup\_3
- Oil\_Pipeline
- County Trails



**Fundamental**

- Buffers to Parks
- Preserve Historic Resources

Orchard  
Park



# Upper Salford Township Greenway Guidebook

2013 07 greenway guidebook map.mxd - ArcMap - ArcEditor

File Edit View Bookmarks Insert Selection Geoprocessing Customize Windows Help

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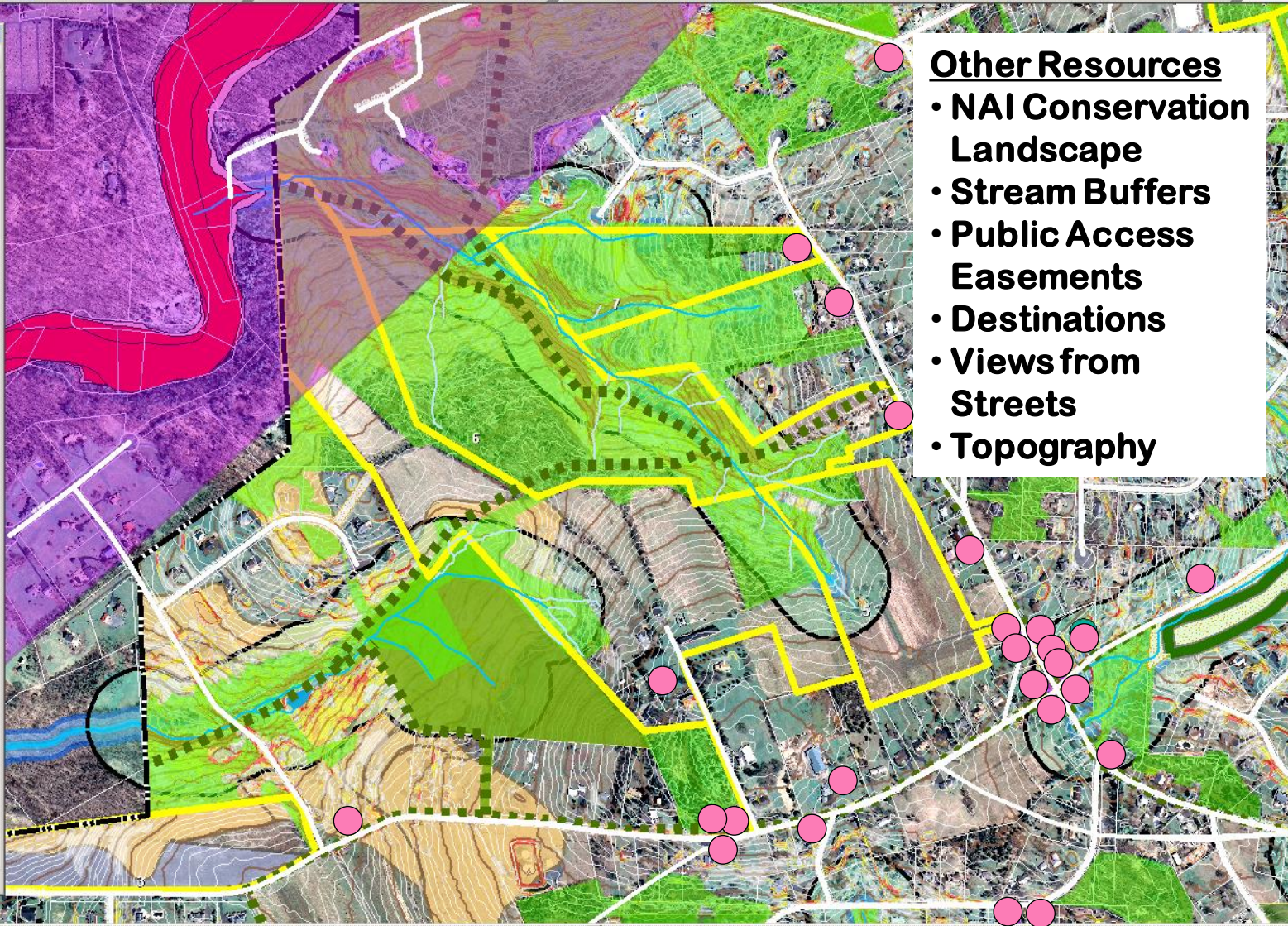
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<input checked="" type="checkbox"/>	Greenway Paths
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<input checked="" type="checkbox"/>	Streams
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<input type="checkbox"/>	Prime_and_State_Ag_Soils
	Type
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<input checked="" type="checkbox"/>	Eligible Properties
<input checked="" type="checkbox"/>	Exist Trails - alternate source file
<input checked="" type="checkbox"/>	Public Access / Trail Easements
<input type="checkbox"/>	Developments
<input checked="" type="checkbox"/>	Woodlands



