

JENKINTOWN BOROUGH OPEN SPACE PLAN



MONTGOMERY COUNTY,
PENNSYLVANIA

PREPARED BY:

 **Gannett Fleming**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

JENKINTOWN BOROUGH OPEN SPACE PLAN

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CHAPTER 1

INTRODUCTION

In November of 1996, The Borough of Jenkintown completed the Open Space Plan under Round One of the Montgomery County Open Space Program. This initial undertaking resulted in the formulation of open space goals and objectives aimed at both preserving and developing the few open space opportunities available to the Borough and its residents.

Over the past several months, the Borough of Jenkintown has undertaken an audit of its existing open space plan, as is required under the Montgomery County Open Space Green Fields / Green Towns Program. Montgomery County has allocated \$730,808.00 to the Borough of Jenkintown for open space acquisition. Before any money is disbursed, however, the Montgomery County Open Space Board must approve the Open Space Plan of the Borough of Jenkintown, as audited under its current guidelines.

Jenkintown Borough, one of the older Boroughs of Montgomery County, is a truly unique community in which there is relatively little open space opportunity left. As a result, Borough Council, through the guidance of the Open Space Committee, has undertaken an increased effort to maintain the pockets of open space that have been identified in both the Open Space Plan and the Borough Revitalization Master Plan. Due to the unique nature of the Borough, these efforts have necessitated an atypical approach to Open Space Planning. These efforts, however, are consistent with the attempts of the Montgomery County Planning Commission to safeguard the County's quality of life through changing the way that municipalities identify, develop, and protect open space.

This planning effort was primarily supported by the Montgomery County Open Space Board Green Fields / Green Towns Program and was carried out by the Open Space Committee of the Borough of Jenkintown, the Borough Manager, and Borough Staff. The process fol-

lowed the outlined requirements, as prepared by the Green Fields / Green Towns Task Force. The fruition of this plan was further aided by the involvement of the Jenkintown community, as they oversaw and guided the efforts of the chosen consultant, Gannett Fleming.

CHAPTER 2

1996 PLAN AUDIT

Jenkintown Borough Open Space Plan

Jenkintown Borough developed the previous Open Space Plan to guide future open space acquisition, development, and on-going management within the Borough.

The planning effort was primarily supported by a grant from the Montgomery County Open Space Program, with the assistance of the Borough Manager, the Jenkintown Open Space Development Committee, and the Montgomery County Planning Commission.

The 1996 plan set a high standard and positive direction for all subsequent open space efforts. The purpose of this audit was twofold; gauging progress and identifying new opportunities. It required not

only acknowledging the goals that were accomplished in the existing plan, but also re-evaluating those that were not, so that future open space endeavors are both practical and successful. Only then will the Borough of Jenkintown realize where the future of open space preservation and development lies.



Village Square

<i>Recommendation 1:</i>	<i>Audit Findings</i>
<ul style="list-style-type: none"> • Create a Village Square within the Central Business District. 	<p>The Village Square was successfully constructed as specified in the 1996 Open Space Plan.</p>

<i>Recommendation 2:</i>	<i>Audit Findings</i>
<ul style="list-style-type: none"> • Create a passive park on the vacant lot fronting on Rydal and Clement Roads. 	<p>No passive park has been created on the lot; however, nothing has occurred in the last decade which precludes its use as a future park site.</p>

CHAPTER 2 · PLAN AUDIT

<i>Recommendation 3:</i>	<i>Audit Findings</i>
<ul style="list-style-type: none">• Work with surrounding townships to create greenway links to nearby parks and open space.	Discussions with Abington and Cheltenham Townships about partnering on greenway links are still ongoing.

<i>Recommendation 4:</i>	<i>Audit Findings</i>
<ul style="list-style-type: none">• Enhance the existing pedestrian environment within the Central Business District.	Several phases have been completed including sidewalks, lighting, bump-outs, street trees and other basic streetscaping along West Avenue, along Leedom Street adjacent to the town square, and on Johnson Street north of West Avenue. The easement along York Way Place was acquired for public use, and has been enhanced with initial streetscape improvements. Additionally, pedestrian signal crossing aids have been installed at the intersection of York Road and Vernon Road.

<i>Recommendation 5:</i>	<i>Audit Findings</i>
<ul style="list-style-type: none">• Work with School Board to keep playground, courts and athletic fields as open space.	Discussions with the School Board addressing this recommendation are ongoing.

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<i>Recommendation 6:</i>	<i>Audit Findings</i>
<ul style="list-style-type: none">• Encourage the planting of shade and street trees	The Street Tree Board has been promoting replanting of street trees as an initial step. An inventory is still needed, so efforts are still ongoing.

<i>Recommendation 7:</i>	<i>Audit Findings</i>
<ul style="list-style-type: none">• Enhance the pedestrian links from Jenkintown Station to the Central Business District.	No work has been done addressing this recommendation. This will be addressed again in this plan.

<i>Recommendation 8:</i>	<i>Audit Findings</i>
<ul style="list-style-type: none">• Make the green space at the old Borough Hall site accessible to pedestrians.	The church acquired that piece as part of their property for use as a memorial garden. Unfortunately, this site is not accessible to pedestrians but accessible to view. This land is not permanently protected

<i>Recommendation 9:</i>	<i>Audit Findings</i>
<ul style="list-style-type: none">• Create a series of parking lots behind the Business District with pedestrian walks for access.	This is being studied as part of the Central Business District redevelopment planning initiative, and has not been acted upon as of this date.

CHAPTER 2 · PLAN AUDIT

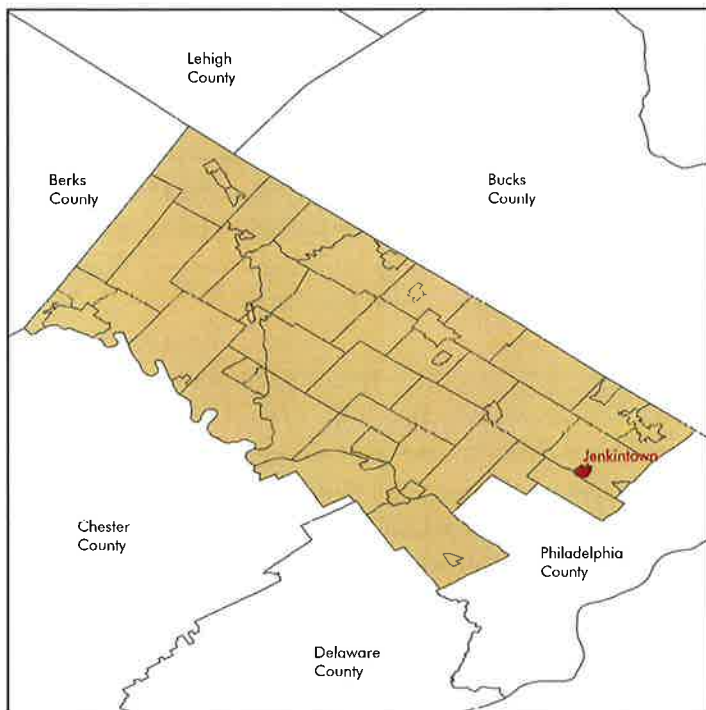
<i>Recommendation 10:</i>	<i>Audit Findings</i>
<ul style="list-style-type: none">• Create a passive park on the SEPTA right-of-way along West Avenue.	No work has been done addressing this recommendation. This will be addressed again in this plan. SEPTA has been doing significant construction for signal equipment and have temporarily limited pedestrian access to the site.

CHAPTER 3

COMMUNITY PROFILE

Regional Setting

Jenkintown Borough is located in eastern Montgomery County, an area characterized by gently rolling hills cut by shallow, broad stream valleys. The Borough is small, approximately 0.6 square miles, and situated on a hill above the Tookany Creek Valley, which surrounds the Borough on its northern, western, and southern borders. The Borough is located less than 2 miles from the northwest boundary of the City of Philadelphia, causing dense development of the Borough and the surrounding townships, Abington and Cheltenham. This close proximity and direct access to the city has influenced the development patterns of Jenkintown Borough, which for the purposes herein we will define as a nearly built-out community with relatively no open space.



Municipal Setting

Jenkintown is historically characterized by its regional connection to public transportation and highway access. In addition to SEPTA's R1, R3, & R5 regional rail lines, two bus routes serve the Borough. Old York Road (Route 611), which extends from Center City Philadelphia through Bucks County, is now a major arterial highway carrying a high volume of vehicular traffic to and from the surrounding communities, and thus is the main artery running through Jenkintown. Route 73 (Washington Lane) passes along the eastern border of the Borough as a main access roadway to Route 611, although it carries less than half the traffic. Route 276 (The Pennsylvania Turnpike) is just over four miles away via Old York Road and Route 309 (The Fort Washington Expressway) terminates less than two miles to the southwest of the Borough.

The length of Old York Road is home to a concentration of employment centers as a linear corridor of retail and service. Jenkintown's Central Business District along York Road and the surrounding side streets is comprised mostly of small specialty stores and professional offices. With over one million square feet of retail space, the Willow Grove Mall, three miles to the north, is a major retail center for eastern Montgomery County. The mall has been responsible for draining some of the retail activity from Jenkintown, most notably Bloomingdale's, but not the character of the Business District. The businesses serve not only the residents of the Borough, but also those of the highly developed surrounding communities. The location of and access to the businesses of the Borough make it an influential employment and commercial center.

There are no major natural features or regional trails in Jenkintown. The borough is approximately 8 miles from two major rivers; the Schuylkill River to the east, and Cobbs Creek to the west.

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Existing Land Use

With few exceptions, such as a small parcel of land off of Rydal Road, all land within the Borough of Jenkintown has been developed. The majority of the developed land is residential, with the commercial development along York Road, most notable in the center of the Borough. This commercial development along York Road divides the Borough into two major residential areas. On the east side of York Road, residential development is predominantly characterized by larger detached single-family homes on lots larger than the Borough average. On the southeast side of York Road, there is a small mixed concentration of row homes, duplexes, and single-family residences. The majority of the residential development, however, is located to the west of York Road. This area is comprised of a traditional small town mix of detached single-family homes, duplexes, and row homes. Discretely located throughout this area are several multi-family apartment buildings. At the center of this residential area is the Jenkintown Elementary School and the Jenkintown High School, whose athletic fields constitute the only public open space in the Borough. On the far western edge of this residential area, directly across from the Jenkintown-Wyncote Train Station, is the eight-story, mid-rise Beaver Hill Apartment Complex, which is adjoined on either side by small commercial offices.

Existing Zoning Districts

Chapter 181, Zoning, of the Codes of the Borough of Jenkintown dates back to 1978. The ordinances in this Chapter create four residential districts, two commercial districts, and one modified residential district that transitions between residential and commercial. There are no provisions for an industrial or institutional district.

A Residence Districts – This district provides for single-family detached dwellings, municipal buildings, or recreational areas. Residential lots must be at least 10,000 square feet, not more than 20% of the lot area may be built upon, and no building height may exceed 40 feet.

B Residence Districts – This district provides for all uses in A Residence Districts, as well as single-family

semi-detached buildings and certain home occupations. Lot areas in B Residence Districts must be at least 5,000 square feet, and not more than 30% of the lot area may be built upon.

B-1 Residence Districts – This district adds to the allowable B Residence District uses by including duplex buildings. Lot area is reduced to 3,000 square feet in this district.

C Residence Districts – This district provides for all uses in B-1 Residence Districts, as well as multiple-dwelling buildings and professional offices (when authorized by special exception). Lot areas must be at least 1,500 square feet, provided that the minimum lot area for a single-dwelling building shall be 2,500 square feet. Impervious surface is capped at 70% of each lot.

C-1 Modified Residential Districts – This district provides a combination of residential and commercial building. This mixed use designation is all that is different from the C Residence District.

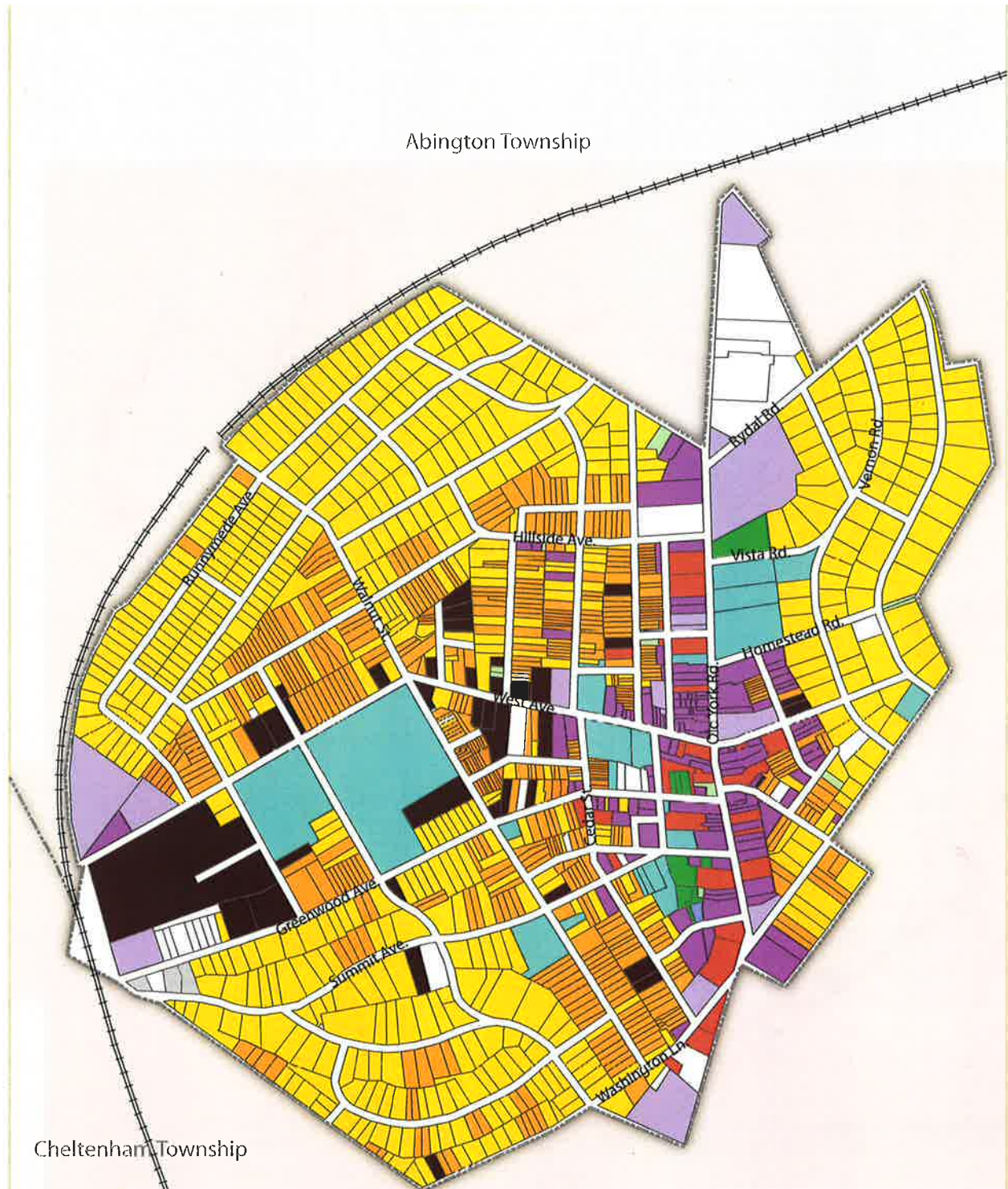
D Commercial Districts – This district provides for all uses in C Residence District, but adds significant allowances for commercial uses, including retail stores, restaurants, tailors, offices, banks, theaters, clothing stores, and service stations (when authorized by special exception).

