



Borough
of Perkasie

2010



Open Space Plan

Adopted April 19, 2010

PERKASIE BOROUGH OPEN SPACE PLAN

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
GOALS AND OBJECTIVES.....	7
Goals	6
Objectives	7
Vulnerable Resources	7
Greenway and Trail Linkages	8
Analysis of Resources.....	8
Government Organization and Financing	8
COMMUNITY BACKGROUND	9
Regional Context.....	9
Land Use Characteristics	10
Population Housing Trends	11
Age and Gender Composition	13
Housing Growth	14
Population and Housing Projections	15
PROTECTED PARK AND OPEN SPACE RESOURCES.....	17
Protected Lands.....	17
Borough Park and Recreation Lands	17
Borough Greenway Lands.....	18
Other Borough-Owned lands.....	18
Homeowners Association Lands	18
Other Lands	19
School Facilities	19
Utility-Owned Lands.....	19
Summary of Protected Park and Open Space Resources	20
INVENTORY OF VULNERABLE RESOURCES.....	21
Natural Resources.....	21
Floodplains and Floodplain Soils	21
Wetlands.....	22
Lakes and Ponds	23

Watercourses and Streams.....	23
Steep Slopes	24
Groundwater	24
Woodlands	25
Historic Resources	26
National Register of Historic Places.....	26
The Perkasio Carousel	26
Inventory of Vulnerable Resources Summary.....	26
GREENWAY AND TRAIL LINKAGES	27
East Branch Perkiomen Greenway	27
Pleasant Spring Creek Greenway	28
The Liberty Trail.....	28
Regional Connector Trail to Markey Park.....	29
Sidewalks	29
Summary of Greenway and Trail Network	30
ANALYSIS OF RESOURCES.....	31
Future Needs and Priorities	31
Parcel Scoring System.....	34
Potential Improvement Projects.....	36
TOOLS AND TECHNIQUES.....	37
Non-Acquisition Methods	37
Local Ordinance Provisions.....	37
Acquisition Methods	38
Fee Simple Purchase	38
Lease.....	38
Leaseback or Resale	39
Donation	39
Third Party Conservation Easements and County Agricultural Easements.....	39
GOVERNMENT ORGANIZATION AND FINANCING.....	41
Government Organization.....	41
Volunteer Commissions and Boards.....	41
Borough Staff	42
Financing.....	42

ACTION PLAN.....	43
Natural Resources.....	43
Greenway and Trail Linkages.....	44
Analysis Resources.....	44
Government Organization and Financing.....	45

TABLES

Table 1. Population, Perkasio Borough, 1930–2000.....	12
Table 2. Population, Pennridge Planning Area, 1990–2008.....	12
Table 3. Population by Age Group, 1990–2000.....	13
Table 4. Rank by Percentage of Population, 2000.....	13
Table 5. Housing Unit Growth, Pennridge Planning Area, 1990–2000.....	15
Table 6. Inventory of Protected Park and Open Space Lands.....	after page 18
Table 7. Steep Slope Regulations.....	24
Table 8. Priority Open Space Parcels.....	32

MAPS/FIGURES

Figure 1	Land Use.....	after page 10
Figure 2	Inventory of Protected Lands.....	after page 18
Figure 3	Hydrological Resources.....	after page 22
Figure 4	Land Resources.....	after page 24
Figure 5	Greenway and Trail Linkages.....	after page 28
Figure 6	Open Space Acquisition Priorities.....	after page 32

APPENDICES

Appendix A	Land Use Definitions.....	47
Appendix B	Property Status Reports.....	49
Appendix C	Municipal Resolution.....	50

EXECUTIVE SUMMARY

Since the adoption of the Borough's previous *Comprehensive Recreation, Park, and Open Space Plan* in 1995 and 1999 *Open Space Plan* addendum, Perkasio has preserved two parcels and a portion of a third parcel totaling about 11.4 acres. The Borough used its 1997 Bucks County Municipal Open Space Program (MOSP) allocation of \$238,430 to preserve these properties. In 1999, the Borough acquired a 4.16-acre property along Pleasant Spring Creek and has since developed a pedestrian/bike trail through the property. The other lands totaling 7.28 acres were acquired in 2001 and serve as an extension to Lenape Park. In order to implement the trail network along Pleasant Spring Creek, open space easements have been acquired over several private properties along this stream corridor.

The Borough will continue its proactive open space planning efforts. The Borough's 2008 MOSP funding allocation (\$338,194) will be applied towards addressing the park and open space needs and priorities identified in this plan.

The following provides a summary of significant issues, facts, and findings for each of the plan sections found in the *Perkasie Borough Open Space Plan* (2010):

Goals and Objectives—The goals and objectives form the basic framework for this open space plan. Collectively, goals and objectives provide a basis for officials to analyze and evaluate key decisions regarding open space resources and open space related resources (e.g., natural, historic, and park and recreational resources) confronting the Borough. The Borough's goals and objectives are sorted based upon the various plan sections.

Community Background—Perkasie is a sizable borough comprising a total land area of 1,626 acres. As with most borough settings, the Single-Family Residential (771 acres or 47.4 percent of the total land area of the Borough) and the Transportation and Utility (237 acres or 14.5 percent) land use categories possess the greatest land area due to the extensive residential areas and road network. Generally, the land uses in Perkasio Borough parallel other boroughs in the County with the exception of its extensive park, open space, and greenway system (188 acres or 11.5 percent). Perkasio Borough officials have done an exemplary job creating and expanding the park and trail network over the years.

Perkasie Borough experienced its greatest growth during the ten-year period between 1980 and 1990. According to the 1990 Census, the Borough added 2,637 residents for a total of 7,878 persons. This constituted a 50.3 percent increase over the 1980 population level. New housing starts mirrored population growth in the Borough with over 1,000 new dwelling units during this time period. The 2000 Census figures show that the Borough's population and growth slowed after 1990; however, the population growth rate still exceeded the overall County rate of growth. Also, the 289 dwelling units gained in the Borough between 1990 and 2000 ranked only behind Hilltown and East Rockhill townships in the Pennridge Area for this period.

The current recession has had a profound impact on the economy as evidenced by the recent slowdown in land consumption and population growth Countywide. The 2008 Census Bureau population estimate for Perkasie is 8,636, which is a decrease of 192 residents (or 2.2 percent) from the 2000 Census. Only time will tell if development and growth will resume to previous levels.

Protected and Open Space Resources—Perkasie Borough's park and open space resources include areas containing vacant, agricultural, and park and recreational land uses. These resources are important to area residents for their intrinsic social, environmental, recreational, and educational, and aesthetic qualities. Approximately 21 percent of the total land area of the Borough is located within these land use categories; however, not all of these lands are protected from future development. Through proactive planning and acquisition by Borough officials, extensive areas of park and open space resources have been protected. Permanently protected land comprises approximately 213.9 acres or 13 percent of the Borough's land area.