- ### Other Resources
- **NAI Conservation Landscape**
  - **Stream Buffers**
  - **Public Access Easements**
  - **Destinations**
  - **Views from Streets**
  - **Topography**



# Upper Salford Township Greenway Guidebook

2013 07 greenway guidebook map.mxd - ArcMap - ArcEditor

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Table Of Contents	
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<input checked="" type="checkbox"/>	Eligible Properties
<input checked="" type="checkbox"/>	Exist Trails - alternate source file
<input type="checkbox"/>	Potential CS Lots





velopment on Parcel #4 or #6, and transferring that development to Parcel #5.

### PARCEL #6

As seen in Figure 19, this 45-acre parcel is extensively wooded, contains a large concentration of infiltration soils, and the vast majority of the area is bisected from the road access by a tributary to the Unami Creek. Ensuring preservation of at least a 75-foot stream buffer means the developed portion of this parcel will need to be split into two areas (see Figure 20). While this, if developed independently from its neighbors, would result in a stream crossing, it will maximize preservation of woodlands on steep slopes and high infiltration soils, as well as provide a possible roadway connection to Parcel #4. Development of this site should also result in the establishment of 4 pathway connections: 1) between Orchard Park (via Parcel #4) and the Village of Woxall via Barton Road, 2) downstream along the tributary toward the Unami Creek, 3) a branch of this trail toward the Hiester House, and 4) a new proposed trail upstream along the tributary to Woxall via Parcels #4 and #5. Figure 20 may provide additional clarity.

### PARCELS #7

14 acres in size, is primarily wooded with a swath of infiltration soils across the middle (see Fig-