D-1 Uptown Commercial District – This district allows for the inclusion of apartments above the first-floor level when the first floor is occupied by a business use. Additionally, any building constructed in the D-1 Uptown Commercial District must be designed to integrate architectural features of existing buildings so as to maintain and enhance the character of the district.

S Special Use Districts – This district allows for lots of at least 5 acres on which can be placed office buildings, apartment buildings, and uses allowed on A Residence Districts. Not more than 25% of each lot may be occupied by buildings, and at least 30% of the total lot area must be permanently maintained open space.

COMMUNITY PROFILE

Map #1 · Land Use

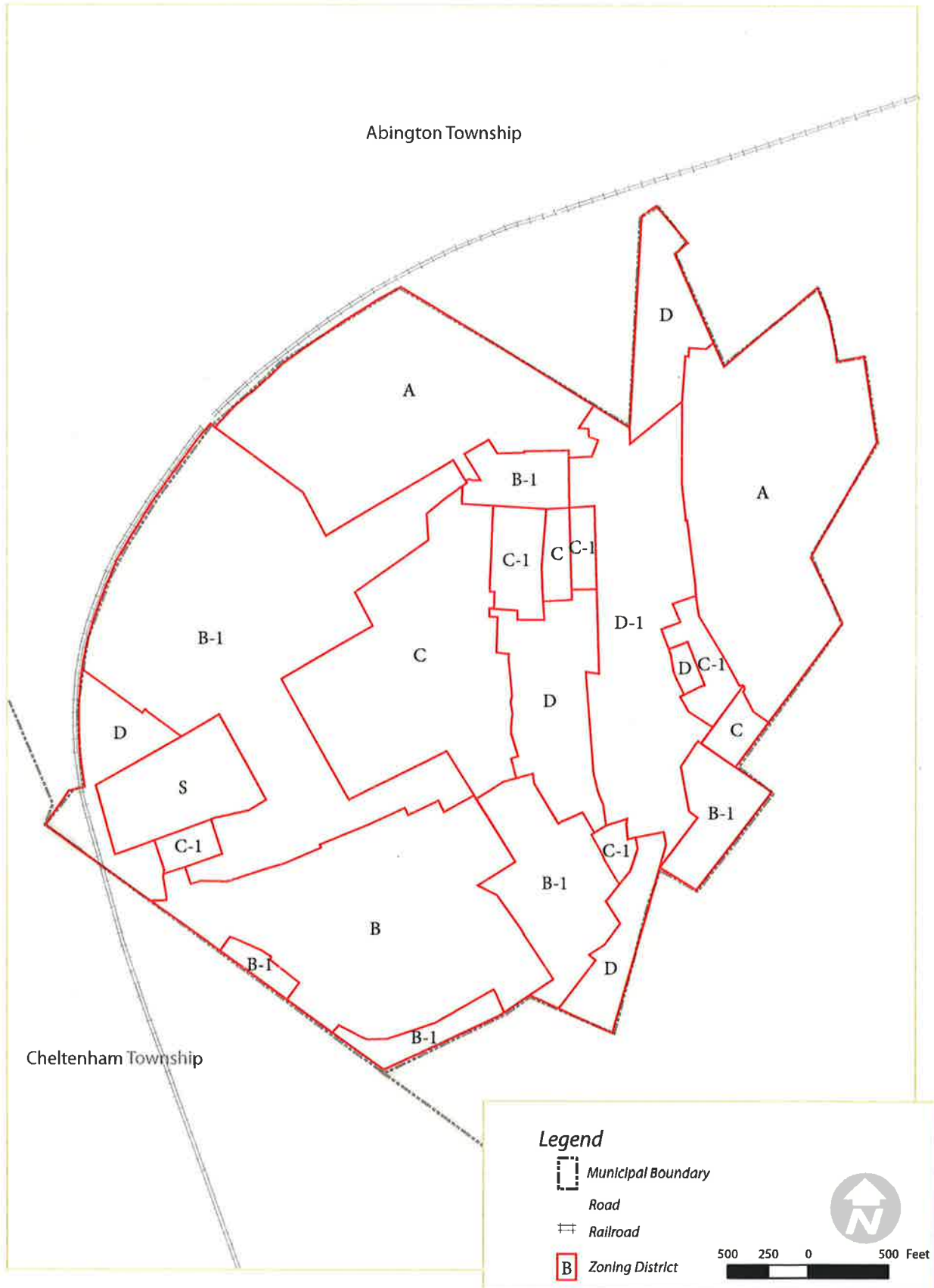


Legend

Railroad	Twin / Duplex	Office	Undeveloped
Municipal Boundary	Single Family Detached	Industrial	Private Open Space
Multi Family	Mixed Use	Institutional	Unknown
Single Family Attached	Retail	Utilities	

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Map #2 · Zoning



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Existing Protected Open Space

Since the Borough is highly developed, the only evident open spaces are the athletic fields of the Jenkintown Elementary and High Schools and the Town Square located at Leedom Street and Greenwood Avenue (a product of the 1996 Open Space Plan). Smaller open spaces are identifiable in pockets throughout the Borough as well. An easement along Yorkway Place has been granted for streetscape improvements, which will include the addition of green enhancements upon completion. A small, tree-shaded lawn surrounds the Jenkintown Library, but it currently has no active or passive use by either the Library, the Borough or the patrons and residents. True open space can be found just beyond the borders of the Borough in its surrounding communities. There are several municipal parks in Abington and Cheltenham Townships within a mile radius of the Borough. Lorimer Park and Pennypack Valley pack lie two miles to the east, while Fort Washington State Park and Fairmount Park in Philadelphia are located approximately five miles to the west.

Demographics

The following section describes the demographic characteristics as recorded through the 2000 U.S. Census and compares this information to that taken in the 1990 U.S. Census.

The demographic categories discussed herein include:

- Population Trends
- Number of Households and Families
- Age Structure
- Racial Characteristics
- Education Level
- Income

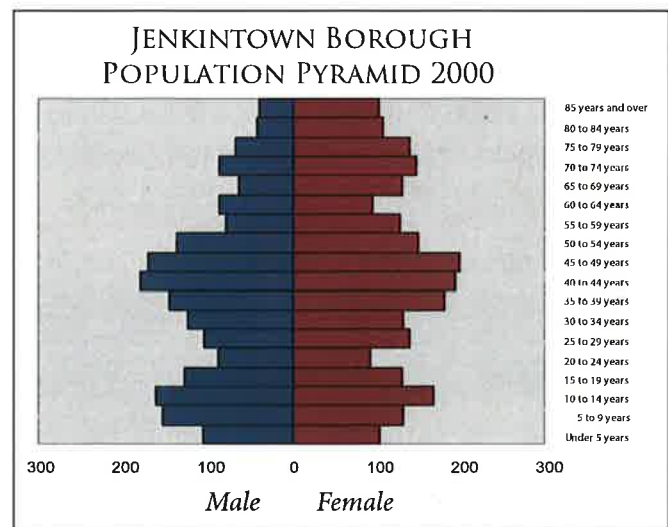
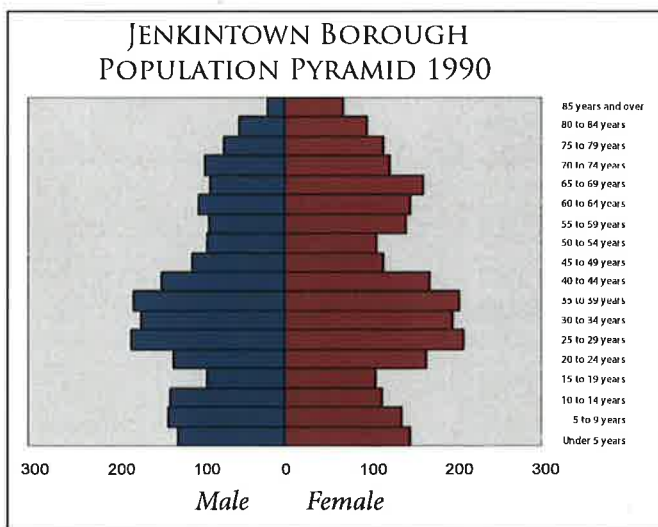
Population Trends

Jenkintown Borough continues to experience a decline in total population. According to the U.S. Census Bureau, the population declined by 96 people between 1990 and 2000.

Table 1 · Population, 1990-2000

1990 Population (Census)	2000 Population (Census)	Absolute Change	1990-2000 Percent Change
4,574	4,478	-96	-2.14%

The breakdown of the population by age is shown in the population pyramids. The population pyramids show age and gender within the Borough as recorded by the census. They show a clear shift in age, as the largest age group moved from 29-39 year olds to 40-49 year olds. This shift occurs in conjunction with a drop in young children, as there were significantly fewer children under 5 in the Borough in 2000. These findings are indicative of the trend along the entire pyramid, which shows a borough whose



Source: US Census

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residents are getting older. One possible explanation for this finding is that there was very little in or out-migration during the 1990's, with many Jenkintown residents remaining in the Borough for the whole decade. The drop in 20-29 year olds, as well as children under 5, is likely also the result of a national trend of 20-somethings leaving smaller communities for larger metropolitan areas, such as Philadelphia or New York.

Looking to the future, population forecasts suggest that Jenkintown will continue to lose population, as 20-somethings and their young children leave for other communities and are not replaced. The Delaware Valley Regional Planning Commission (DVRPC) forecasts that the population will drop 5% to 4,240 by the year 2030. Jenkintown is an established community with virtually no additional land available for residential growth and height restrictions prohibit any real upward growth. These limitations are a main contributor to current and projected population decline.

Number Of Households And Families

The trend in family composition and household size has been changing nationally from the "typical" family consisting of parents and children, to more single homeowners and un-related individuals living together. This has caused the average household size to decrease on average in the United States and Montgomery County. This was also the case in Jenkintown between 1990 and 2000. Total number of households increased nearly 5%, from 1,953 to 2,035 households, while the number of family households dropped by over 9% (from 1,196 to 1,088). Family households in 2000 accounted for only 53.5% of total households. Less than 500 households are family households with children under 18. Concurrently, average household size dropped from 2.34 persons to 2.19 persons.

Table 2 · Households and Families, 1990-2000

Year	Total Population	Total Number of HHs	Average Persons per HH	Number of Family HHs
1990	4,574	1,953	2.34	1,196
2000	4,478	2,035	2.19	1,088

Racial Characteristics

While Jenkintown continues to remain predominantly white, the number of white residents has slightly decreased, while the number of non-white residents has slightly increased again. Non-whites include African Americans, Native Americans, Asians, and other minority groups.

Table 3 · Racial Characteristics 1900-2000

	1990	Percent of Total	2000	Percent of Total
White	4,362	95%	4,192	93.6%
Non-White	274	5%	329	6.4%

Education Level

Overall, Jenkintown continues to rank higher than the County average for residents with education beyond High School. Likewise, the number of residents with no High School Diploma or only a Diploma is well below the County average.

Table 4 · Education Level Persons 25 and Older, 2000

Education Level	Jenkintown Borough	Montgomery County
No High School Diploma	7.1%	11.5%
High School Diploma	21%	27.3%
Some College or Associates Degree	25%	22.4%
Bachelors Degree	25.9%	23.1%
Graduate or Professional Degree	21.1%	15.7%

Income

Jenkintown Borough income saw varying levels of growth over the noted ten-year period. Median Per-Capita Income saw relatively little growth and remained

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comparable to that of the countywide growth. Median Household Income has declined in comparison to the adjusted 1989 average, and is now slightly behind the County average. It is anticipated that these comparative results will change once the average is adjusted in the 2010 census. The Median Family Income has seen significant growth and is comparable to that of the countywide growth.

Table 5 · Income, 1989-1999

Jenkintown Borough			
	1989	1999 (Adjusted)	Change
Median Per Capita Income	\$29,665	\$29,834	.60%
Median Household Income	\$53,955	\$47,743	-11.5%
Median Family Income	\$53,066	\$72,902	
Montgomery County			
	1989	1999 (Adjusted)	Change
Median Per Capita Income	\$29,463	\$30,898	4.9%
Median Household Income	\$58,577	\$60,829	3.8%
Median Family Income	\$51,353	\$72,183	

Housing Information

As previously noted, Jenkintown's major land use is residential, accounting for approximately 60% of the Borough's land use pattern. There are a total of 2,085 housing units in the Borough of Jenkintown, up barely from the 1990 total of 2,072 units. This change is well below the growth rate for the County as a whole, but is likely due to the highly developed nature of the Borough. Housing types range from large homes on relatively small lots to mid-rise apartment towers (See Table 6). The overall Borough housing density is 7.4 housing units per acre. The density range for single-family housing areas ranges various from 4 to 7 units per acre. This proximity, combined with the age of the house, creates the sense of a traditional close-knit community.

By the year 2000, the U.S. Census reported that the median value of a home in the Borough had increased by approximately 16%, from \$141,900 to \$168,200. Comparatively, the median value of housing in Montgomery County increased over the decade by 12% from \$143,400 to \$160,700.