Inventory of Vulnerable Resources—While a significant portion of the Borough is developed, identifying the remaining resources with ecological vulnerability can assist Borough officials in identifying parcels that are suitable for protection or preservation. While it is unrealistic for Borough officials to preserve and protect all of these vulnerable resource areas, those that are the most important to the Borough can be targeted.

Greenway and Trail Linkages—Perkasie is committed to greenway and stream corridor protection and establishing a community-wide trail network that will connect points of interest (e.g., schools, commercial centers, residential developments, and recreational areas) within the Borough as well as the region.

The Borough's designated greenway routes are located along the floodplains of the East Branch Perkiomen and Pleasant Spring creeks. These greenways are intended to function as open space corridors that protect the inherent natural resources along these watercourses and provide access for trails. Borough officials have been actively assembling its greenway and trail network through the acquisition of property and easements along designated routes that provide continuous trail linkages along the entire length of both greenways and adjacent parks.

Implementing the proposed Liberty Bell Trail (LBT) Route is primary focus in the future. The proposed LBT route is located entirely on Borough-owned lands and rights-of-ways with the exception of a couple of areas. Once constructed, the LBT will not only provide valuable localized trail access between the northwestern portion of the Borough and its centrally located park system to the southeast but also access to the regional trail network.

In order to fully implement this greenway and trail network, Borough officials will continue to coordinate with property owners to provide appropriate access and conservation easements when feasible. If property donation is not possible, Borough officials will explore the available means to purchase public access easements from the respective property owners in order to implement a portion of the greenway and trail network.

Analysis of Resources—For the purpose of this open space plan update, Borough officials have evaluated the park and open space resources and identified the following future needs and priorities:

- Augment existing park and greenway system;
- Provide a park to serve residents in the western portion of the Borough;
- Provide centrally located downtown civic space for community events;
- Implement an official trail network;
- Relocate the skate park.

After reviewing the vacant parcels throughout the Borough, strategically located parcels have been identified based upon being deemed worthy of preservation and acquisition due to their size, location, and potential to satisfy open space needs and priorities above.

Borough officials have developed a parcel scoring system to assist in prioritizing future land acquisitions. This scoring system is intended to determine a parcel's relative importance or value based upon the Borough's future priorities and needs. The scoring system's individual factors have been weighted (or assigned point values) based upon their relative importance to the community.

If and when any parcel becomes available for acquisition, the parcel's acquisition value is determined by the ultimate score that is achieved. Based upon seven factors, a parcel receives points based upon if they satisfy the specific criteria. Parcels with the highest point total or score is deemed a priority. While this parcel scoring system is not scientific, it does provide Borough officials with a sound basis for making decisions on future preservation and acquisition. The parcel evaluation formula is designed to be dynamic and flexible—allowing for adjustments to the process should events or circumstances dictate.

Tools and Techniques—Municipalities have an array of tools and techniques at their disposal for preserving land for open space, natural resource, historic, and scenic protection as well as park and recreational purposes. Non-acquisition methods include local ordinance provisions and mandatory dedication/fee-in-lieu contributions. Acquisition methods include: fee simple purchase, lease, leaseback or resale, donation, third party conservation easements, and County agricultural easements.

While the Borough's ordinances provide natural resource protection standards, other tools and techniques will be explored that can enhance resource protection on an individual site.

Government Organization and Financing—This plan is supported and will be implemented by the Borough Council utilizing both paid borough staff and volunteers from the Planning Commission and Parks and Recreation Board. The Parks and Recreation Department handles the day-to-day operations of the park system and the various recreational programs. The Borough hires part-time employees to staff the various Borough sponsored recreation programs that take place throughout the year. The Borough Public Works Department is responsible for the maintenance of the Borough's recreation facilities including the pedestrian/bike trail.

With the acquisition and development of new facilities, expenditures for staffing and facility maintenance will increase, and the Borough will budget accordingly. New programs at Borough parks may require additional staffing and

expenditures. Borough administration will continue to analyze the costs related to the staffing and maintenance of any planned or proposed park and recreation facility that may be reasonably acquired or developed within the budget year.

Action Plan—Finally, to implement the plan’s goals and objectives, the Action Plan provides a complete summary of recommendations—sorted by the following factors: Natural Resources, Greenway and Trail Linkages, Analysis of Resources, and Government Organization and Financing. The entity or entities responsible for completing the task and an approximate timeframe for action are also provided. Timeframes are broken into short term (0–1 year), mid-term (2–4 years), long term (5–8 years), and ongoing.

Appendices—Appendix A includes a brief description of the land use categories from the Land Use Characteristics portion of the Community Background section. A requirement of the MOSP guidelines is that open space plans must include a report that details the current use and condition of properties preserved by the municipality with funding from Bucks County Open Space Program. Therefore, a property status report and site photographs are provided in Appendix B for the Pleasant Spring Creek Greenway (1999) and Lenape Park Extension (2001). Appendix C contains the Municipal Resolution for Plan Adoption.

GOALS AND OBJECTIVES

The following goals and objectives form the basic framework for this open space plan. A goal is an ideal or desired condition that expresses the values of the Borough in broad terms while an objective defines a purpose or commitment to achieve a desired goal or condition. Collectively, the goals and objectives provide a basis for officials to analyze and evaluate key decisions regarding open space resources and open space related resources (e.g., natural, historic, scenic and park and recreational resources) confronting the Borough. The Action Plan section defines the short-term and long-term steps needed to achieve these goals and objectives.

GOALS:

- Protect significant environmental, cultural, historic, and open space resources in the Borough of Perkasié for present and future generations.
- Integrate park, recreation, and natural and cultural resource planning with overall community planning.
- Provide parks and recreation facilities at an adequate level of service that ensures access to citizens throughout the community and in a manner that meets citizens' needs.

OBJECTIVES:

Vulnerable Resources

- Develop management programs to balance preservation of natural resources with development and recreation use.
- Preserve sites of local historic/cultural/environmental significance.
- Adopt ordinance regulations that further promote the preservation and protection of the open space and character of the community. Ordinance provisions should be regularly monitored as to their effectiveness in actually furthering community objectives.

- Promote public education of the landowners of Perkasio regarding their role and opportunities in the protection of significant environmental and historic resources and open space in the municipality.
- Promote the preservation of the community character throughout the Borough and create a sense of place in the community.

Greenway and Trail Linkages

- Coordinate the development of regional greenway and trail linkages with the County and surrounding municipalities.
- Continue the trail initiatives which are so successful in Perkasio through continued acquisition of missing trail segments and development of secondary trail links. Develop a comprehensive trail network throughout the municipality which links parks, open space, residential areas, commercial and employment areas, and schools. The trails should be developed to provide safe, convenient travel between those points of interest while providing for hiking, biking, and walking.

Analysis of Resources

- Continue the Borough's established open space preservation program by taking advantage of a variety of funding sources and creating partnerships with other municipalities, non-profit organizations, and private parties.
- Maximize the use of available funding from the Bucks County Municipal Open Space Program to further the Borough's open space goals.