Figure 20  
Greenway Areas for Parcels #4 - #7

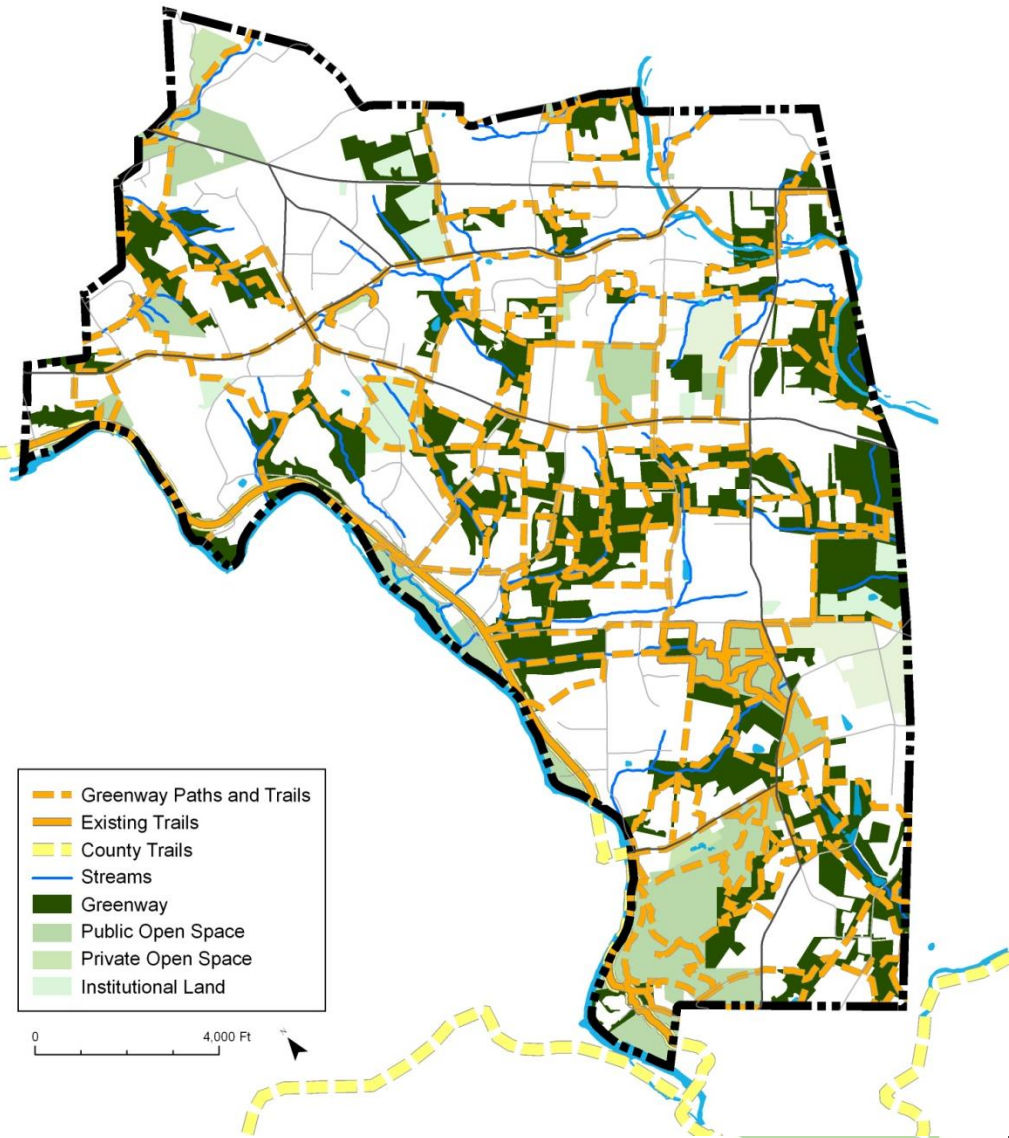


Greenway  
Potential Trail



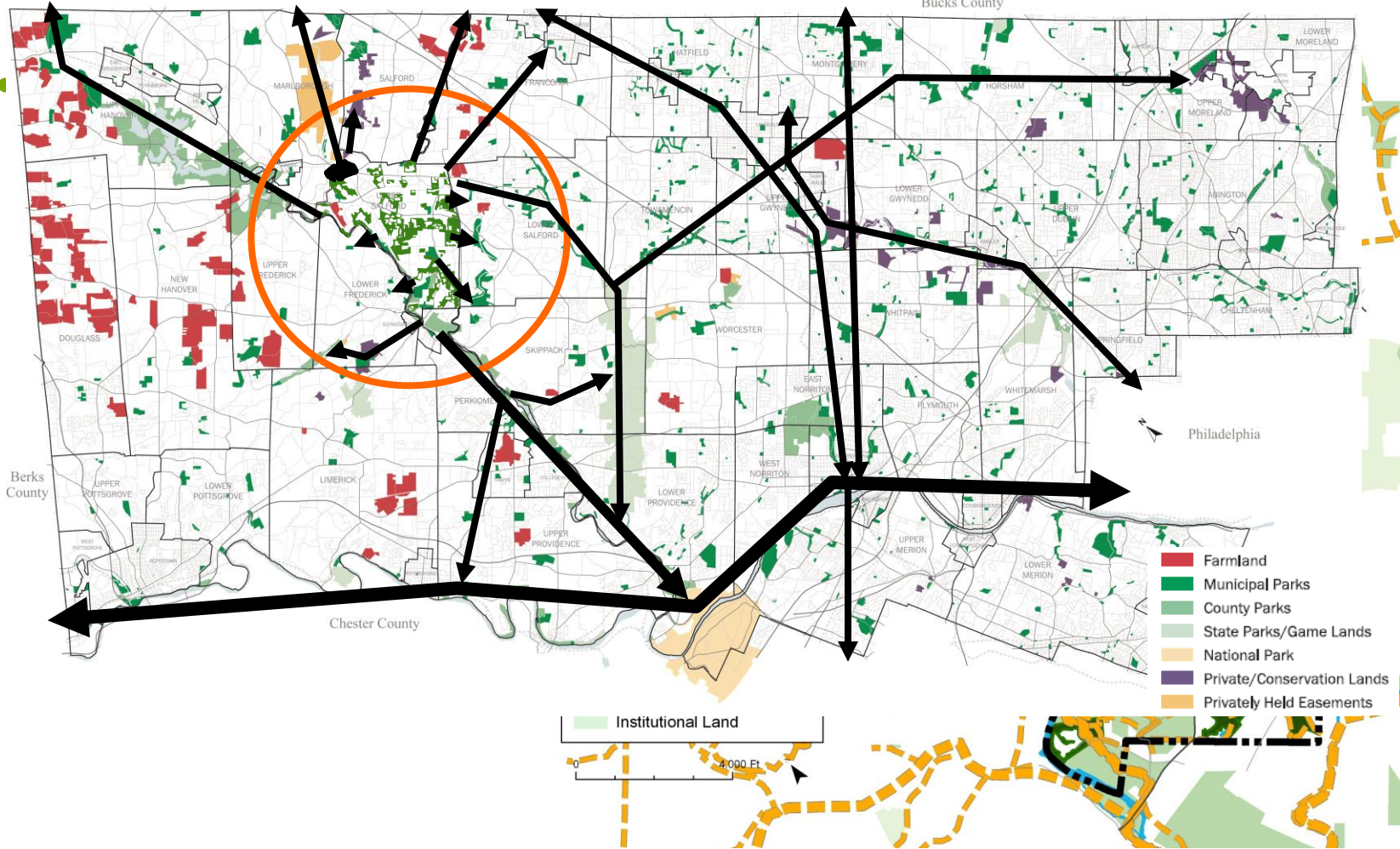
# Greenway and Trails

- totaling 2,051 acres
- 10% of conservation  
Area Combinations  
Possibilities
- (21% of twp)
- Greenway and Trail  
Network