Table 6 · Housing Types, 2000

	Single Family Detached	Single Family Attached	Multi-family (2-4 Units)	Multi-family (5+ Units)
Number Of Units	622	414	217	686
Percent Of Total	29.8%	19.9%	10.4%	32.9%

Employment

According to the DVRPC Regional Data Bulletin #73, there were 7,112 people employed within Jenkintown Borough in 2000, and is forecasted to grow approximately 2% over the next 10 years, up to 7,266 in 2015, before leveling off. In comparison, the employment growth rate for the county as a whole is projected at 6% over the same time period.

The multitude of small retail establishments, combined with office space, constitute the major percentage of the 7,112 individuals employed in the Borough of Jenkintown (2000 County estimate). A secondary pocket of employment exists by the Jenkintown-Wyncote Train Station, where the Verizon building and several multistory office buildings are located. The Jenkintown School District and the Catholic Grade School at the Church of the Immaculate Conception are two other large employers as well.

The number of jobs in Jenkintown is much higher than the number of employed Jenkintown residents. There are 2,282 employed residents, split almost evenly between men and women. Mean travel time to work for residents was reported as 25.3 minutes in 2000, with fewer than 500 workers reporting a travel time of less than 10 minutes. It can be assumed then that many residents work outside of

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the Borough, and most who work in the Borough are not residents.

Employment By Occupation and By Industry

Management, professional, and related occupations accounted for the majority of all jobs among working persons in Jenkintown in 2000. There were 2,282 employed Jenkintown residents, 51.1% of whom were in management, professional, and related occupations. A further 26.3% of working residents were employed in sales and office occupations. The remaining 22.6% of working residents were evenly distributed between service, construction, and production occupations, as seen in Table 7.

Table 7 · Employment by Occupation, 2000

Occupation	Jenkintown Borough residents	
	Number	Percent
Management, professional, and related occupations	1,167	51.1%
Service occupations	200	8.8%
Sales and office occupations	600	26.3%
Construction, extraction, and maintenance occupations	149	6.5%
Production, transportation, and material moving occupations	166	7.3%

Employment by industry data shows similar results, with educational, health, and social services accounting for a plurality of jobs, followed by the professional, scientific, management, administrative, and waste management industry, as seen in Table 8.

Table 8 · Employment by Industry, 2000

Occupation	Jenkintown Borough residents	
	Number	Percent
Agriculture, forestry, fishing, hunting and mining	0	0.0
Construction	63	2.8
Manufacturing	242	10.6
Wholesale Trade	43	1.9
Retail Trade	182	8.0
Transportation and warehousing, and utilities	66	2.9
Information	125	5.5
Finance, insurance, real estate, and rental and leasing	214	9.4
Professional, scientific, management, administrative, and waste management	398	17.4
Educational, health, and social services	699	30.6
Arts, entertainment, recreation, accommodation and food services	98	4.3
Other services (except public administration)	116	5.1
Public administration	36	1.6

Existing Municipal Plans

In 1980, Venturi, Rauch, and Scott Brown, Architects and Planners prepared an urban planning study entitled "A New Main Street for Jenkintown", which focused on York Road and the adjoining retail along Johnson and Leedom Streets. This extensive study formulated several major goals for the Borough, which included:

- Preserve Old Borough Hall for commercial use;
- Make the retail district more pedestrian friendly;
- Provide a centrally located parking structure;
- Encourage a new, diverse mix of commercial tenants.

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In 2002, Kise, Straw and Kolodner, in association with Glattig Jackson Urban Partners, prepared the Jenkintown Revitalization Master Plan. The plan evaluated economic development, public safety, community facilities, transportation, and housing within the Borough and made recommendations for revitalization in the Borough based on their findings. The plan, however, did not only outline various goals, but made recommendations for implementation as well.

At present, the Borough, in conjunction with Kise, Straw and Kolodner and the Montgomery County Redevelopment Authority, is currently involved in undertaking a Redevelopment Plan. A Redevelopment Area has been defined and an Existing Conditions and Land Use Report has been issued. The Planning Commission has recommended that the Borough Council formally adopt both the area and report, and forward their certification to the Montgomery County Planning Commission for approval. No such action has been taken to date.

Act 167 Tookany Creek Watershed Management Plan

This plan, released in 2003, set goals to improve coordination of river-related activities and ordinances, improve public education about watersheds, improve environmental and land conservation efforts, design non-engineering best management practices for stormwater, and improve inter-agency communication. To that end, the plan established four goals specifically for Jenkintown Borough. They are:

- Improve Stormwater Management
- Enhance Recreation and Economic Development
- Employ BMPs and Develop Education Programs and Public Outreach
- Develop and Implement Land Acquisition and Preservation Strategies

Pennypack Creek Watershed Study

Jenkintown Borough is partially in the Pennypack Creek Watershed. The Pennypack Creek Watershed Study aimed to collect updated data on the watershed, such as floodplain delineation and storm sampling to pinpoint pollution sources. The goal is to provide

communities in the watershed with recommendations such as stormwater and floodplain ordinances, open space preservation, and water quality improvement. The plan did not have any goals or recommendations specific to Jenkintown Borough.

Accomplished Goals Of Municipal Plans

Many of the goals of the Borough's Municipal Plans focus upon the pedestrian environment that has long characterized and defined the Borough of Jenkintown. Since 2001, the Central Business District in the Uptown West Neighborhood has played host to a multi-phase streetscape project, which has helped to revitalize both the neighborhood businesses and the properties in which they are located. In 2001, Jenkintown completed Phase I of the "Uptown West Neighborhood Improvement Project," which involved the development of a new public open space, the Town Square, at the northwest corner of Leedom Street and Greenwood Avenue, as well as streetscape improvements along the east side of Leedom Street and the north side of Greenwood Avenue. In September of 2003, Jenkintown completed Phase II of the "Uptown West Neighborhood Improvement Project," which involved extensive enhancements to the streetscape on Leedom Street between Greenwood and West Avenue and on West Avenue between Leedom Street and York Road. The Borough is currently undertaking Phase IIIA of the "Uptown West Neighborhood Improvement Project, consisting of streetscape improvements along Yorkway Place and Johnson Street and has been awarded funds to continue this work in Phase IIIB with streetscape improvements on Johnson Street in 2006. In 2004, the Borough installed a pedestrian crossing signal on York Road between Vista Road and Homestead Road to help slow traffic, while connecting the east and west sides of the Borough so that residents, merchants, and patrons alike are able to utilize the parking lot at the Library.

In addition to the tangible accomplishments noted above, the Borough has been successful in many administrative efforts as well. The Main Street Manager, in her capacity as the Executive Director of the Jenkintown Community Alliance, has recruited a more diverse mix of commercial tenants, lending itself to noticeable revitalization of the Central Business District. The Police Department

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of the Borough of Jenkintown has increased its enforcement of traffic violations throughout the Borough, both in the realm of traffic and parking, while Borough Council has begun an overhaul of the Vehicles and Traffic Ordinance of the Code of the Borough of Jenkintown as a means of codifying many of the efforts that have been undertaken.

As is evident, two of the major goals of the 1980 study remain not accomplished. The site of Old Borough Hall is now owned by the Archdiocese of Philadelphia and thus, has not been preserved for commercial use as recommended. A centrally located parking structure, though still a major topic of discussion, has not been built.

CHAPTER 4

GOALS & OBJECTIVES



Introduction

In a comprehensive planning process, a clear vision, combined with a set of well-articulated goals and objectives, provides the foundation for future action and the criteria for evaluating options and opportunities. However, hand in hand with this vision must go the will and resources to fulfill it. Without strong resolve, sustained attention, and the wherewithal to move it forward, no plan will get farther than the shelf where it is stored.

Jenkintown has a stronger sense of permanence and history than the surrounding communities. It is therefore important to identify these qualities in order to retain and enhance the unique character of Jenkintown. The following goals have been determined by the planning process and address the concerns of Jenkintown's Open Space Board. Each goal includes a set of objectives that will assist the Borough in its implementation.



Jenkintown-Wyncote Train Station

Goals:

Goal #1: Partner with the school district to enhance the school campus with park-like amenities and enhanced stormwater management capacity.

Objective #1: Create a school campus that provides active and passive recreational opportunities

Objective #2: Use creative stormwater management principles to reduce flooding and pooling

Goal #2: Acquire a portion of the land behind the old Bloomingdale's store for public open space.

Objective #1: Procure funding for fee simple purchase

Objective #2: Determine the best public park uses for the site given current Borough conditions

Goal #3: Create a formal public park and urban plaza at the Jenkintown train station.

Objective #1: Coordinate with appropriate agencies

Objective #2: Create multi-modal improvements at the site

Goal #4: Create distinctive greenway "spines" through the Borough from the Jenkintown train

CHAPTER 4 · GOALS & OBJECTIVES

station uptown to the town center.

Objective #1: Improve pedestrian and bicycle linkage between the train station and town center

Objective #2: Create visual markers emphasizing the greenway spines

Goal #5: Create stronger non-vehicular access to adjacent municipalities' open space resources, including Abington High School, Alvethorpe Park, Wyncote Park, and the Tookany Creek greenway.

Objective #1: Create an multi-municipal agreement ensuring Jenkintown's continued use of these resources

Objective #2: Identify properties that could provide access and begin discussions with property owners regarding future access

Goal #6: Introduce a formal program to address promote the highly vegetative character of the Borough and ensure the Borough's distinctive "green streets" remain for future generations.

Objective #1: Increase the amount of tree coverage in the Borough

Objective #2: Protect Borough land currently unprotected or underprotected

Goal #7: Promote the Borough as a total pedestrian and bicycle friendly community

Objective #1: Make Borough streets easier to navigate for bicyclists and pedestrians

Objective #2: Connect Jenkintown's non-vehicular network to Cheltenham and Abington Townships.

Goal #8: Study and implement stormwater management practices

Objective #1: Create an multi-municipal agreement ensuring Jenkintown's continued use of these resources

Goal #9: Explore acquire land adjacent to, but outside of the Borough for public open space.

Objective #1: Implement stormwater practices on public and private land

Objective #2: Ensure that future development incorporates stormwater management practices

CHAPTER 5

EXISTING PROTECTED LANDS

Jenkintown currently has limited protected land within the Borough. Protected lands are those that have been established as open space in perpetuity by means of outright purchase, deed restriction, temporary easements, or other such protection measures. Existing protected lands are grouped into permanent, temporary and under-used or vacant land.

Permanently Protected Land

The Borough of Jenkintown does not have any permanently protected land, that is land that cannot be developed and is assured protection from development through zoning and legal ordinances. The surrounding townships of Abington and Cheltenham, however, have several active and passive parks in close proximity to the Borough, which constitute permanently protected land.

Abington Township:

- Baederwood Park, less than a quarter of a mile north of Jenkintown, borders Highland Avenue on both sides. Most of its 26 acres are kept in a natural state, though there is a playground and provisions for ice-skating.
- Abington Township Bird Sanctuary, located off of Washington Lane along the SEPTA rail line to the northeast of Jenkintown, constitutes 17 acres of natural habitat.
- Alverthorpe Park, home of the Parks and Recreation Department of Abington Township, is located between Fox Chase Road and Jenkintown Road and is accessed from Meetinghouse Road. The 116-acre multi-use facility is also home to the Settlement Music School and a unique sculpture garden.

Cheltenham Township:

- Ralph Morgan Park, located on Glenside Avenue near the train station, is 5^{1/2} acres of active and passive recreation.
- Edward Hicks Parry Bird Sanctuary, host to part of the Tacony Creek, is a natural area nearly 13 acres in size. It is located along Cheltenham Hills Drive, immediately west of Jenkintown Borough and the SEPTA rail line.
- Thomas William Park, located at North Bent and Hewett Roads, less than a half mile from Jenkintown, consists of tennis courts and athletic fields on over 9 acres.
- Wall Park, located just over half a mile south of the Borough, west of Old York Road and Church Road, is host to active recreation spaces on over 13 acres.



Ralph Morgan Park

CHAPTER 5 · EXISTING PROTECTED LANDS

Montgomery County:

- Lorimer Park, the closest Montgomery County Park, is a 250-acre park located in Abington Township, 2^{1/2} miles east of Jenkintown. Rock outcroppings and deep ravines cut by Pennypack Creek characterize this highly scenic, passive park. Trails for horseback riding and hiking wind throughout the wooded acres, and there is one open meadow, used for passive purposes. The park connects to Pennypack Park in Philadelphia.

This unused area, currently fenced and devoid of planting except for grass, is what people first see when arriving by train.

Temporary Protected Land

Temporary protected land, by definition, is land that is not expected to be developed in the foreseeable future. There is very limited temporary protected land in Jenkintown Borough, consisting solely of institutional properties. The Jenkintown Elementary and High Schools sit on approximately 9 acres of land, and are surrounded by athletic fields, game courts, and a playground. There are no other temporary protected lands, such as Open Space Covenant Lands (Act 515), Clean and Green Lands (Act 319), golf courses, agricultural security areas, or protected farmlands.

Under-used or Vacant Land

There is not much under-used or vacant land within the Borough, but the parcels that exist are readily evident. The Jenkintown Library is surrounded by a tree-shaded lawn, which currently has no use for Borough residents. Although park-like in setting, it is exposed to the sights and sounds of the heavy traffic on York Road, making it a less than appealing spot to sit and read. Behind this lawn is an underutilized Borough parking lot, available to all patrons, residents, and workers in the Borough. The corner of the parking lot joins with the only undeveloped parcel of land in Jenkintown. This wooded lot, slightly less than 2 acres, is located behind the Rydal Square parking garage and fronts on Rydal Road and Clement Road.

Along West Avenue and the SEPTA rail line is a narrow strip of land, owned by SEPTA, that overlooks the Jenkintown-Wyncote train station. The sloped hill rises from the railroad tracks and levels off at West Avenue.

CHAPTER 6

VULNERABLE RESOURCES

What are the Potentially Vulnerable Resources?

Potentially Vulnerable Resources in the context of open space plans are of two types; natural resources and historic or cultural resources. Natural resources are typically undeveloped land including open space linkages, creeks and streams, floodplain areas, steep slopes and highly sensitive natural areas such as wetlands, rock outcroppings, and woodlands. Additional vulnerable natural resources could include topographic characteristics, such as scenic vistas. Historic or cultural resources are buildings, sites, or areas that help define a community's sense of place and are incorporated into community-wide open space planning.

Significant Historic And Cultural Resources

The majority of the residential and commercial buildings in Jenkintown Borough have historical significance, particularly when the Borough is viewed as a whole, rather than as individual parts of a whole. The diverse architectural styles, from various historical periods dating as far back as the early 19th century, create a definitive sense of place that is non-existent in newer communities. Included in this section are sampling of some of the more significant historical and cultural structures in the Borough, which can be found on the accompanying map.