Government Organization and Financing

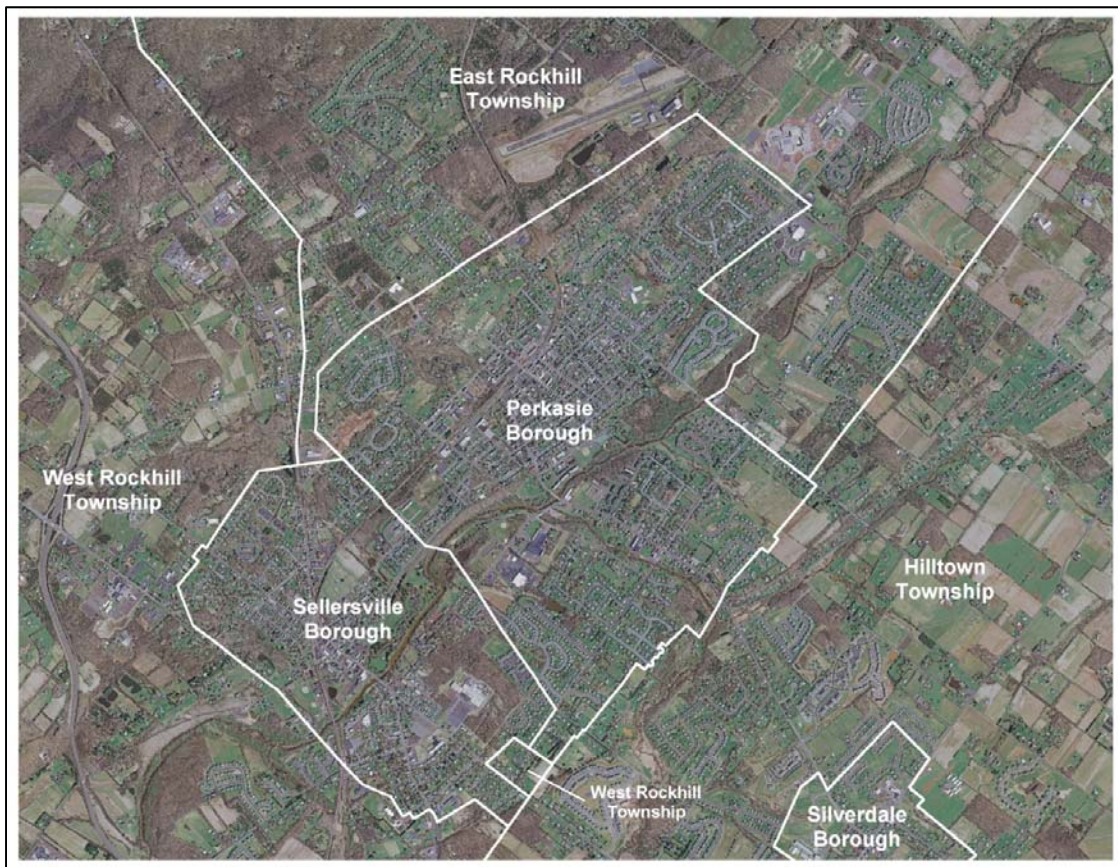
- Implement the goals, objectives, and recommendations of related planning efforts, including the *Borough of Perkasio Comprehensive Recreation, Park, and Open Space Plan* (and 1999 *Open Space Plan* addendum) and the *Comprehensive Plan of Perkasio Borough*.
- Work with other organizations in the development of facilities to maximize the use of public and quasi-public buildings or recreation space.

COMMUNITY BACKGROUND

REGIONAL CONTEXT

Located in the southwestern region of upper Bucks County, Perkasio Borough encompasses 2.4 square miles (approximately 1,500 acres). The Borough is adjacent to Sellersville Borough, East Rockhill Township, and Hilltown Township, and a small portion of West Rockhill Township.

Perkasie is part of the Pennridge Area Coordinating Committee Area, which consists of the eight municipalities of the Pennridge School District (Dublin, Perkasio, Sellersville, and Silverdale boroughs and Bedminster, East Rockhill, Hilltown, and West Rockhill townships). The Pennridge Area Coordinating Committee is an intermunicipal partnership among the eight municipalities, the Pennridge School District, the Pennridge Chamber of Commerce, and the Bucks County Community College. The group was formed in 1997 and since then has cooperated on various plans and studies for the region.



LAND USE CHARACTERISTICS

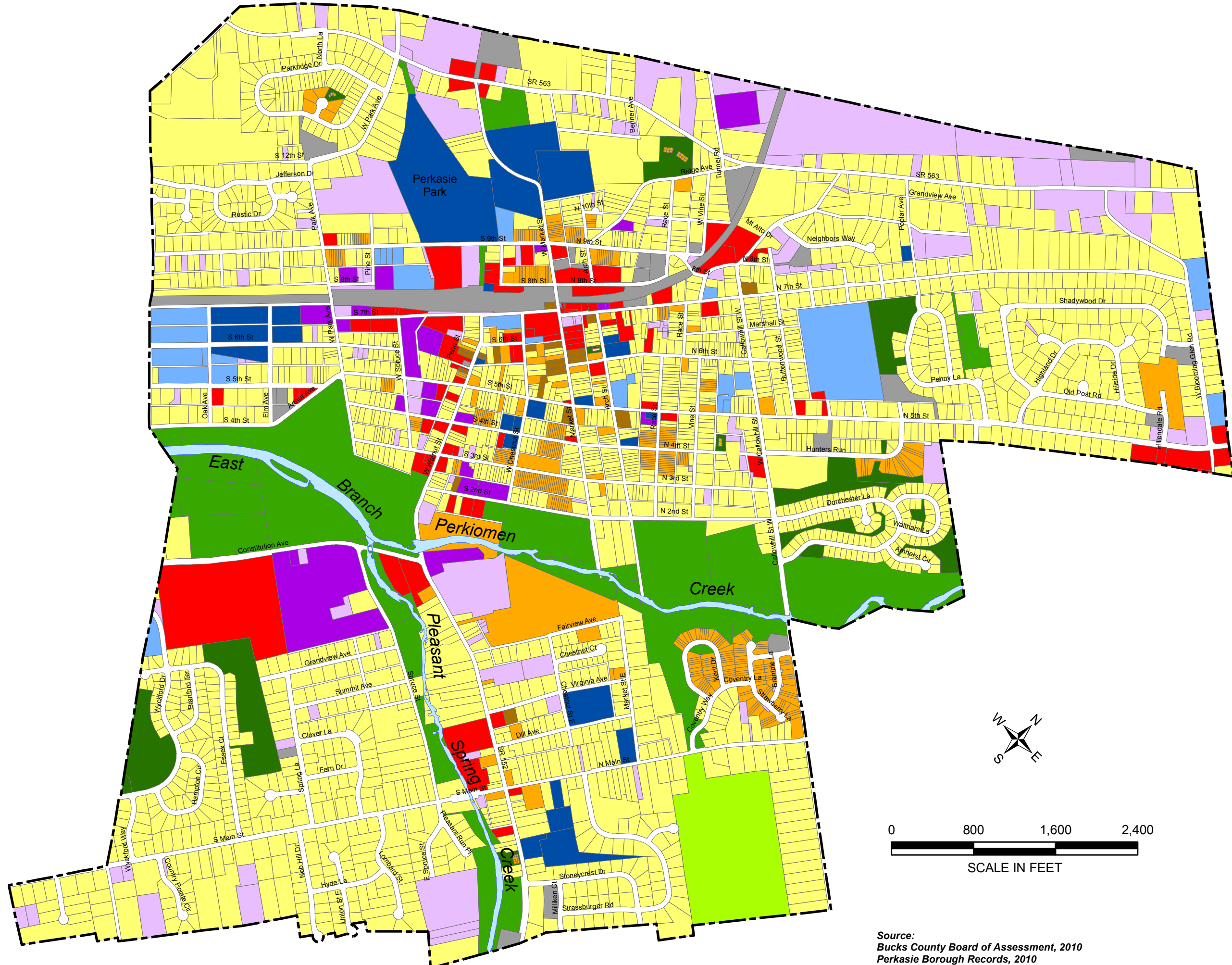
Since 1990, the Pennridge Area has experienced significant residential and nonresidential land use increases (5 percent in both categories). This increase within the planning area can be attributed to various factors including good transportation access, availability of public water and sewer service, and a strong commercial and industrial presence. A byproduct of development is the loss of agricultural and vacant lands which experienced a 12 percent decrease throughout the Pennridge Area since 1990. Park, recreation, and open space acreage increased by about 2 percent during this 19 year time period, which can be attributed to concerted efforts by municipal officials to add or expand their park and open space resources. The current recession has had a profound impact on economy and development as evidenced by the recent slowdown in land consumption. Only time will tell if development will resume to previous levels.