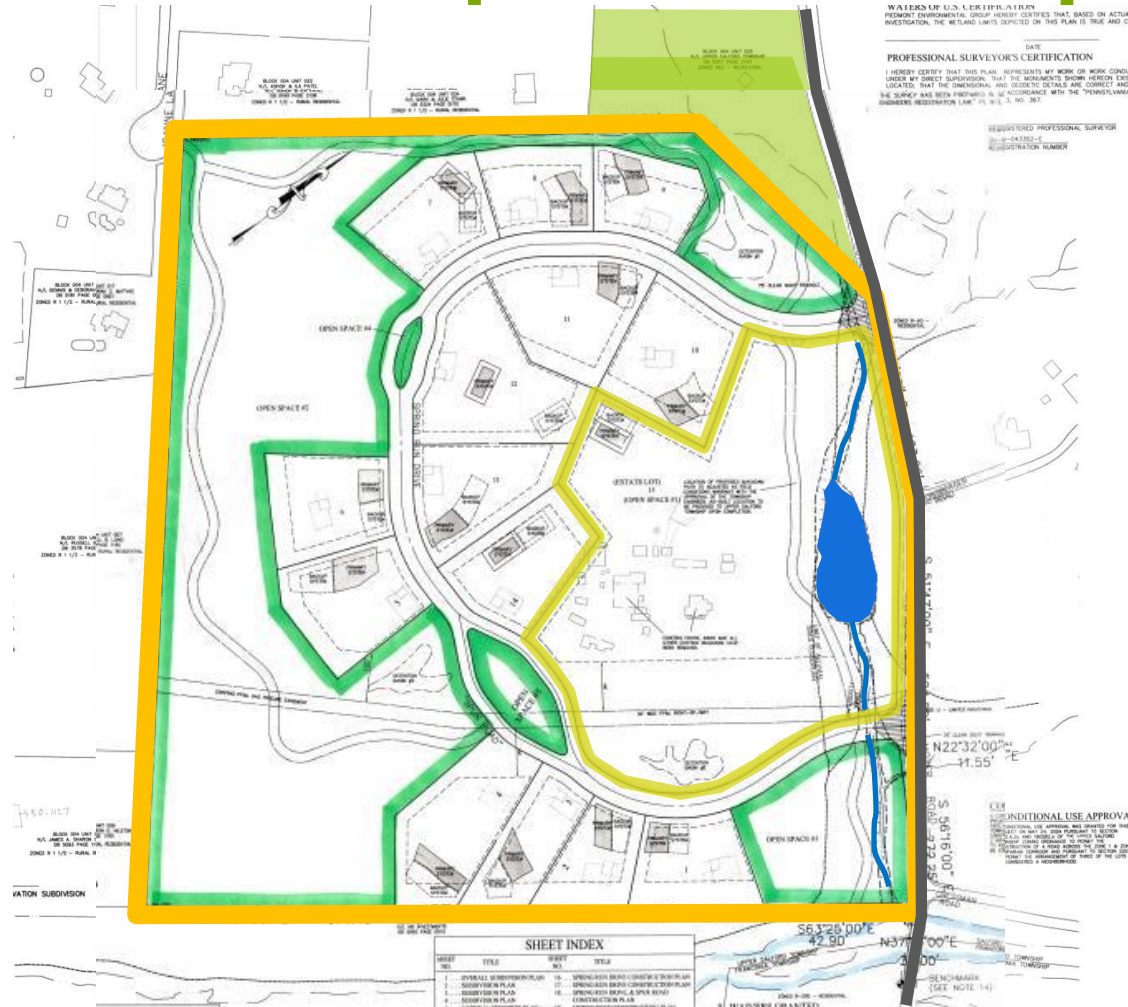




# Regional Networks and Trails



# When a Development is Proposed





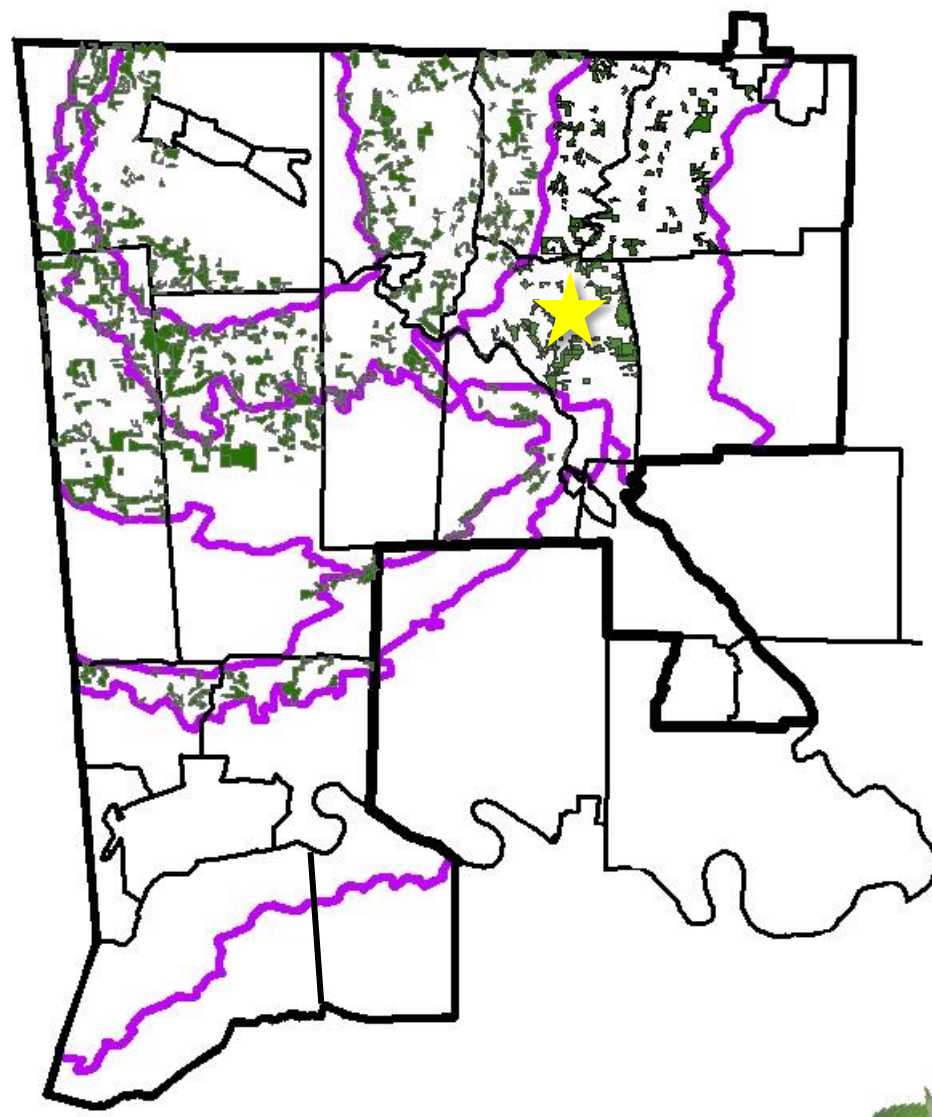
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- 15-20%
- 20-25%
- 25%+
- ER - ZONE 1
- ER - ZONE 2