Jenkintown Library

The Jenkintown Library, located at 460 York Road on the corner of York Road and Vista Road, was founded in 1803. When you enter the front wing of the library or stand at the circulation desk, you are in the original Jenkins Town Lyceum Building, built in 1839. In 1909, the building was acquired by the Library Society and subsequently

converted to a library in 1911 and 1913, and expanded in 1983 with the addition of a community room. In 1979, the Jenkintown Library building was listed on the National Register of Historic Places. The library remains an integral part of the Jenkintown community.

Masonic Temple

The Masonic Temple of Jenkintown, located at 433 York Road, was built in 1873. With its classic limestone façade and definitive cuts, it is easily recognizable as a historical landmark on York Road.

Jenkintown Station

The Jenkintown Station, part of the Jenkintown-Wyncote Train Station, is located on the far side of the train tracks across from West Avenue. The distinctive stone structure was designed by Horace Trumbauer and built in 1932. To date it serves as a station for the SEPTA rail line, and as home to Jonathan's American Grille, a new restaurant.

Jenkintown Churches

There are several Churches of distinction in Jenkintown Borough.

- Grace Presbyterian Church
- Church of our Savior
- First Church of Christ Scientist
- Catholic Church of the Immaculate Conception
- Salem Baptist Church
- Methodist Episcopal Church

CHAPTER 6 · VULNERABLE RESOURCES

Jenkintown Fire Department

The Jenkintown Fire Department is volunteer supported department with two historic fire companies:

- Pioneer Fire Company, located at 700 Greenwood Avenue on the corner of Greenwood Avenue and Leedom Street, was incorporated in 1884.
- Independent Fire Company, located at 609 Greenwood Avenue on the corner of Greenwood Avenue and Cedar Street, was incorporated in 1889.

Jenkintown School District Buildings

As previously noted, the Jenkintown Elementary and High School buildings play significant roles in the community as both education and recreational facilities. The two schools occupy the largest single parcel of land in the Borough and currently represent the only open space available to the Borough residents.

Scenic Vistas

The 1996 Open Space Plan reported that Jenkintown's hilltop location affords several views of the surrounding valley. While none of these were designated scenic in a natural or historic context by the plan, they were deemed to provide a sense of location and topography. These vistas were also noted to give visual relief from the short views within the Borough. The most prominent views are from the top of the hill on Old York Road looking north and south, on Johnson Street looking north, and from the intersection of West Avenue and Walnut Street looking northwest down Walnut Street.

Natural Resources

The natural features of Jenkintown Borough, including its geology, soil, watershed and drainage areas, woodlands, and hydrology, create unique features throughout the Borough that influence the type and extent of Open Space Endeavors. The following details the natural resources present in Jenkintown.

Physiography and Geology

Though seldom seen or considered, a region's geology plays an important role in all parts of the natural and built world above. Underlying geology will exert influence on an area's topography, soil, hydrology, (both surface and subsurface), vegetative communities and building suitability.

Montgomery County is located within the Triassic Lowland, Piedmont Upland and Piedmont Lowland portions of the Piedmont Physiographic Province. The northern two thirds of the county are located in the Triassic Lowlands and the remaining southern part is located within the Piedmont Upland and Piedmont Lowland.

The bedrock geology underlying Jenkintown Borough consists of Wissahickon Schist/Granitic Gneiss/Hornblende Gneiss. The Wissahickon Schist is a variety of schist named for the valley of the Wissahickon Creek in which the stone was first studied. It is characterized by its alternating layers of mica and quartz that include traces of feldspar, biotite, and garnet. The Wissahickon Schist tends to be softer below the surface and appear weathered near the surface as it splits along planes into thin layers. Gneiss is a metamorphic rock that is medium to coarse grain and often contains a significant amount of quartz and feldspar. Granitic gneisses are gneisses that are metamorphosed igneous rocks or their equivalent. A gneiss in which the dark green or black amphibole mineral hornblende is largely responsible for the dark coloration is typically referred to as a hornblende gneiss. Gneiss does not readily split into planes like schist, but rather may split into any number of irregularly shaped pieces. The geological composition of the Borough lends itself to an understanding of groundwater and foundation stability, which are key components in identifying potential open space.

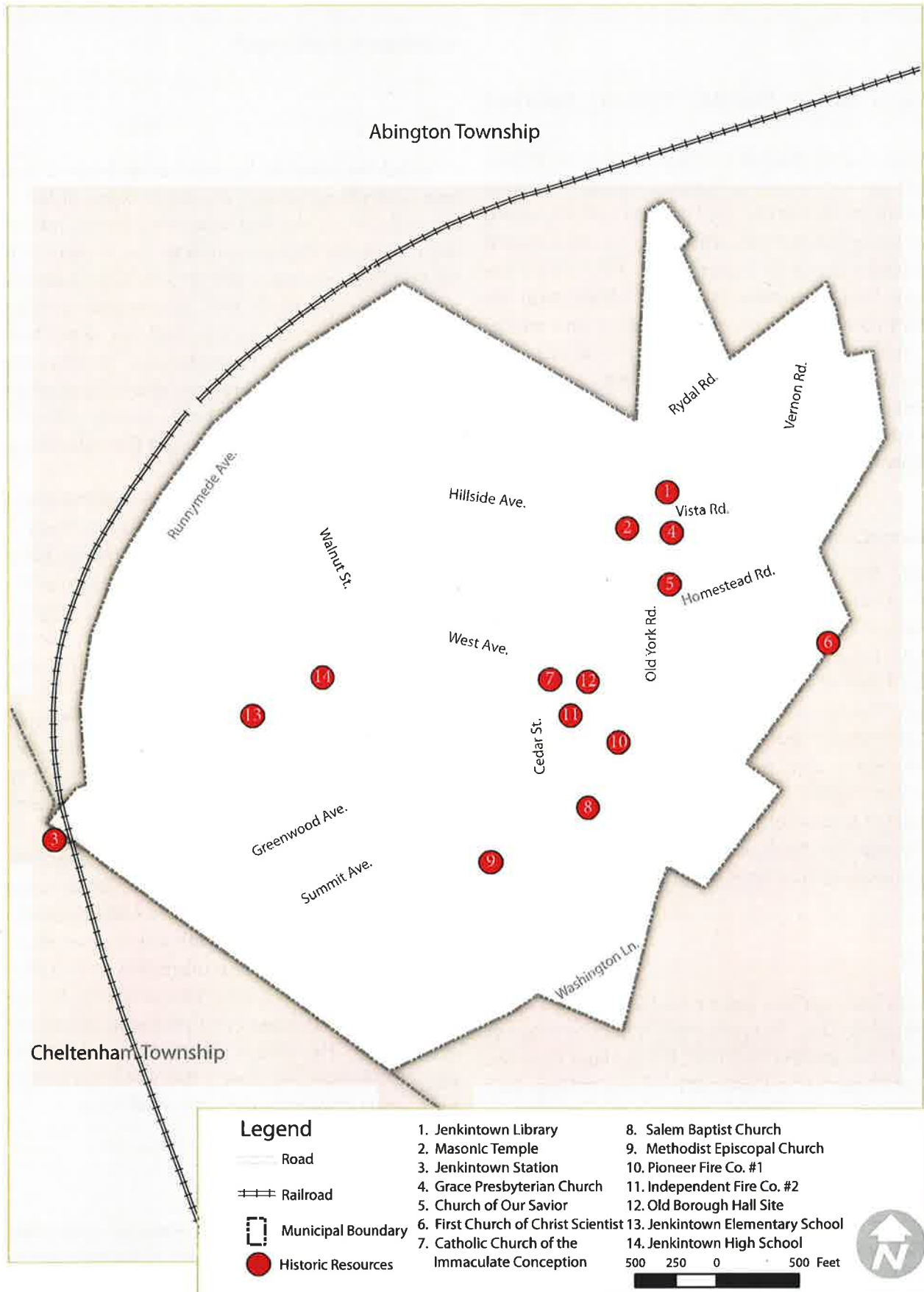
Vegetation and Wildlife

Woodlands

As a fully developed borough, Jenkintown does not have any naturally occurring woodland areas. Most of the established residential neighborhoods do, however, support a canopy of mature trees. These "Forrest Neighborhoods," as previously termed in the 1995 Open Space Plan, are an attractive, defining feature of

VULNERABLE RESOURCES

Map #3 · Historic Resources



CHAPTER 6 · VULNERABLE RESOURCES

Jenkintown that serve as a green belt around most of the Borough.

Pennsylvania Natural Diversity Inventory Locations (PNDI)

The Pennsylvania Natural Diversity Inventory (PNDI), now called the Pennsylvania Natural Heritage Program (PNHP), conducts inventories and collects data regarding the native biological diversity within the Commonwealth of Pennsylvania. Since its inception in 1982, PNDI has become the State's primary source of information for outstanding natural habitats, sensitive plant and animal species and other noteworthy natural features. The information collected is continually updated and added into an integrated data management system. There are currently no Pennsylvania Natural Diversity Inventory sites in Jenkintown Borough.

Montgomery County Natural Areas Inventory

In 1985 the Nature Conservancy completed its Natural Areas Inventory (NAI) for the Commonwealth of Pennsylvania. The goal of the Inventory was to identify areas for the protection of biological diversity. This study identified 28 sites of statewide significance and 30 of local significance. The sites were selected and prioritized based upon the size and diversity of wildlife and plant life, water quality protection, and recreation potential. According to the Open Space, Natural Features and Cultural Resources Plan section of the 2004 Montgomery County Comprehensive Plan, there are no Natural Areas Inventory sites of statewide or local importance in Jenkintown.

Hydrology

There are no surface water wetlands within the Jenkintown boundary. The previously mentioned Tacony Creek, which borders the Borough, is separated from the border of the Borough by Septa's R5 regional rail line. As a result, there is no part of the Borough in a floodplain.

The granite and hornblende, as previously described, are generally harder and more resistant to weathering, thus dictating the amount and direction of water flow within the Borough. The bedrock, or soil "parent" material, has a great influence on the type of soil formed and

the stone content within the soil, again influencing the hydrology in the Borough.

Soil

Soils form primarily by weathering bedrock and therefore have characteristics related to those of the underlying rock formations. Soil characteristics are not static but are continually changing due to the actions of bedrock weathering, the activity of micro-organisms and the influence of man. As a result, soils above similar geologies may vary with respect to depth to bedrock, depth to groundwater, color, mineral characteristics, fertility, erodibility and texture. Soils subsequently have a large influence on land cover and vegetation types, quality and quantity of groundwater, rates of erosion, and the aesthetic qualities of the landscape.

Soils of urban areas present additional challenges when considering their properties. Long histories of disturbance, often caused by cutting and filling activities, have significantly altered the soil characteristics, making soil behavior in similar situations extremely variable and unpredictable.

The soil in Jenkintown was originally formed from a natural mixture of the geologic parent material and organic material from plant and animal life. The resultant composition is a rocky yellowish red to yellowish brown loam or silt loam. It is strongly acidic and medium to low in fertility. The soil has a medium moisture capacity and runoff rates range from medium to rapid depending on the percentage of slope.

While there are two specific soil associations in Jenkintown, the general soil association is classified as Made Land, meaning it is mostly comprised of cut, fill, rubble land or other areas with little or no natural soil or are soils with such variable properties that onsite investigations are needed to determine suitability for most uses. The difference between the two associations relates to topography. The MdB association is moderately sloping, while the MdB association is strongly sloping. Both come from a parent material of Schist and Gneiss.

Topography

Topography is defined as a measure of the relief of the surface of the earth. The most important characteristic of topography for an area is its slope. When expressed as

VULNERABLE RESOURCES

a percentage, slope is defined as the amount of change in vertical elevation over a specified horizontal distance. For example, a 15 foot elevation increase over a 100 foot distance would be expressed as a 15% slope.

Jenkintown Borough is located on a hill, thus there is very little land that is not noticeably sloped. This lends to unique topographical characteristics. Topography ranges from an elevation of 200 feet near the Jenkintown-Wyncote Train Station, to a high point of nearly 330 feet on Johnson Street. Steep slopes are characterized by locations at which the slope exceeds 15%. The majority of steep slopes in the Borough are concentrated along two swales that run from a high area along the southeastern end of the business district down to the Tacony Creek beyond the southwest border of the Borough.

Watershed/Drainage Areas

Jenkintown Borough is situated at the end of a ridge-line, a high point that divides watersheds. The Tacony Creek Valley skirts the Borough boundaries on the north, west, and south sides. The entire Borough west and northeast of York Road drains into the Tacony Creek, which the remaining southeast corner drains into smaller creeks that flow into the Tacony Creek, eventually feeding the Delaware River.

Drainage is a particular problem for the Borough. The topography of the Borough directs stormwater to the train station site, at a rate that requires a large number of storm drains.

Flooding of the site has occurred in the past, interfering with the restaurant located in the train station.