Figure 1 highlights the location and distribution of land uses in Perkasio Borough. Perkasio is a sizable borough comprising a total land area of 1,626 acres. As with most borough settings, the Single-Family Residential (771 acres or 47.4 percent of the total land area of the Borough) and the Transportation and Utility (237 acres or 14.5 percent) land use categories possess the greatest land area due to the extensive residential areas and road network.













Generally, the land uses in Perkasio Borough parallel other boroughs in the County with the exception of its extensive park and greenway system. Perkasio Borough officials have done an exemplary job creating and expanding the park and trail network over the years. As a result, Perkasio is fortunate to have a wealth of park, recreation, and open space lands. This planning effort has been extended into neighboring Sellersville Borough and East Rockhill Township, creating a significant regional park and trail system.

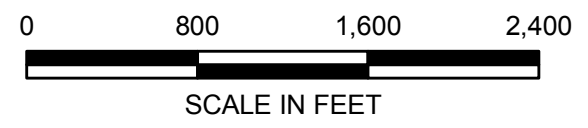
The Park, Recreation, and Protected Open Space land uses are divided into 'Public' and 'Private' based upon ownership. Collectively, Public and Private Park, Recreation, and Protected Open Space constitute 188 acres or 11.5 percent of the Borough's land area. The Borough's extensive parks (Lenape, Menlo, and Kulp Memorial) and greenways (Pleasant Spring Creek and East Branch Perkiomen Creek) network provides valuable environmental and recreational resources for area residents. Public Park, Recreation, and Protected Open Space accounts for 150.6 acres or 9.2 percent of the Borough's land area. Private Park, Recreation, and Protected Open Space comprise 37.1 acres or 2.2 percent and are associated with homeowner's association lands within residential subdivisions.

**FIGURE 1
PERKASIE BOROUGH
OPEN SPACE PLAN**



LAND USE

-  Single-Family Residential
-  Multifamily Residential
-  Commercial
-  Mixed Use (Commercial/Residential)
-  Public Government and Institutional
-  Private Institutional
-  Manufacturing
-  Public Parks, Recreation, and Protected Open Space
-  Private Parks, Recreation, and Protected Open Space
-  Transportation and Utilities
-  Agricultural
-  Vacant



Source:
Bucks County Board of Assessment, 2010
Perkasie Borough Records, 2010



Prepared by
Bucks County Planning Commission
Geographic Information Systems Section
2010

The Vacant land use category, which includes parcels without dwelling units or buildings containing nonresidential use, comprise 126 acres or 7.7 percent of the Borough's land area. Figure 1 identifies numerous parcels that are vacant, including some larger parcels that are greater than 2 acres. Many of these parcels may be suitable for future acquisition as open space.

Public Government and Institutional land use category, which include properties owned by government or quasi-public entities (Perkasie Borough, Perkasie Borough Authority, school district) total 36.9 acres or 2.2 percent of the Borough's land area. The two schools (Pennridge Middle and P.A. Guth Elementary schools) comprise a significant portion of this land area. The Private Institutional land use category, which includes churches, cemeteries, and fraternal organizations, contain 57.2 acres (or 3.5 percent). Collectively, the Public and Private land use categories total 94.2 acres (or 5.7 percent).

Rounding out the remaining land uses are: Multifamily Residential (70 acres or 4.3 percent); Commercial (69.2 acres or 4.2 percent); Manufacturing (34 acres or 2 percent); Agricultural (32 acres or 1.9 percent), and Mixed Use (Commercial/Residential) (4.8 acres or 0.2 percent). (See Appendix A for the definition of land use categories.) As shown in Figure 1, Multifamily Residential, Commercial, and Mixed Use land use categories are primarily concentrated in the downtown area with pockets scattered at various points around the Borough. Manufacturing uses are also located primarily downtown, with a couple of larger operations located near Constitution Avenue. The lone agricultural parcel (32 acres) is located south of Main Street along the boundary with Hilltown Township.

POPULATION AND HOUSING TRENDS

Perkasie Borough has experienced population growth nearly every decade over the past 70 years, with only 1980 showing a slight decline. Table 1 shows the Borough's historic population growth since 1930. Perkasie Borough experienced its greatest growth during the ten-year period between 1980 and 1990. According to the 1990 Census, the Borough added 2,637 residents for a total of 7,878 persons. This constituted a 50.3 percent increase over the 1980 population level. This large increase in population is related to a significant increase in housing development (over 1,000 dwelling units) that the Borough experienced during this time period. The 2000 Census figures show that the Borough's population growth slowed after 1990; however the population growth still exceeded the overall County rate of growth for this period.

Table 1. Population, Perkasio Borough, 1930–2000

Year	Total Population	Percent Change
1930	3,463	--
1940	4,121	19.0
1950	4,358	5.8
1960	4,650	6.7
1970	5,451	17.2
1980	5,241	-4.0
1990	7,878	50.3
2000	8,828	12.0

Source: U.S. Census (90:MP-1)

Perkasie's average household size remained the same (2.68 persons per household) between 1990 and 2000. During this time period the persons per family rose from 3.14 to 3.25 during the same period. This may indicate that Perkasio has continued to attract families with children. The trend throughout the county is for these numbers to decrease as family size becomes smaller and the number of single families living alone increases.