# Township GREENWAY MAP 2013



- Greenway
- Public Open Spa
- Private Open Sp
- Institutional Land
- Streams
- Primary Roads
- Local Roads
- Township Bound

0 4.00

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 Kilometers

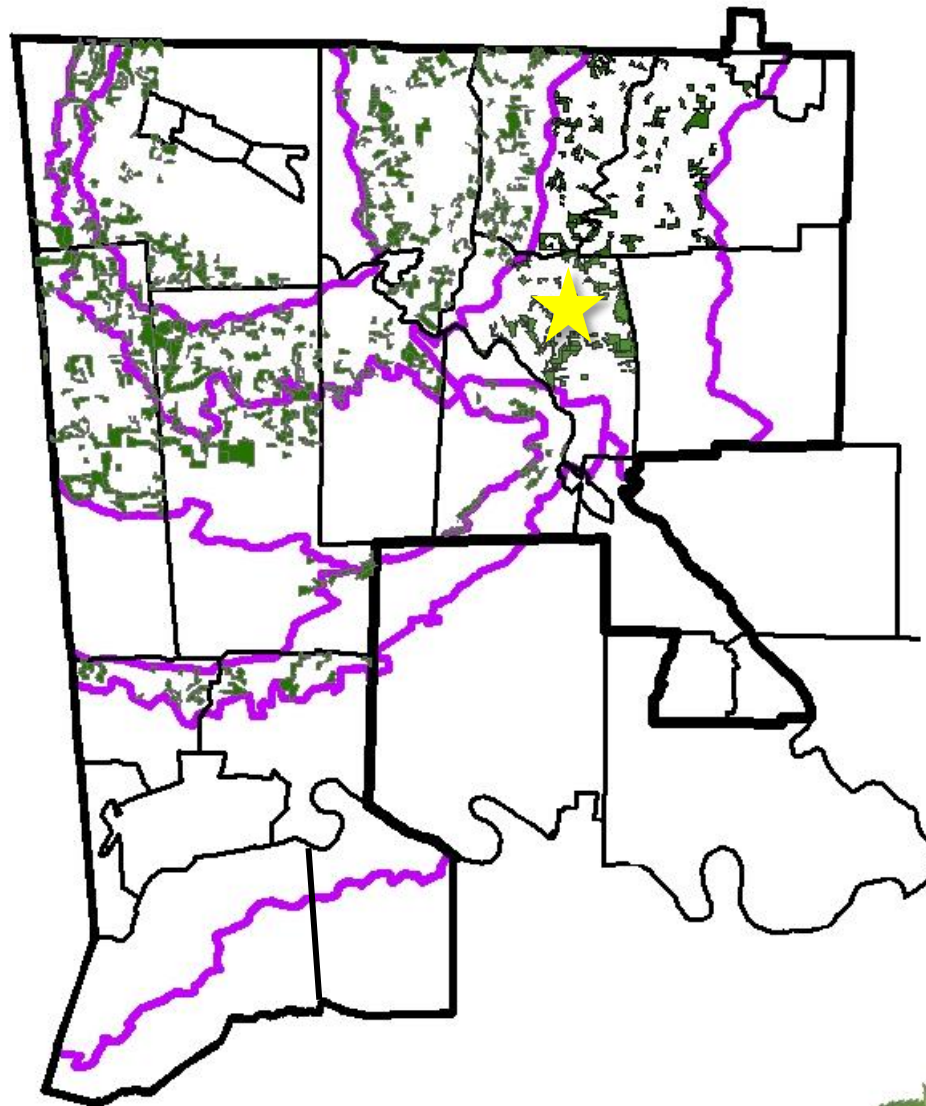
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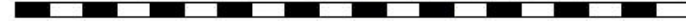
2016-06-28

2013  
May 2016





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2014-06-28