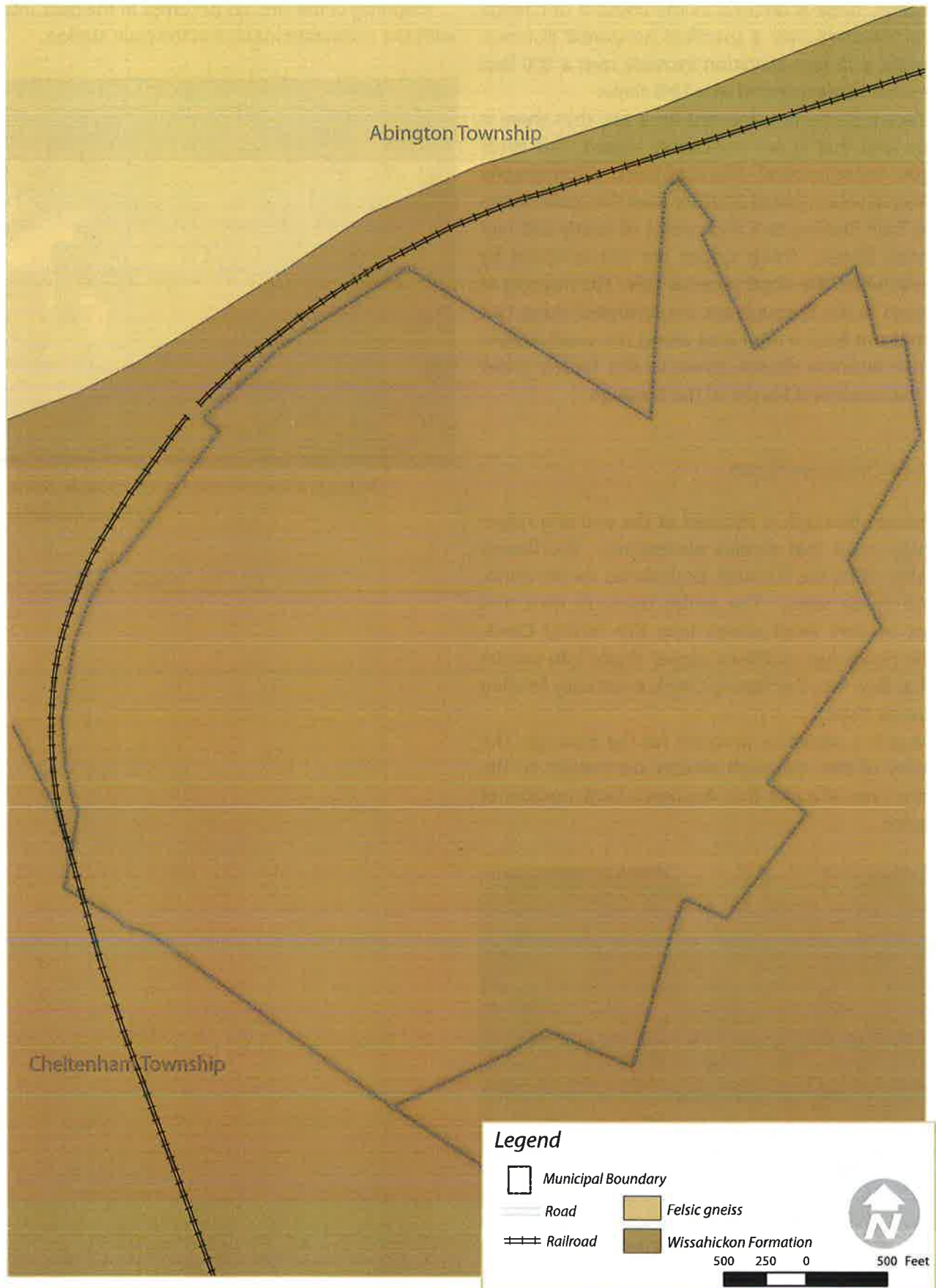
Drainage down this hill requires multiple drains, and the site has flooded in the past



Multiple storm drains are required at the train station

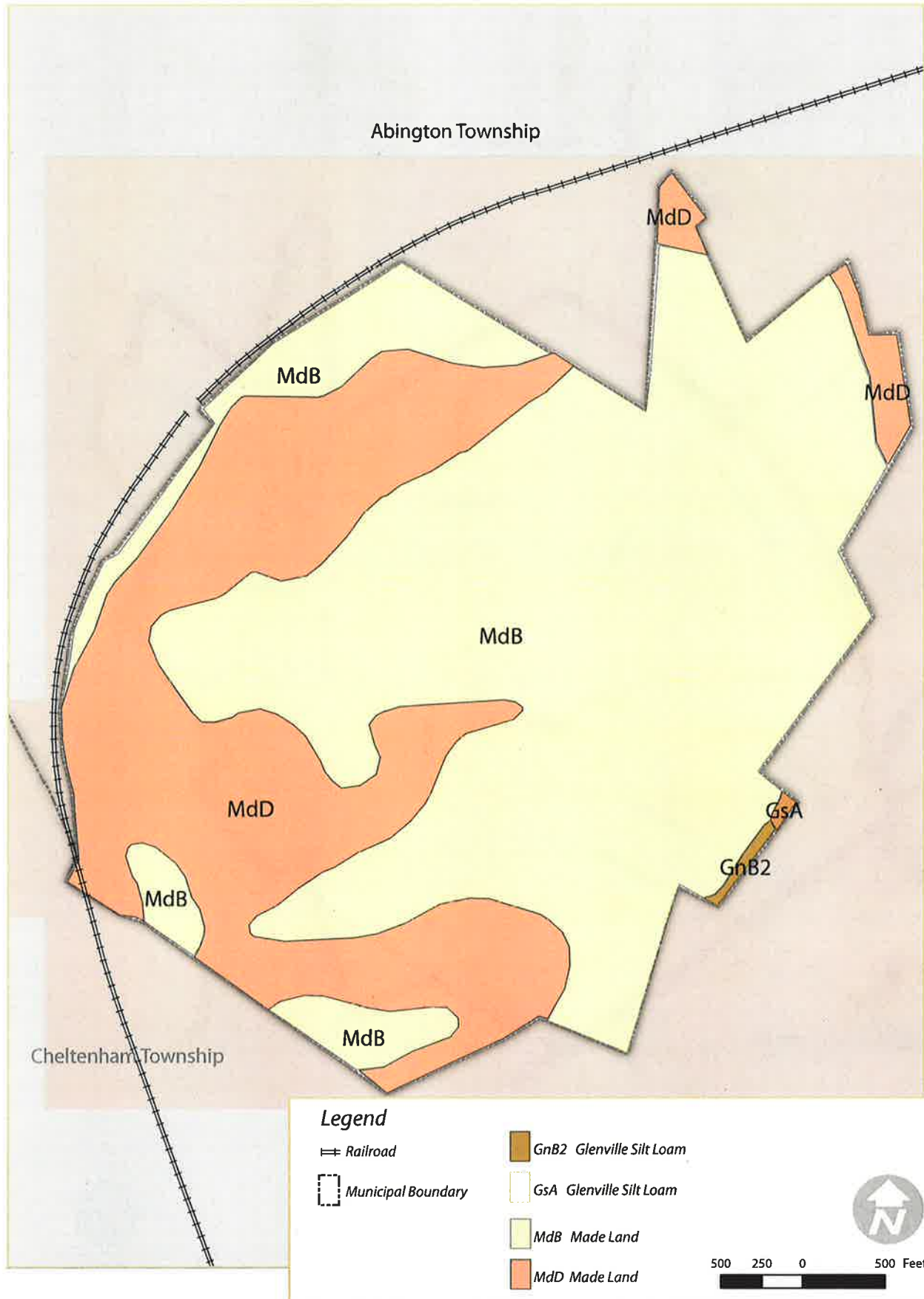
CHAPTER 6 · VULNERABLE RESOURCES

Map #4 · Geology



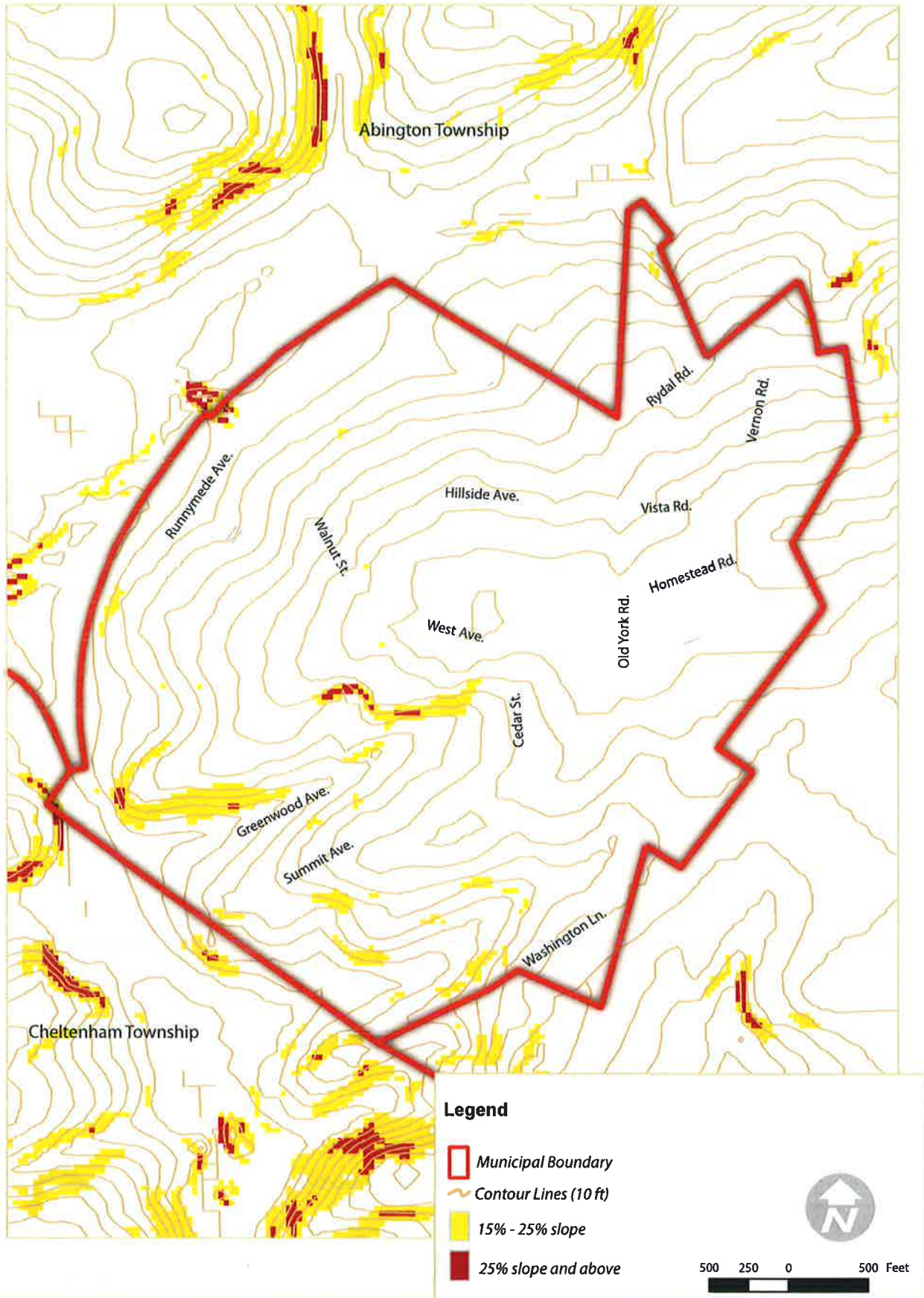
VULNERABLE RESOURCES

Map #5 · Soils



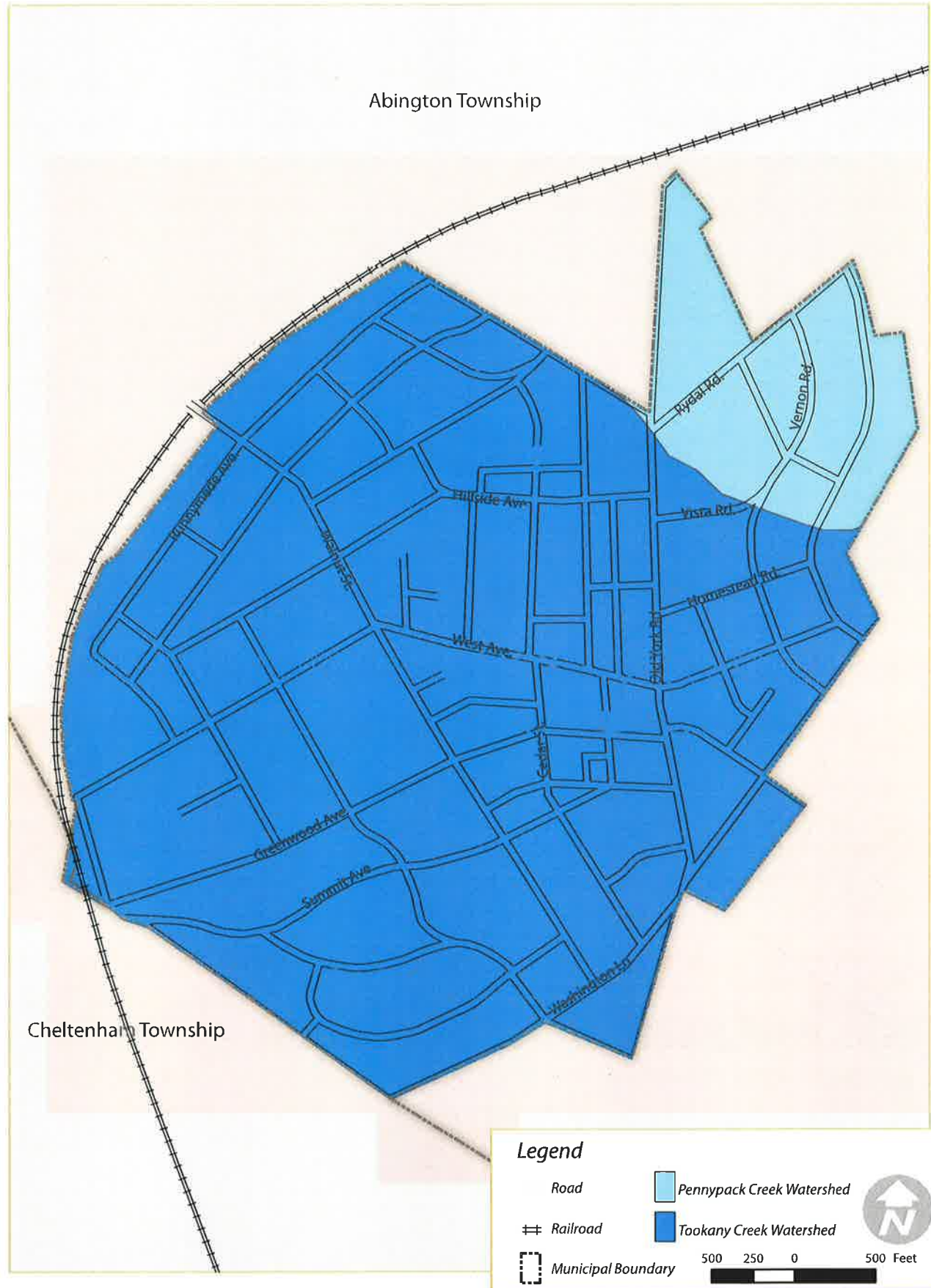
CHAPTER 6 · VULNERABLE RESOURCES

Map #6 · Topographic Features



VULNERABLE RESOURCES

Map #7 · Hydrologic Features



CHAPTER 7

OPEN SPACE LINKAGES

Perhaps as important as the Borough's limited open space is the Borough's open space links. Open space links serve as connections between separate pieces of open space and recreation areas. Within the limits of the Borough, sidewalks and walkways serve as links between existing and proposed open space. Sidewalks and walkways have been improved over the past several years, but the Borough has yet to make great strides in improving the general conditions of existing sidewalks or street crossings. In addition to these intra-municipal links, there are several inter-municipal links that are shared with Abington Township and Cheltenham Township. These links include:

Ralph Morgan Park

This partially wooded 5^{1/2} acre park in Cheltenham Township is located across from the Jenkintown-Wyncote Train Station. Though closest in proximity to Jenkintown, Ralph Morgan Park is isolated from the Borough by the train tracks and station. It can be reached via a narrow sidewalk on the Summit Avenue Bridge. This link, however, is a traffic-heavy thoroughfare and would need significant enhancements to be considered a true open space link.