U.S. Census data is released every 10 years; the next Census release will be available shortly after 2010. However, the U.S. Census Bureau provides annual population estimates that can be used as indicators of population growth. The 2008 Census Bureau population estimate for Perkasio is 8,636, which is a decrease of 192 residents (or 2.2 percent) from the 2000 Census. From 2000 to 2008 all boroughs in the Pennridge Planning Area except Dublin lost population. This trend was also evident countywide where 14 of the 23 boroughs lost population. Table 2 shows population data for the Pennridge Planning Area from 1990 to 2008.

Table 2. Population, Pennridge Planning Area, 1990–2008

Municipality	1990	2000	2008 (Est.)	Percent Change 2000–2008
Bedminster Township	4,602	4,804	6,105	21.3
Dublin Borough	1,985	2,083	2,141	2.7
East Rockhill Township	3,753	5,199	5,692	8.7
Hilltown Township	10,582	12,102	13,447	10.0
Perkasie Borough	7,878	8,828	8,636	-2.2
Sellersville Borough	4,479	4,564	4,476	-1.9
Silverdale Borough	881	1,001	965	-3.7
West Rockhill Township	4,518	4,233	4,820	12.2
Total	38,678	42,814	46,282	8.1

Source: U.S. Census, 1990 and 2000, 2008 Population Estimates

Age and Gender Composition

According to the U.S. Census, the gender make-up of Perkasio residents remains consistent and nearly equal between 1990 and 2000. In 1990, there were 3,872 males (49.1 percent) and 4,006 females (50.9 percent). In 2000, the male and female populations increased to 4,385 (49.7 percent) and 4,443 (50.3 percent) respectively.

Census data indicate the age composition of Perkasio's population is very similar to that of Bucks County and the surrounding municipalities within the Pennridge Area. The median age within Perkasio increased from 31.6 to 34.9 during 1990 to 2000. Table 3 highlights the population by age group from 1990 to 2000, age group by percentage of population, and Table 4 ranks age group by percentage of population.

Table 3. Population by Age Group, 1990–2000

Age Group	1990		2000		Percent Change
	Population	% of Total	Population	% of Total	
Under 5	762	9.7	645	7.3	-2.4
5 to 9	682	8.7	751	8.5	-0.2
10 to 14	507	6.4	770	8.7	2.3
15 to 19	387	4.9	631	7.1	2.2
20 to 24	477	6.1	385	4.4	-1.7
25 to 34	1,749	22.2	1,252	14.2	-8.0
35 to 44	1,172	14.9	1,779	20.2	5.3
45 to 54	646	8.2	1,080	12.2	4.0
55 to 59	251	3.2	361	4.1	0.9
60 to 64	270	3.4	237	2.7	-0.7
65 to 74	579	7.3	460	5.2	-2.1
75 to 84	328	4.2	376	4.3	-0.1
85 and above	68	0.9	101	1.1	0.2
Total	7,878	100.0	8,828	100.0	

Source: U.S. Census, 1990 and 2000 Note: May not add up to 100 percent due to rounding.

Table 4. Rank by Percentage of Population, 2000

Age Group	Percentage
35 to 44	20.2
25 to 34	14.2
45 to 54	12.2
10 to 14	8.7
5 to 9	8.5
Under 5	7.3
15 to 19	7.1
65 to 74	5.2
20 to 24	4.4
75 to 84	4.3
55 to 59	4.1
60 to 64	2.7
85 ⁺	1.1

Based upon an examination of these tables, the following trends related to age characteristics of the Borough can be summarized between 1990 and 2000:

- Adults in the 35 to 44 age cohorts represent the largest percentage of the Borough's population (20.2).
- Adults 55 and over account for over 17 percent of the total population of the Borough. Percentage wise, growth in this age group over the last 10 years has slightly declined. However, the total number of adults age 55 and over went from 1,496 in 1990 to 1,535 in 2000, a 39 person increase.
- School age cohorts, 5 to 19 have grown slightly over the 10-year period and account for 23 percent of the Borough's population. In 1990 this cohort included 1,576 residents and in 2000 the cohort measured 2,152 residents. The needs of these younger residents will continue to be important. The Borough should continue to provide a variety of recreational facilities such as playgrounds, playfields for youth sports and activities and expand these facilities to satisfy potential increasing demands.
- During the 10-year period the Borough experienced an 8 percent reduction in persons age 25 to 34. This trend is often referred to as "brain drain," which occurs when young professionals or skilled workers leave an area for a more favorable geographic, economic, or professional environment.
- With the future aging of the 35 to 54 cohorts, a higher demand for senior services including housing, healthcare, and transportation may be generated. When planning for new park and recreation activities, the Borough should consider activities that tend to interest older residents such as golf, walking, and biking.

Housing Growth

Housing growth is an indicator of the life of a community. During the years between 1980 and 1990 the Pennridge Area, and Perkasio in particular, experienced a significant amount of housing growth. Perkasio Borough gained 1,005 new dwelling units between 1980 and 1990. This represented the greatest gain in new dwelling units in the Pennridge Area during this period.

In the next ten-year period, 1990 to 2000, the rate of housing growth slowed in the Pennridge Area. However, the 289 dwelling units gained in Perkasio ranked only behind Hilltown and East Rockhill Townships in the Pennridge Area during this period. Table 5 shows housing data for the Pennridge Planning Area from 1980 to 2000.

Table 5. Housing Unit Growth, Pennridge Planning Area, 1990–2000

Municipality	1980	1990	2000	Percent Change
				1990–2000
Bedminster Township	1,265	1,733	1,868	0.9
Dublin Borough	710	840	869	0.2
East Rockhill Township	1,073	1,359	1,883	3.6
Hilltown Township	3,099	3,659	4,370	4.9
Perkasie Borough	2,084	3,089	3,378	2.0
Sellersville Borough	1,153	1,703	1,827	0.9
Silverdale Borough	177	309	329	0.1
West Rockhill Township	1,328	1,684	1,701	0.1
Total	10,889	14,376	16,225	12.9

Source: U.S. Census, 1980, 1990 and 2000.

Population and Housing Projections

Population projections for every Bucks County municipality were made by the Delaware Valley Regional Planning Commission (DVRPC) in 2008, before the full impact of the current housing crisis and development slow-down were felt. At that time, this regional agency projected a 2035 population of 9,624 people. It is expected that this will be modified to take into account the record low levels of development in Bucks County during the past three years.

Using prevailing household sizes and the DVRPC projections, it can be estimated that an additional 297 housing units would be needed between 2000 and 2035. However, as mentioned above, this forecast may be somewhat inflated due to the current recession.

PROTECTED PARK AND OPEN SPACE RESOURCES

Perkasie Borough's park and open space resources include areas containing vacant, agricultural, and park and recreational land uses. These resources are important to area residents for their intrinsic social, environmental, recreational, educational, and aesthetic qualities. Approximately 21 percent of the total land area of the Borough is located within these land use categories; however, not all of these lands are protected from future development. Through proactive planning and acquisition by Borough officials, extensive areas of park and open space resources have been protected. In fact, since the adoption of the Borough's previous *Comprehensive Recreation, Park, and Open Space Plan* in 1995 (and *Open Space Plan* addendum in 1999), the Borough has preserved or assisted in preserving about 11.4 acres of open space.