Alverthorpe Park

Alverthorpe Park is a 116 acre, multi-use park about 1/3 of a mile, or an 8 minute walk, southeast of Jenkintown. There currently exist no direct link between the Borough and the park. A link could feasibly be made along Greenwood Avenue, but would necessitate a pedestrian easement along the property of the Abington Friends School, as well as safe pedestrian passage at York Road and Washington Lane.

Lorimer Park

Lorimer Park is located to the north of the Borough. Much like Alverthorpe Park, there currently exist no direct link between the Borough and the park. Both an on-road and pedestrian link could feasibly be made from York Road (north of the Borough) to Lorimer Park. This would necessitate a safe pedestrian route along York Road railroad bridge to Nobel Station.

CHAPTER 8

UNPROTECTED RESOURCES

Jenkintown Borough has limited unprotected resources, due solely to the heavily built-out nature of the Borough referenced throughout this plan. However, the Jenkintown Elementary School and High School complexes are currently unprotected. Owned by the school district, there is no mechanism in place to ensure that the complexes would remain available as public open space were the school district to decide the sites were no longer needed. The Jenkintown Elementary School parcel, between Florence and Highland Avenues, is 4.18 acres. The Jenkintown High School parcel, between Highland Avenue and Walnut Street, is 9.56 acres. All told, this is 13.74 acres of unprotected land, by far the largest such open space opportunity in the Borough. As such, protecting these sites as open space should be a priority for the Borough.

how does the public currently use this?



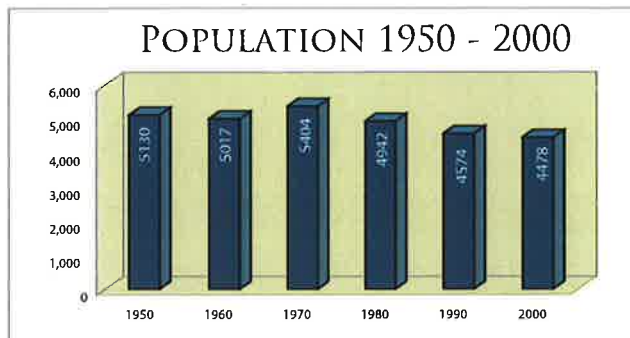
Jenkintown High School

CHAPTER 9

GROWTH AREA FORECAST - 2015

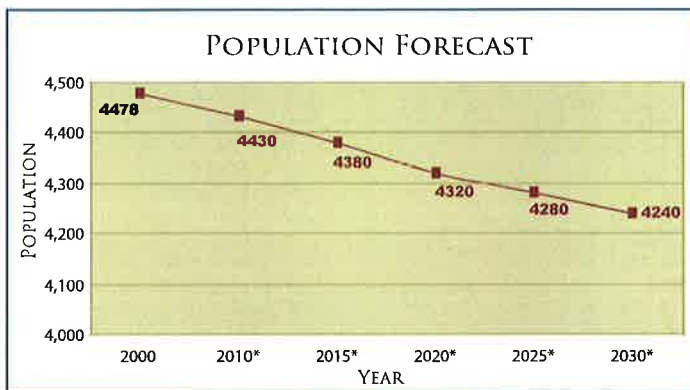
Township Growth

According to the US Census, since 1950, the population of Jenkintown Borough has decreased, with steady losses from 1970's peak population of 5,404. The reported population was 4,478, down over 17% from 1970, and down 2% from 1990. The largest drops in population occurred between 1970 and 1980, and between 1980 and 1990.



Sources: US Census and DVRPC

This general downward trend in population is forecast to continue. The Delaware Valley Regional Planning Commission (DVRPC) projects that by 2030, population will have decreased another 5.3%, to 4,240.



DVRPC Regional Data Bulletin No. 73 Revised March 2005

There are no current open spaces or other sites that are likely candidates for long-term development.

CHAPTER 10

OPEN SPACE NEEDS

Open Space Needs

The open space, parks and recreation needs of communities vary depending on the composition of the community itself. Nevertheless, a formula to calculate the minimum amount of open space required to adequately serve a community has been developed by the National Recreation and Park Association (NRPA). The standards are used by communities throughout the Country in assessing and projecting future open space needs.

This formula utilizes current and projected population to calculate the minimum amount of open space, park, and recreation land needed to accommodate the open space needs of a community. It recommends that a community have at least 6.25 and up to 10.5 acres of open space per 1,000 population. Given this formula, the calculation in the box to the right provides the range of required open space needed in the Borough.

Jenkintown Borough reported a population of 4,478 in 2000. Utilizing the NRPA formula and the 2000 U.S. Census population count, the amount of open space in 2000 required to accommodate the needs of the Borough ranged between 27.99 and 47.02 acres. Only the 0.13 acre open space along Greenwood Avenue was counted as open space in the Montgomery County Open Space Plan, reemphasizing the large deficiency in open space within Jenkintown.

Since this Plan covers open space planning efforts for the next 10 years, the recommended range of open space acreage needed to accommodate the needs of the Borough in 2015 also needs to be calculated. The DVRPC population forecast for 2015 shows a population increase to 4,380 people. The range of needed open space for the 2015 forecasted population is slightly lower, between 27.38 and 44.90 acres, but the open space deficiency remains.

Present Open Space Deficit Areas

As expressed above, Jenkintown Borough is nearly devoid of open space. As such, the entire borough can be deemed a deficit area.

Population in the Year 2000: 4,478 People
Total Acres of Open Space, Parks and Recreation Land:
Greenwood Avenue 0.13 Acres
Total: 0.13 Acres

Formula: 6.25 – 10.5 Acres of Open Space per 1,000 population

Given: Population of 4,478

Calculation: 4,478 population/1,000 population = 4.478

Range Minimum Calculation: 4.478 x 6.25 = 27.99 Acres of land required to meet the minimum of the range recommendation

Range Maximum Calculation: 4.478 x 10.50 = 47.02 Acres of land required to meet the maximum of the range recommendation

Natural Resources Worthy of Protection as Passive Open Space:

There are no significant natural resources in Jenkintown Borough.

CHAPTER 11

RECOMMENDATIONS

Introduction

With its significant slopes, high level of build-out, and limited existing open space, Jenkintown Borough requires innovative recommendations. The following recommendations, therefore, utilize a wide range of strategies to create better access to open space, enhance the amount and quality of public spaces, and mitigate stormwater management issues.

Three primary resources guided the development of these recommendations: (1) the 1996 Jenkintown Open Space Plan, (2) the Jenkintown Revitalization Master Plan, and (3) the Montgomery County Green Fields / Green Towns guidelines. In addition, the plan took into consideration the existing and anticipated future conditions likely to impact on the preservation of open space.

Each recommendation presented in this plan was considered in light of its ability to satisfy one or more of the following criteria:

- Is consistent with the overall needs and goals of the Borough as identified through this planning process and its other planning and policy documents.
- Contributes to the balance and diversity of open space within the Borough.
- Expands the interconnected open space network within and beyond the Borough.
- Is within the capabilities of the Borough to responsibly manage and protect over the long term.
- Is practical and achievable within the 10-year timeframe of this plan.

Additionally, each recommendation relates to one of the nine goals presented as part of this plan, and are listed below with their accompanying goal.

Goal #1: Partner with the school district to enhance the school campus with park-like amenities and enhanced stormwater management capacity.

Recommendation 1-1: Add landscaping and park amenities to the school site, possibly between the High School building and the tennis courts.

The lack of public open space makes the school site the optimal location for park amenity improvements. Additionally, improved landscaping can make the site an even more attractive location for outdoor activities. See Figure #1 · Open Space Opportunities for School Campus for a suggested site plan.

Recommendation 1-2: Increase the amount of tree coverage on the site through a major tree planting program.

Tree planting naturally accompanies landscaping and park amenity improvements. Shade tree relief could be improved near the playground at the elementary school, and around the high school fields. See Figure #1 · Open Space Opportunities for School Campus for a suggested site plan.

Recommendation 1-3: Incorporate appropriate stormwater management best management practices (BMPs) at the site, including underground retention facilities underneath the tennis courts and possibly the football field.

Given the significant drainage problems in Jenkintown, particularly at the train station, a retention basin would allow for long-term collection and filtration of stormwater before it heads down the hill, reducing pollutants and aiding in flood mitigation. The size of the tennis courts and football field provide an opportunity for significant stormwater management, and would keep the fields healthier and less waterlogged.

need use agreement

CHAPTER 11 · RECOMMENDATIONS



Jenkintown High School Football field

Goal #2: *Acquire a portion of the land behind the old Bloomingdale's store for public open space.*

Recommendation 2-1: Explore the possibility of building a tot-lot on the portion of the site near Rydal Road behind the Jenkintown Library.

Jenkintown Elementary School's playground is excellent, but also very busy. Providing an alternative tot-lot playground would improve recreation opportunities for borough residents, and curb wear and tear on the current playground equipment.

Recommendation 2-2: Study the possibility of constructing an underground retention basin and naturalized storm swale on the site.

This site would provide stormwater retention further up the hill and reduce the drainage burden on the train station and school facility. A storm swale at this site, which provides short-term stormwater detention, would reduce the burden on the downhill drainage system during large storms, and provide a place for the planting of natural plant species.

Recommendation 2-3: Increase the amount of tree coverage on the site through a tree planting program.

Tree coverage is currently limited, and increased coverage could provide shade and beautification. This would also be useful for stormwater management issues.

Goal #3: *Create a formal public park and urban plaza at the Jenkintown train station.*

Recommendation 3-1: Partner with Cheltenham Township and SEPTA in order to develop public amenities improvement strategies for train station area.

The train station is a gateway for Jenkintown and Cheltenham, and as such should reflect the borough-wide improvements recommended in this plan. Discussions with SEPTA and Cheltenham will be necessary for any improvements to take place.

Recommendation 3-2: Develop a site master plan for the land between the train station and Glenside Avenue. The site currently has an unmanaged image and lacks good visibility.

The site current has an unmanaged image and lacks good visibility. A site plan should be crafted which aims to improve these issues. Design measures could include additional plantings, architectural lighting, special paving materials, benches, and signing to improve image and visibility of the site.

Recommendation 3-3: Study the feasibility of installing traffic calming and urban design improvements at the pick-up/drop-off area along West Avenue.



The land behind the old Bloomingdale's store should be used for public open space

RECOMMENDATIONS

Figure #1 · Open Space Opportunities for School Campus



APPROVED:

KEY PLAN:

REVISION	DESCRIPTION	DATE

JENKINTOWN
 JENKINTOWN H.S.
 CONCEPT PLAN

JOB. NO. CHECKED: SG
 DRAWN: TS DATE: 5/12/08

WORK NO.
 DRAWING NO.
 C-1

SHEET NO. 1 of

F:\Basemap\jenkintown.dwg 05/11/2008

RECOMMENDATIONS

The train station is a heavily-trafficed area, and the pick-up/drop-off area is chaotic and unorganized during peak hours. Design improvements to the pick-up/drop-off area could improve traffic flow and reduce traffic incidents. The site plan mentioned as part of Recommendation 3-2 should also be used to address these issues.

Recommendation 3-4: Incorporate appropriate stormwater management best management practices (BMPs) at the site, especially at the major stormwater inlet area at the terminus of Greenwood Avenue at pick-up/drop-off area.

In conjunction with upstream mitigation, flood and pollution risks at the station could be reduced by BMPs such as retention basins, infiltration trenches, and grassed filter strips. These could be used in and around the station site. Given the significant drainage issues at the station, both long-term retention and short-term detention facilities should be installed.



Stormwater conveyance is currently inadequate

Recommendation 3-5: Develop a community-interest group focused on maintaining planters and hanging baskets.

This group could be organized through the Street Tree Commission to provide year-round beautification of the station. Such a community group would keep the community involved in crafting and maintaining a positive image of the train station.



Greenwood Avenue

Goal #4: Create distinctive greenway “spines” through the Borough from the Jenkintown train station uptown to the town center.

Recommendation 4-1: Explore physical methods to promote Greenwood Avenue as the link between the train station and the town center area.

Currently, there are no physical landmarks accentuating the connection between the train station and town center. Through the use of banners, markers, signage or other tools, the link between the major landmarks in Jenkintown can be promoted.

Recommendation 4-2: Institute a vehicular and pedestrian wayfinding signing program.

Signage will be necessary if Greenwood Avenue is to play a more prominent role as link between town center and train station. Signage should be tailored to cars and pedestrians individually, with vehicular signage accentuating parking and shopping opportunities, and pedestrian signage oriented around landmarks and recreational opportunities.

Goal #5: Create stronger non-vehicular access to adjacent municipalities’ open space resources,

CHAPTER 11 · RECOMMENDATIONS

including Abington High School, Alvethorpe Park, Wyncote Park, and the Tookany Creek greenway.

Recommendation 5-1: Partner with Abington Township and Cheltenham Township in order to develop public amenities in and to improve access to public open spaces.

Jenkintown's limited open space opportunities require partnerships with adjacent municipalities to use their public spaces. Improving access to Abington or Cheltenham's open spaces, particularly via pedestrian- and bicycle-friendly streets, should be a priority for Jenkintown.

Recommendation 5-2: Work with Abington Township and the Montgomery County Planning Commission to permanently preserve the Golf Course at the Abington Club.

The golf course is a large open space that is currently unprotected. Jenkintown should partner with key stakeholders such as Abington and the MCPC to ensure that the golf course remains open space regardless of future ownership.

Goal #6: Introduce a formal program to address promote the highly vegetative character of the Borough and ensure the Borough's distinctive "green streets" remain for future generations.

Recommendation 6-1: Develop an inventory of all trees located within public rights-of-way, including location, species and condition.

A tree inventory should be developed to identify tree-deficient areas, monitor tree age and health, and



Ralph Morgan Park in Cheltenham Township

catalog the current mix of tree species. This can be done in conjunction with outside tree planting and maintenance programs.