In order to assist borough officials with the process of identifying potentially vulnerable lands that may be preserved in the future, an inventory of protected lands has been provided below.

PROTECTED LANDS

The following provides a brief description of all park and open space lands that are protected from future development. Protected lands comprise approximately 13 percent (or 213.9 acres) of the Borough. The location and extent of these lands are illustrated in Figure 2 and a detailed summary and description of these sites are located in Table 6.

Borough Park and Recreation Lands

Three separate public parks and a playground totaling 81.9 acres are owned and maintained by the Borough. Kulp Memorial Park, located on the northwestern side of the East Branch Perkiomen Creek at the corner of Market and South 2nd streets, encompasses about 11 acres and contains various active and passive recreational facilities. Lenape Park, located on the northwest and southeastern side of the East Branch Perkiomen Creek on the corner of Constitution Avenue and Walnut Street, is extensive, encompassing 67.9 acres and containing various active and passive recreational facilities, including a skate park.

Menlo Park is located at the top of the bluff along South 4th Street and West Park Avenue. Since Menlo Park is located on the same tax map parcel as Lenape Park, the actual acreage is unknown, but the total acreage for both parks is accounted for in the

Lenape Park entry in Table 6. Menlo Park also contains various active and passive recreational facilities, including the Perkasio Carousel and the Menlo Aquatic Center.

The East Spruce Street Playground is located along Spruce Street/Pleasant Spring Creek and contains children's playground equipment on a 3-acre lot.

To promote the cooperative use of its park facilities, the Borough makes available to local user groups (e.g., residents and family groups, local nonprofit agencies, adjoining municipalities, and the local school district) recreational fields and equipment, subject to a permitting process and fees. Some of the groups that use park facilities for programs or events include the Pennridge Little League, Samuel Pierce County Library, the Deep Run Soccer Association, the Perkasio Volunteer Fire Company, Community Day, Inc., and the Pennridge School District.

Borough Greenway Lands

Within Perkasio Borough, the two stream corridors have been designated greenways – East Branch Perkiomen Creek and Pleasant Spring Creek. The Borough's parks (Kulp Memorial, Menlo, and Lenape) and the East Spruce Street Playground are located along these greenways. As shown in Figure 2 and Table 6, these areas are identified as 'Borough Park and Recreation Lands' and the remaining greenway areas are identified as 'Borough Greenways.' The designated greenway areas located outside the Borough's Park and Recreation Lands are generally undeveloped, wooded areas along the natural stream corridors. Portions of these greenways contain trails that are part of the Borough's trail network. The Borough Greenways contain 76.7 acres.

Other Borough-Owned Lands

In addition to the Borough park and recreational lands and greenways noted above, the Borough also owns 14 other properties at various locations. The purposes and functions of these properties vary from borough administration offices, stormwater management, parking, utility, and vacant/undeveloped. At this time, none of these properties are intended for park and recreational use, but that may change in the future. A total of 17.9 acres of land falls into this category.

Homeowners Association Lands

Perkasio has various residential developments that have established common open space under the control of homeowners associations. The 17 open space properties (that were not dedicated to the Borough) under the control of private homeowners associations total 37.5 acres. These properties are generally unimproved lands containing woodlands, detention basins, and/or mowed lawn areas. The Borough has accepted dedication of open space for several residential developments such as

Table 6. Inventory of Protected Park and Open Space Lands

Site Name/Location	Tax Map Number(s)	Description of Use(s)	Degree of Public Access	Description of Recreation Facilities	Acreage
Borough Park and Recreation Lands					
East Spruce Street Playground	33-10-18-2	Active recreation	Open to the public (during park hours)	(1)	3.0
Kulp Memorial Park	33-10-149 and -150	Active and passive recreation	Open to the public (during park hours)	(2)	11.0
Lenape Park	33-4-92, -93, -94, -95, -142; -5-92-1; and -10-1	Active and passive recreation	Open to the public (during park hours)	(3)	67.9
Menlo Park	Portion of 33-4-92	Active and passive recreation	Open to the public (during park hours)	(4)	N/A
TOTAL =					81.9
Borough Greenway Lands					
Pleasant Springs Creek Greenway	33-9-56; -10-24; and -14-1, -14-10	Natural resource protection/passive recreation	Open to the public	Trails, benches	15.2
East Branch Perkiomen Creek Greenway	33-10-144-1, -155, -156, -157-1, -254, -11-17, -18 and -11-28	Natural resource protection/passive recreation	Open to the public	Trails, benches	61.5
TOTAL =					76.7
Other Borough Open Space Lands					
West Park Avenue	33-1-134	Detention basin	Closed to the public	N/A	1.3
South Ridge Road	33-2-7-2	Parking lot (leased to Revivals)	Open to the public (during businss hours)	N/A	3.2
Ridge Road	33-2-18	Vacant/wooded	Closed to the public	N/A	0.4
Ridge Road	33-2-23-4	Vacant/wooded	Closed to the public	N/A	0.5
Market Street	33-2-50	Vacant/wooded	Closed to the public	N/A	0.1
Market Street	33-2-53	Vacant (dump)	Closed to the public	N/A	3.4
Arthur Avenue	33-4-90	Parking lot	Closed to the public	N/A	0.5
Ninth Street	33-5-18, -19, -20, and -21	Police department	Open to the public (during businss hours)	N/A	1.1
Ninth Street	33-5-26	Vacant	Closed to the public	N/A	0.5
311 S. 9th Street	33-5-37	Public works yard/cell tower	Closed to the public	N/A	1.8
512 W. Walnut Street	33-5-108	Parking lot	Closed to the public	N/A	0.8
Seventh Street	33-5-145	Borough hall	Open to public (during business hours)	N/A	1.0
W. Chestnut Street & S. Sixth Street	33-5-275	Parking lot	Closed to the public	N/A	0.3
Vine Street	33-6-7	Electric substation	Closed to the public	N/A	0.3
Ninth Street	33-6-8	Vacant	Closed to the public	N/A	0.1
Shadywood Drive	33-6-290	Vacant/wooded	Closed to the public	N/A	2.5
TOTAL =					17.9
Homeowners Association Lands					
Axelrod Residential Common Area	33-1-131	Open space	Open to residents only	N/A	0.4
Residential Common Area	33-3-7-1	Open space	Open to residents only	N/A	3.7
Residential Common Area	33-5-479	Open space	Open to residents only	N/A	0.2
Residential Common Area	33-6-112	Open space	Open to residents only	N/A	0.4
Highland Woods Community Assn.	33-6-191	Open space	Open to residents only	N/A	5.2
Meadowood Estates Community Assn.	33-9-41-39	Open space	Open to residents only	N/A	8.8
Wyckford Mews Condo Assn.	33-9-43	Open space	Open to residents only	N/A	6.9
Wyckford Mews Condo Assn.	33-9-43-1	Open space	Open to residents only	N/A	0.5
Coventry Homeowners Assn.	33-10-238	Open space	Open to residents only	N/A	0.4
Dorchester Homeowners Assn.	33-11-25	Open space	Open to residents only	N/A	4.4
Dorchester Homeowners Assn.	33-11-26	Open space	Open to residents only	N/A	1.8
Dorchester Homeowners Assn.	33-11-27	Open space	Open to residents only	N/A	1.7
Somerset Residents Assn.	33-11-36	Open space	Open to residents only	N/A	0.2
Hunter's Run Homeowners Assn.	33-11-56	Open space	Open to residents only	N/A	1.3
Dorchester Homeowners Assn.	33-11-177	Open space	Open to residents only	N/A	0.5
Dorchester Homeowners Assn.	33-11-178	Open space	Open to residents only	N/A	0.5
Residential Common Area	33-14-9	Open space	Open to residents only	N/A	0.8
TOTAL =					37.5
GRAND TOTAL =					213.9