Recommendation 6-2: Review and update the Borough's list of approved street tree species, with focus on promoting the planting of native plant species and considering the urban design characteristics of tree-covered streets.

Native tree species often have excellent stormwater management properties, and blend well with distinctive older communities such as Jenkintown. As such, they should be promoted as preferable planting options on public and private land.

Recommendation 6-3: Explore the creation of woodland or vegetative easements, especially on larger parcels such as the Beaver Hill Condominiums site, the school campus and along the SEPTA right-of-way.

Wooded easements provide excellent visual buffers, while vegetative easements provide stormwater management, particularly as short-term detention facilities. Creating such easements is an economical method of improving tree coverage and stormwater management, two recurring themes of these recommendations.

Goal #7: Promote the Borough as a total pedestrian and bicycle friendly community

Recommendation 7-1: Develop a priority list of target areas for bicycle and pedestrian improvements.

The priority list should examine two key elements; areas where bicycle and pedestrian facilities are poorest, such as places without sidewalks, or streets that are too narrow to navigate on a bicycle; and areas where bicycle and pedestrian improvements will have the biggest impact on walking, such as breaks in otherwise uninterrupted sidewalk or bicycle-conducive roadway.

RECOMMENDATIONS

Recommendation 7-2: Implement traffic-calming techniques throughout the Borough that promote “livable streets” and pedestrian, bicyclist and motorist safety.

Techniques such as curb bump-outs, speed bumps, and painted crosswalks can help promote a feeling of safety that is required to increase pedestrian and bicycle traffic. Additionally, outreach programs aimed at informing motorists to “share the road” and be aware of bicyclists and pedestrians could be beneficial.

Recommendation 7-3: Work with adjacent municipalities to link to regional pedestrian and bicycle networks.

The most prominent regional network is Cheltenham Township’s Tookany Creek initiative, an ongoing project that will add a bicycle trail to an existing greenway system. The trail will run through Cheltenham to Philadelphia. Working with Cheltenham to connect to this trail would provide a unique trail system to Jenkintown.

Recommendation 7-4: Work with Abington Township to improve pedestrian and bicycle safety along Washington Lane, including enhanced crossing facilities.

Washington Lane is currently unappealing for pedestrians and bicyclists, yet is a crucial corridor for linking to Abington Township. Improving pedestrian and bicycle safety on Washington Lane could help Jenkintown residents access open space facilities in Abington.

Recommendation 7-5: Promote multi-modal activities including the development of bike lanes, bike racks and by constructing a bicycle locker or “coral” at the train station.

Providing the infrastructure necessary for pedestrians and bicyclists is crucial for the success of this planning goal. In particular, bicycles need designated safe storage facilities that could be easily provided by the Borough.

Goal #8: Study and implement stormwater management practices

Recommendation 8-1: Develop a program for public-private partnerships to develop stormwater management retrofit projects on private properties.

The lack of publicly owned land requires stormwater solutions on private property. Retrofit projects such as grassed filter strips along curbs, or rain barrels and infiltration trenches designed to catch roof and driveway runoff, can significantly reduce stormwater runoff and pollution.

Recommendation 8-2: Develop a Borough-wide planting initiative that incorporates stormwater BMPs such as rain gardens and tree trenches.

Plantings are easy for landowners to implement, and technical assistance, as well as funding, is often available. Encouraging the planting of native species can be particularly beneficial for stormwater management.

Recommendation 8-3: Work with private landowners to jointly develop above or below ground stormwater management facilities.

The Borough needs to reach out to private landowners to maximize stormwater management impacts. Providing landowners with easily implemented stormwater solutions, such as the retrofit projects discussed above, via an outreach program is advised.

Recommendation 8-4: Develop and promote an easement program for stormwater management facilities.

Easements such as those suggested for Beaver Hill Condominiums, the school campus, and the SEPTA right-of-way can be the beginnings of a borough-wide program that uses easements as stormwater mitigators. This program would provide information and technical assistance for those looking to create stormwater management easements on their property.

CHAPTER 11 · RECOMMENDATIONS

Recommendation 8-5: Review current ordinances for new development or redevelopment projects, which address stormwater issues.

The Borough should provide a regulatory framework for the implementation of stormwater management practices and facilities in all development projects. The Subdivision and Land Development Ordinance, as well as Zoning Code, should have language requires developers to retain stormwater on-site.

Goal #9: Explore acquire land adjacent to, but outside of the Borough for public open space.

Recommendation 9-1: Develop a dialogue with adjacent landowners to promote the Borough's interest in acquiring land for public open space.

The lack of open space opportunities inside Borough limits suggest the possibility of acquiring land outside the Borough for use by Borough residents. Specifically, the Borough should enquire about the property of the John Barnes Foundation, formerly part of the Old York Road Country Club. By beginning a dialogue with such landowners, the Borough can get a sense of what acquisition opportunities exist outside the Borough, and what if any strategies should be used to acquire available land.

CHAPTER 12

REGIONAL COMPARISON

Why Compare Jenkintown Borough to Other Municipalities and Montgomery County?

This Open Space Plan is intended to further the actions taken by the Borough since the 1996 Open Space Plan to create additional open space facilities, enhance pedestrian links within the Borough and to adjacent municipalities, and preserve school sites as open space.

In planning for open space within the Borough, it is important to consider the actions of the surrounding municipalities and Montgomery County in terms of their proposed open space programs. In particular, where there is a similar interest in inter-municipal open space preservation, working jointly could not only reduce the needed local match funding, but also create a more cohesive purchase/acquisition process and a more complete final result.

Goals and Recommendations of Adjacent Municipalities that Relate to Jenkintown Borough

Cheltenham Township:

- Complete the Act 167 Stormwater Management Plan
- Continue support of Act 167 Stormwater Management Plan and adopt new stormwater management ordinance
- Implementation of Tookany Creek Watershed Management Plan
- Participation in Tookany-Tacony/Frankford Watershed Partnership
- Tree planting in residential areas
- Tookany Creek Trail overall feasibility study from

High School Road to Glenside

- Landscaping in train station parking lots
- Participate in the Stream ReLeaf Program and Growing Greener Grants Program
- Encourage community gardens and roof gardens
- Educational materials for preserving trees, encouraging native species

Abington Township:

- Work with residents to plan and construct the Fairway Trail and the Fox Chase Trail extension.
- Expand environmental education using the lake at Alverthorpe Park and its surrounding area

Montgomery County Open Space, Natural Features, and Cultural Resources Plan

Montgomery County has outlined its open space goals in its Comprehensive Plan – Open Space, Natural Features, and Cultural Resources Plan. These goals, the Comprehensive Plan asserts, "...will help connect open space and greenways while preserving natural, historic, and agricultural resources" and involve many players including local governments, developers, farmers, landowners and conservation and preservation organizations.

Relevant goals from the Montgomery County Plan are listed below followed by the goals and action items that are being proposed by Jenkintown. This format is intended to provide a quick reference demonstrating how the policies of the County Plan relate to the goals, objectives and actions that the Borough intends to pursue.

CHAPTER 12 · REGIONAL COMPARISON

Montgomery County Goal #11:

Preserve Large Interconnected Areas of Significant Open Space:

This overarching open-space goal will be achieved through a variety of actions working in unison, including the following:

- Purchasing land and development rights for perpetual preservation.
- Encouraging the donation of land and development rights.
- Adopting zoning regulations, including cluster zoning, transfer of development rights, and resource protection ordinances.
- Reducing the demand for development in open areas by limiting sewer and water extensions, directing transportation improvements to designated growth areas, and refraining from rezoning these open areas to higher intensity uses.
- Improving cooperation among all the various people and organizations involved in open space preservation, including federal, state, county and municipal government, conservation organizations, farmers, property owners and developers.
- Creating open space plans, comprehensive plans and other plans that show the larger pattern of open space that should be preserved.
- Encouraging owners of corporate campuses, large industrial properties, golf courses, camps, schools and other temporarily open land to consider permanent preservation of this land.

Jenkintown Recommendations Related to this County Goal:

Recommendation 5-2: Work with Abington Township and the Montgomery County Planning Commission to permanently preserve the Golf Course at the Abington Club.

Recommendation 7-3: Work with adjacent municipali-

ties to link to regional pedestrian and bicycle networks.

Montgomery County Goal #12:

Protect and Manage Wetlands, Streams, Steep Slopes, Woodlands, and Natural Habitats:

This goal will be achieved through careful planning of future development. The following specific actions will help fulfill this goal:

- Showing wetlands on plans with development set back from the edge of these wetlands.
- Prohibiting development within floodplains, except for the development of elevated and flood-proofed buildings on brownfields sites in redevelopment areas encouraging economic revitalization.
- Adopting riparian corridor ordinances that require setbacks and preservation of riparian woodlands.
- Encouraging the enactment of steep slope preservation ordinances.
- Adopting landscaping ordinances that encourage the preservation of existing trees and replacement of trees that are destroyed during the land development process.
- Considering the exclusion of environmentally sensitive land from the portion of tracts that can be developed or counted towards lot area.
- Properly enforcing erosion and sedimentation control measures.
- Encouraging and promoting conservation easements on environmentally-sensitive land.
- Moving portions of development that will disturb the land away from environmentally sensitive land, through techniques such as clustering, flexible lotting and transfer of development rights.

Jenkintown Recommendations Related to this County Goal:

Recommendation 2-2: Study the possibility of constructing an underground retention basin and naturalized storm swale on the site.

Recommendation 3-4: Incorporate appropriate stormwater management best management practices (BMPs)

REGIONAL COMPARISON

at the site, especially at the major stormwater inlet area at the terminus of Greenwood Avenue at pick-up/drop-off area.

Recommendation 6-3: Explore the creation of woodland or vegetative easements, especially on larger parcels such as the Beaver Hill Condominiums site, the school campus and along the SEPTA right-of-way.

Recommendation 8-1: Develop a program for public-private partnerships to develop stormwater management retrofit projects on private properties.

Recommendation 8-2: Develop a Borough-wide planting initiative that incorporates stormwater BMPs such as rain gardens and tree trenches.

Recommendation 8-3: Work with private landowner to jointly develop above or below ground stormwater management facilities.

Recommendation 8-4: Develop and promote an easement program for stormwater management facilities.

Recommendation 8-5: Review current ordinances for new development or redevelopment projects, which address stormwater issues.

Montgomery County Goal #14:

Develop a County-Wide Network of Interconnected Trails:

This goal will be achieved through the following actions:

- Building county trails along major corridors.
- Encouraging local municipalities to create their own smaller-scale trail networks that connect to the county system.
- Interconnecting trail systems within abutting municipalities and counties.
- Working with state, regional and federal entities to connect their trails with the county-wide system.
- Using state and federal transportation funds to build trails, in addition to other funding sources.
- Building trails parallel to any new highways that are

built.

- Providing trail connections from new developments to County and local trails.
- Connecting off-road trails with local sidewalks and on-road bicycle lanes.
- Requiring new public facilities, such as bridges and train stations, to include trails.
- Working cooperatively with many individuals and groups to create trails, including farmers, other property owners, businesses and institutions.

Jenkintown Recommendations Related to this County Goal:

Recommendation 7-3: Work with adjacent municipalities to link to regional pedestrian and bicycle networks.

Montgomery County Goal #15:

Provide Park Facilities to Meet the Public's Recreation Needs:

With more organized sports activities and an increasing population, the demand for active recreation facilities, particularly ballfields, will continue to grow. These facilities should be placed as close to population centers as possible, preferably within growth areas, with convenient road access and proper setbacks from sensitive natural land.

This goal will be achieved through the following actions:

- Adopting zoning that requires open space and requires a portion of this open space to be usable for playing fields and courts.
- Creating ordinances that require the dedication of open space or the payment of a fee-in-lieu of for open space.
- Encouraging developers to build recreation facilities within their developments or giving a bonus for the construction of these facilities.
- Purchasing land in growth areas for future use as a park.
- Encouraging schools to allow the general public to use their facilities and playing fields.
- Allowing private recreation facilities in appropriate

CHAPTER 12 · REGIONAL COMPARISON

locations in designated growth areas.

- Providing sidewalk and trail access to recreation facilities and parks.
- Recognizing and encouraging the diverse and wide variety of recreational activities that exist, ranging from bird watching to baseball, from skateboarding to golf.

Jenkintown Recommendations Related to this County Goal:

Recommendation 2-1: Explore the possibility of building a tot-lot on the portion of the site near Rydal Road or behind the Jenkintown Library.

Recommendation 5-1: Partner with Abington Township and Cheltenham Township in order to develop public amenities in and to improve access to public open spaces.

Recommendation 5-2: Work with Abington Township and the Montgomery County Planning Commission to permanently preserve the Golf Course at the Abington Club.

Recommendation 9-1: Develop a dialogue with adjacent landowner to promote the Borough's interest in acquire land for public open space.

Montgomery County Goal #17:

Protect Scenic Roads, Vistas and Viewsheds:

This goal will be achieved through the following actions:

- Permitting clustering that can move homes away from roads or behind ridgelines and woodlands.
- Using transfer of development rights to transfer development from areas with scenic views or roads.
- Enacting scenic corridor ordinances that control the type, intensity, and character of new development.
- Encouraging donations of land, development rights, and scenic easements to local municipalities or land conservation groups.
- Encouraging tree protection, buffering between

incompatible uses and street trees.

- Constructing narrower streets and adding street improvements that have a rural character.
- Creating an inventory whenever plans are created or developments reviewed.
- Adopting ordinances to protect the character of villages and hamlets in rural areas.
- Encouraging owners of corporate campuses, large industrial properties, golf courses, camps, schools and other temporarily open land to permanently preserve views and rural character.

Jenkintown Recommendations Related to this County Goal:

Recommendation 5-2: Work with Abington Township and the Montgomery County Planning Commission to permanently preserve the Golf Course at the Abington Club.

CHAPTER 13

PROTECTION POLICIES AND METHODS

Alternative Open Space Protection Methods

Jenkintown Borough is almost entirely built out, with few opportunities for fee simple acquisition. Additionally, the current economic climate makes acquisition and in some cases purchase of easements extremely difficult to obtain due to the cost of land. Therefore, in order to continue providing open space amenities to Borough residents to enhance the quality of life for residents, alternative methods to preserve open space that do not require financial resources should be considered.