(1) **East Spruce Street Playground:** 1-tot lot playground, 2-park benches, 1-picnic table.

(2) **Kulp Memorial Park:** 5-tennis courts, 1-baseball field with wooden bleachers, 3-official length blacktop basketball courts, 1-children's playground, 1-baby swimming pool, 7-park benches, 3-picnic tables 1-mini-pavilion, 1-snack bar/storage building.

(3) **Lenape Park:** 3-pavilions, 1-skate park, 1-wooden stage, 6-picnic tables, 15-park benches, 2-little league baseball fields, 2-softball/baseball fields, 1-playground.

(4) **Menlo Park:** The Perkasio Carousel, The Menlo Aquatic Center Bath House and Snack Bar Building, 1-competition pool, 1-leisure pool, 1-baby pool, 2-pavilions, 13-picnic tables, 2-stationary charcoal grills 3-park benches, 1-children's playground.

**FIGURE 2
PERKASIE BOROUGH
OPEN SPACE PLAN**



**INVENTORY OF
PROTECTED LANDS**

● ● ● Floodplain Greenways

Protected Open Space

■ Borough Park and Recreation

■ Borough Greenway

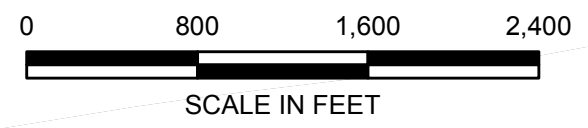
■ Other Borough Open Space

■ Homeowners Association

Other Lands

■ School Facilities

■ Utility-Owned Lands



Source:
Bucks County Board of Assessment, 2010
Perkasie Borough Records, 2010



Prepared by
Bucks County Planning Commission
Geographic Information Systems Section
2010

Coventry and Walker Acres. These parcels are included in the Borough Greenways category since they are adjacent to the East Branch Perkiomen Creek.

OTHER LANDS

The Other Lands category shown in Figure 2 represents lands that are not protected by any legal means such as an easement, but are unlikely to be developed in the future due to the nature of the existing use or its ownership. These include school facilities and utility-owned lands as described below.

School Facilities

There are two public school facilities in Perkasio — Pennridge South Middle School and Dr. Patricia A. Guth Elementary School. Pennridge South Middle School is situated northwest of 5th Street and is located within Perkasio and Sellersville boroughs. This school facility totals 9.3 acres and contains a football stadium and soccer field.

Dr. Patricia A. Guth Elementary School is located southeast of 7th Street on a 14.7-acre site. The school facility contains playground equipment, several multi-purpose blacktop (basketball) courts, and a multipurpose playfield. The total land area for school facilities is about 24 acres.

The Pennridge School District allows for the cooperative use of recreational facilities after hours. Sharing of facilities between the Borough and the school district has been successfully employed over the years and has helped to augment the community's park and recreational resources. These school sites can provide valuable indoor and outdoor space for large gatherings—from community youth groups to private residents.

Utility-Owned Lands

The largest utility owner in terms of land area in Perkasio Borough is Southeastern Pennsylvania Transportation Authority (SEPTA). The Bethlehem Branch of SEPTA's regional rail system (Quakertown rail line) is an inactive passenger rail line that currently only provides freight service through Perkasio to Quakertown. Bucks and Montgomery counties are currently studying the feasibility of the restoration of passenger rail service along this rail line in the future. The total land area of SEPTA land is about 17 acres. Bell Atlantic owns a single property consisting of 0.4 acres and RR North Penn Company owns a 1.7-acre parcel. In total, there are about 19 acres of utility-owned land in the Borough.

SUMMARY OF PROTECTED PARK AND OPEN SPACE RESOURCES

Perkasie Borough has been committed to preserving land for open space, recreation, and natural resource protection purposes. Approximately 13 percent (213.9 acres) of the land area of the Borough has been protected from development in some form or another. However, there are still significant open space parcels that are not protected from future development. In the section entitled Analysis of Resources, open space parcels deemed appropriate for acquisition and protection will be examined.

INVENTORY OF VULNERABLE RESOURCES

NATURAL RESOURCES

Land, water, and air are fundamental environmental resources worthy of protection and essential to the health of the people of Perkasio Borough and the welfare of future generations.

The purpose of the resource inventory is to identify, map, and evaluate all significant natural resources within the Borough. This will assist the Borough in identifying the most suitable lands for protection in terms of ecological significance. The following is a description of the natural resources found in the Borough.

Floodplains and Floodplain Soils

Floodplains are flat or low-lying areas adjacent to surface waters where flooding has occurred in the past and will likely occur in the future. During periods of heavy rains and high stream flow, floodplains provide temporary storage for floodwaters, reducing flooding threats to adjacent areas and providing a slower, more consistent flow of water. Floodplain soils, for the purposes of this plan, are soils with a flood frequency greater than none as listed in the Official Soil Survey provided by the U.S. Department of Agriculture, Natural Resource Conservation Service. The natural vegetation supported by moist floodplains helps trap sediment from upland surface runoff, stabilizes stream banks for erosion control, and provides shelter for wildlife and proper stream conditions for aquatic life. In Perkasio floodplains and floodplain soils occur along the East Branch Perkiomen Creek and Pleasant Spring Creek. See Figure 3, Hydrological Resources.

The Pennsylvania Floodplain Management Act (Act 166 of 1978) requires municipalities with flood prone areas to participate in the National Flood Insurance Program (NFIP) by adopting ordinances that meet NFIP standards for regulating development in the floodplain. The Perkasio Borough Floodplain Management Ordinance prohibits any development, use, or activity which would cause any increase in the floodplain. Residential or nonresidential buildings may be constructed within the 100-year floodplain¹ so long as they have the lowest floor elevated 1½ feet above the 100-year

¹ The 100-year flood is one which has a one percent chance of occurring in any single year, but a 100-year flood can and does occur much more frequently than every 100 years.

flood elevation. The floodplain ordinance also prohibits new construction or development within the area measured 50 feet landward from the top-of-bank of any watercourse.