The following menu of alternative open space preservation techniques should be considered in addition to grant opportunities:

1. Strengthen protective zoning around natural and environmental amenities through resource protection ordinances.
2. Create a flexible performance-type zoning overlay or similar districts that encourages land preservation or provides development bonuses.
3. Establish mechanisms that will streamline the development review process and promote cooperation between developers and the municipality for proposals that meet the community's goals.
4. Create strong mandatory open space provisions for all new development in return for various development incentives.
5. Establish an open space dedication or fee-in-lieu requirement, as permitted by the Municipalities Planning Code, Section 503(11).
6. If outright purchase or donation of land is not feasible, the placement of conservation or scenic easements should be sought on properties which will enhance or protect the natural resources or views from a particular site.
7. Utilize established programs, such as the Stream ReLeaf program run by the Pennsylvania Department of Environmental Protection, that assist municipalities in improving environmental conditions without financial commitment. Such programs can provide Jenkintown technical assistance in the use of protection methods.

CHAPTER 14

IMPLEMENTATION

Implementation of this plan is vital to the success of Jenkintown Borough's open space enhancement efforts. Given the limited open space development opportunities and recommendations that emphasize multi-municipal efforts, maximizing implementation tools is critical.

Implementation Funding

Several recommendations of this plan require some financial outlay by Jenkintown Borough, such as acquiring land behind the old Bloomingdale's store, creating a public park and plaza at the train station, and creating greenway spines through the Borough. There are three methods that are suggested for use in providing funding for implementation of this plan; dedicated funds from the Montgomery County Green Fields / Green Towns Program; competitive funding through round two of the same program; and funding opportunities from other outside agencies.

Green Fields / Green Towns Program Dedicated Funds

This program provides dedicated grants to each municipality in Montgomery County. The county has set aside \$730,808 for Jenkintown to use for implementing these recommendations. Through the submission of this Open Space Plan, Jenkintown is eligible to apply for Green Fields/ Green Towns funds through any one of seven different grants. Given the types of recommendations outlined in this plan, Jenkintown should apply to the Acquisition Grant and Green Infrastructure Grant programs.

The Acquisition Grant program funds implementation of recommendations focused on fee title purchase, purchase of easements or future interests in land, or

any other type of purchase of land for use as open space. This grant option is particularly relevant for acquisition of land behind the old Bloomingdale's store as stated in Recommendation 2-1, and for land outside the Borough (Recommendation 9-1). This grant is also applicable towards the creation of woodland vegetative easements on larger lots (Recommendation 6-3). This program is an 80/20 match program, so any funds received under this grant program must make up only 80% of the total cost of acquisition. This match can be raised by the Borough through budget allocation, bond issuance, or fundraising through other agencies. Agencies that may provide funding to help raise the needed matching funds are discussed later in this section.

The Green Infrastructure Grant program funds recommendations aimed at improving existing open spaces through infrastructure upgrades. This grant option is relevant for such recommendations as the planting of trees (Recommendations 1-2 and 2-3), upgrades to the vacant land between the train station and Glenside Avenue (Recommendation 3-2), upgrades to pedestrian and bicycle facilities (Recommendations 7-2 and 7-4), and the addition of landscaping and park amenities to the school campus (Recommendation 1-1). This program is also an 80/20 match program.

For complete information on this program, as well as the applications used to request funds from the grant programs mentioned above, see the following website:

http://www.montcopa.org/plancom/MunicipalPlans/OpenSpace/greenfields_apps.htm

Green Fields / Green Towns Program Competitive Funds

During the first four years of this program, each municipality in the county has a set allocation which is guaranteed pending the approval of an updated open

CHAPTER 14 · IMPLEMENTATION

space plan, and the provision of matching funds. As stated in the previous section, Jenkintown Borough has been allocated \$730,808. Beginning in April of 2008, all remaining funds from the municipally dedicated grants will be made available to all county municipalities as part of a competitive grant application program. There is no limit to the amount that any municipality can be awarded under this program. Competitive grant funds will also require at least 80/20 matches of awarded funds depending on the particular grant applied for. No guidelines for grant applications have yet been released, so Borough officials should continue to monitor the Green Fields / Green Towns Program website for details.

Outside Agencies

The primary outside funding agencies are Pennsylvania Department of Conservation and Natural Resources (DCNR), the Natural Lands Trust, and Montgomery County.

Department of Conservation and Natural Resources (DCNR)

Growing Greener/C2P2

The Growing Greener Program was enacted in 1999 to provide funding to protect open space, eliminate the maintenance backlog in state parks, and a host of other land and water restoration services. There are four state agencies that administer different parts of the program, though the relevant portion of this program, the Open Space and Recreation Grant program, is administered by DCNR. The grant process is run under the Community Conservation Partnerships Program (C2P2) program, a combination of several funding sources and grant programs including Keystone Recreation, Park and Conservation Fund, Watershed Protection Act (Growing Greener) and Act 68 Snowmobile and ATV Trails Fund. The program also includes federal funding from the Land and Water Conservation Fund (LWCF) and the Recreational Trails component of TEA – 21. The C2P2 program contains the following relevant grant components which have been combined into one annual grant application cycle that ends September 29, 2006.

- Community Recreation
- Land and Water Conservation Fund

Generally, grant funds awarded by DCNR must be matched dollar-for-dollar by cash and/or by eligible non-cash value. No costs or non-cash match incurred prior to the approved project period are eligible for reimbursement or use as a match. The maximum grant funding for a Small Community Development project is \$40,000. The first \$20,000 is for materials and design fees only and requires no match. Any funding requested above the \$20,000 must be equally matched by cash and/or eligible non-cash value.

This program could be useful for many of the recommendations in the Open Space Plan. The Land and Water Conservation Fund could sponsor the construction of an underground retention basin underneath the tennis courts and possibly the football fields (Recommendation 1-3) and near the old Bloomingdale's site (Recommendation 2-2), as well as the stormwater retention measures outlined in Recommendations 3-4, 8-2 and 8-3. Community Recreation funding may be useful in building a tot-lot near the Jenkintown Library (Recommendation 2-1) and park amenities at the High School site (Recommendation 1-1).

Additional information can be found on the DCNR website: www.dcnr.state.pa.us

Home Town Streets/Safe Routes to School

As part of the Growing Greener legislation, the Pennsylvania Department of Transportation has embraced this program as a key part of its role in fostering community development/redevelopment. This program is intended to assist communities in enhancing their revitalization efforts.

The Home Town Streets component provides funding for streetscape improvements that are vital to reestablishing downtown and commercial centers in a defined "downtown" area. The Safe Routes to School component provides funding for projects that enhance the transportation system through the construction of new facilities or the improvement of existing facilities to make them more usable for pedestrians and bicyclists. Funding is primarily for transportation routes and is not intended for recreation-only-based trail systems.

IMPLEMENTATION

This is a federal cost reimbursement program, not a grant program. Costs will be reimbursed for actual approved project expenses up to the amount approved for the project. This program has an 80/20 match requirement.

This grant program should be utilized to implement traffic-calming techniques that promote “livable streets” and pedestrian, bicyclist and motorist safety (Recommendation 7-2), particularly along Washington Lane (Recommendation 7-4). Additionally, promoting multi-modal activities through the development of bike lanes and racks, as in Recommendation 7-5, would be eligible for Home Town Streets / Safe Routes to School funding.

Of note, the current round of funding for this grant is closed, but it is anticipated to reopen in the fall of 2007. Additional information can be found on the PennDOT website: www.dot.state.pa.us

Pennsylvania Recreational Trails Program (PRTP)

The DCNR Pennsylvania Recreational Trails Program (PRTP) provides funds to develop and maintain recreational trails and trail-related facilities for motorized and non-motorized recreational trail use. Funding comes from the Federal Highway Administration (FHWA) and IEA-21.

The program is administered by the DCNR Bureau of Recreation and Conservation (BRC) in consultation with the Pennsylvania Recreational Trails Advisory Board (PARTAB). The funds available are 80% grant, up to \$100,000, and 20% project application money.

This grant program could be utilized for those recommendations that enhance regional pedestrian and bicycle use, such as working to link to regional pedestrian and bicycle networks (Recommendation 7-3).

Additional information can be found at: <http://www.dcnr.state.pa.us/brc/grants/rectrails.aspx>

TreeVitalize

TreeVitalize is a program led by DCNR that supplies shade trees, and the technical assistance to plant and care for them, to Montgomery, Bucks, Chester, Delaware and Philadelphia Counties. A current grant, whose application period ends May 18, 2006, will provide eight municipalities in the region with up to 150 trees. Municipalities must plant the trees in neighborhoods (identified by census tract) that have less than 25% tree

cover, and a median income near or below the regional average. Jenkintown, which is one census tract, has been identified as eligible for this grant, and should pursue this funding option for Recommendations 1-2 and 2-3. Additionally, TreeVitalize may be helpful in conducting an inventory of trees (Recommendation 6-1) and in providing technical knowledge on appropriate street trees, pertinent to Recommendation 6-2.

PECO (Natural Lands Trust)

Green Region Open Space Grant Program

PECO, through the Natural Lands Trust, is providing grants of up to \$10,000 to protect and improve open space areas in southeastern Pennsylvania. The grants can be used with other funding sources to acquire open space or make capital improvements for passive recreation.

These grants could be used for acquisition recommendations, such as buying land behind the old Bloomingdale's site (Recommendation 2-1) or acquiring land outside of the Borough (Recommendation 9-1).

Additional information is available from the Natural Lands Trust website: www.natlands.org

Montgomery County

Green Fields / Green Towns Open Space Program Expenditures

In addition to the dedicated funding and future competitive funding dollars available to the Borough for open space preservation activities related to the recommendations in this plan, Montgomery County has a significant funding allocation for open space preservation which it will use throughout the County. Jenkintown Borough could work with the County to further protect open space by cooperating on projects which are listed in the County Open Space Plan. Montgomery County has set aside a total of \$75 million dollars for open space-related activities which will be pursued by the County:

- 1) Trails and Greenways: The county will develop trails and protect land along important greenways. Funding Allocation: \$22 Million
- 2) Focus Area Acquisitions: Significant open space areas identified in the county open space plan will be acquired. Funding Allocation: \$14 Million
- 3) Schuylkill Greenway: Land and heritage resources along the Schuylkill River will be protected

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and various improvements to the greenway will be made in order to enhance public use and enjoyment of it and to protect water quality. Funding Allocation: \$10 Million

4) Farmland Protection: Farmland will be preserved through the purchase of agriculture conservation easements. Funding Allocation: \$19 Million

5) Park and Historic Site Improvements: Capital improvements will be made to existing county park and historic sites in order to enhance public use and enjoyment of these sites. Funding Allocation: \$10 Million

Jenkintown Borough should promote the proposed open space at the old Bloomingdale's site, and can work with Abington and Cheltenham Townships to promote proposed greenways that connect the two townships and would be accessible for Jenkintown residents.

Fundraising

The Borough could also consider developing a public-private organization tasked with fundraising for the sole purpose of open space preservation. This would likely be accomplished through the Public Works Committee or other subcommittee.

Implementation Responsibility

Primary responsibility for implementation will be on the Public Works Committee, which should create a new sub-committee to provide regular oversight of plan implementation. The sub-committee will be responsible for reporting progress to the respective elected officials at least annually. It will also advocate for implementation of specific open space projects throughout the next 10 years. The sub-committee will also be required to review the success of the Open Space Plan in 2011, make any necessary updates, and send the updated plan and implementation findings to Montgomery County for review.

At least once a year, the Borough will need to advertise a public meeting to discuss plan implementation activities. This meeting could be held as part of the report to the elected officials mentioned above to maximize input.

14 · IMPLEMENTATION

Recommendation	Initial Funding Sources	Recommendation Page Reference
Goal #1: Partner with the school district to enhance the school campus with		
Recommendation 1-1: Add landscaping and park amenities to site, possibly	T, GG, HT/SR	39
Recommendation 1-2: Increase the amount of tree coverage on the site	T, TV	39
Recommendation 1-3: Incorporate appropriate stormwater management	T/SR	39
Goal #2: Acquire a portion of the land behind the old Bloomingdale's store		
Recommendation 2-1: Explore the possibility of building a tot-lot on the	T, GG, HT/SR, NLT	40
Recommendation 2-2: Study the possibility of constructing an underground	T/SR	40
Recommendation 2-3: Increase the amount of tree coverage on the site	T, TV	40
Goal #3: Create a formal public park and urban plaza at the Jenkintown train		
Recommendation 3-1: Partner with Cheltenham Township and SEPTA		40
Recommendation 3-2: Develop a site master plan for the land between	T	40
Recommendation 3-3: Study the feasibility of installing traffic calming	T	41
Recommendation 3-4: Incorporate appropriate stormwater management	T/SR	41
Recommendation 3-5: Develop a community-interest group focused on		41
Goal #4: Create distinctive greenway "spines" through the Borough from the		
Recommendation 4-1: Explore physical methods to promote Greenway		41
Recommendation 4-2: Institute a vehicular and pedestrian wayfinding		41
Goal #5: Create stronger non-vehicular access to adjacent municipalities' o		
Recommendation 5-1: Partner with Abington Township and Cheltenham		42
Recommendation 5-2: Work with Abington Township and the Montgomery		42
Goal #6: Introduce a formal program to address promote the highly vegeta		
Recommendation 6-1: Develop an inventory of all trees located within		42
Recommendation 6-2: Review and update the Borough's list of approved		42
Recommendation 6-3: Explore the creation of woodland or vegetative	T	42
Goal #7: Promote the Borough as a total pedestrian and bicycle friendly co		
Recommendation 7-1: Develop a priority list of target areas for bicyc		42
Recommendation 7-2: Implement traffic-calming techniques througho	T, HT/SR	42
Recommendation 7-3: Work with adjacent municipalities to link to reg	T/SR,	43
Recommendation 7-4: Work with Abington Township to improve pede	T, HT/SR	43
Recommendation 7-5: Promote multi-modal activities including the R	R	43
Goal #8: Study and implement stormwater management practices		
Recommendation 8-1: Develop a program for public-private partnersh	R	43
Recommendation 8-2: Develop a Borough-wide planting initiative that	T/SR	43
Recommendation 8-3: Work with private landowner to jointly develop		43
Recommendation 8-4: Develop and promote an easement program for		43
Recommendation 8-5: Review current ordinances for new development		43
Goal #9: Explore acquire land adjacent to, but outside of the Borough for p		
Recommendation 9-1: Develop a dialogue with adjacent landowners to	T, NLT	44
T = Green Fields / Green Towns Program DCNR Growing Greener / C2P2 R = Home Town Streets / Safe Routes to School = PECO Natural Lands Trust TreeVitalize		