The zoning ordinance also regulates natural retention areas which are defined by the ordinance as areas of ¼ acre or more of poorly drained soils which lie along stream channels or swales or are adjacent to floodplain soils and which are subject to periodic flooding. These areas must remain as 100 percent permanent open space.

Wetlands

Wetlands are undrained, saturated soils that support wetland vegetation where the water table is at or near the surface or where shallow water covers the area due to permanent or seasonal inundation of surface or groundwater. Wetlands play a key role in maintaining and improving water quality by filtering out chemical and organic wastes. Wetlands store water during storms and floods, thereby reducing hazards to life and property. Wetlands provide groundwater recharge and habitat for many threatened or endangered plants and animals.

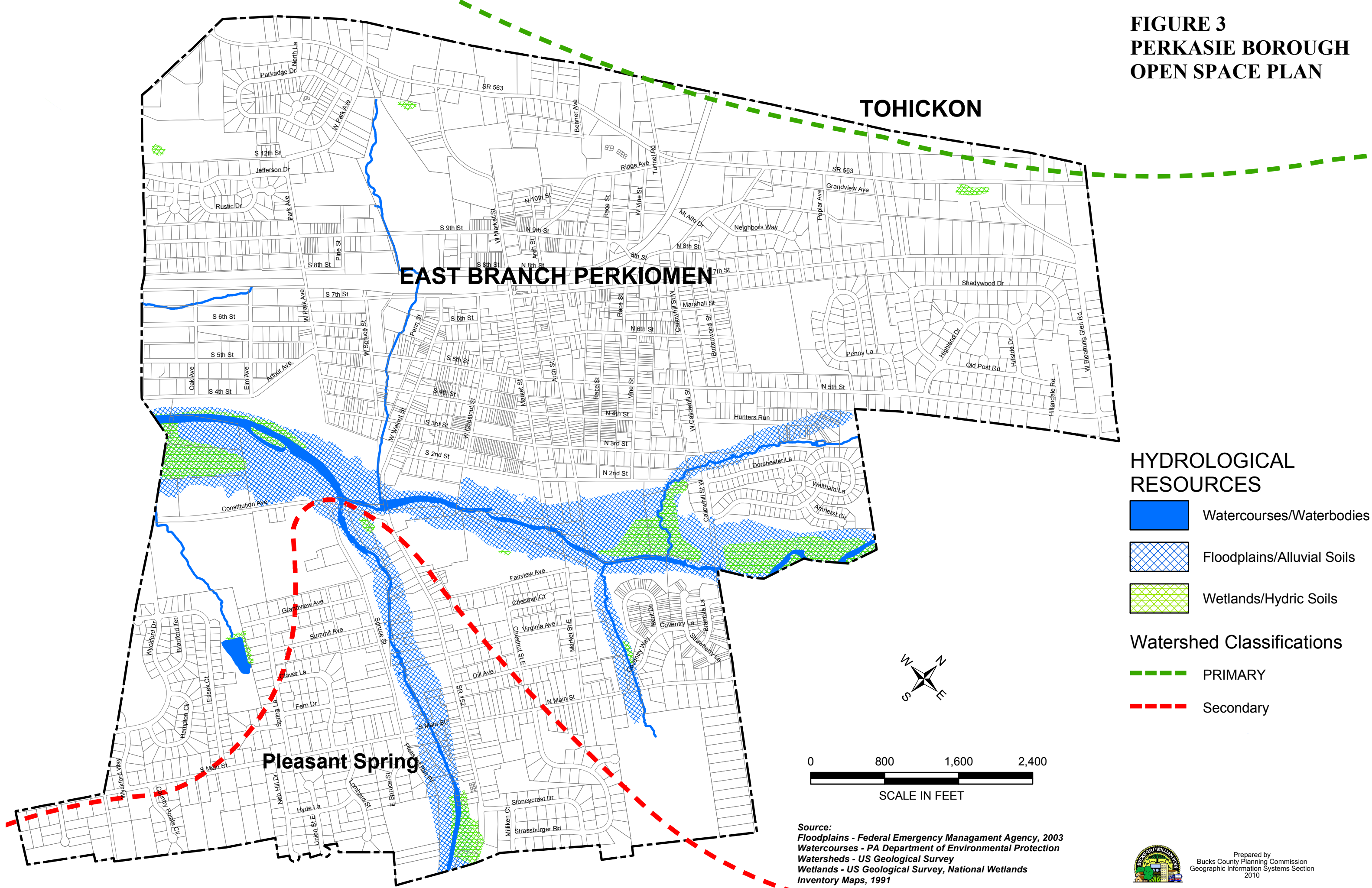
Changing the topography near the wetland affects the direction of stormwater runoff and can lead to either increased or decreased amounts of water reaching the wetland, which affects the hydrologic functions of a wetland, threatening its existence. Wetland and hydric soils² areas are shown in Figure 3.

Wetlands are regulated by the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection under the aegis of the Federal Clean Water Act and various state laws. The Corps requires a permit to disturb wetlands greater than one acre in size. State and/or federal agencies that permit wetlands disturbance may require that the loss of wetlands be mitigated by the creation of wetland areas elsewhere. The Pennsylvania Department of Environmental Protection also regulates wetlands under Chapter 105 Rules and Regulations administered by the Bureau of Dams and Waterways Management.


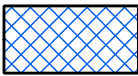
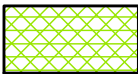
The Perkasio Borough Zoning Ordinance requires that all wetlands be left as permanent open space and that no development, grading, filling, piping, diverting or disturbance of any kind shall be permitted in wetlands, except that bridges, roads, and utilities may cross wetlands where design approval is obtained from the Pennsylvania Department

² A hydric soil is a soil that is formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part. The presence of a hydric soil is an indicator of wetlands.



**FIGURE 3
PERKASIE BOROUGH
OPEN SPACE PLAN**

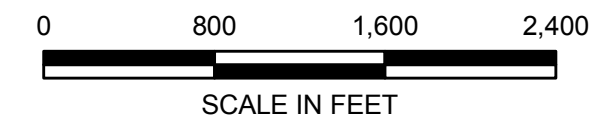


HYDROLOGICAL RESOURCES

-  Watercourses/Waterbodies
-  Floodplains/Alluvial Soils
-  Wetlands/Hydric Soils

Watershed Classifications

-  PRIMARY
-  Secondary



Source:
 Floodplains - Federal Emergency Management Agency, 2003
 Watercourses - PA Department of Environmental Protection
 Watersheds - US Geological Survey
 Wetlands - US Geological Survey, National Wetlands
 Inventory Maps, 1991

of Conservation and Natural Resources and the United States Army Corps of Engineers. The zoning ordinance also provides for a 100-foot buffer around the limits of wetland vegetation or the limits of wetlands soils in order to minimize hydrologic modifications and potential for pollution. Within the buffer area, an 80 percent natural cover must be maintained as permanent open space.

Lakes and Ponds

Lakes and ponds function in a similar manner to wetlands. Whether natural or manmade, ponds moderate stream flows during storms and flood events and play an important role in oxygen and nitrogen cycles. These water bodies provide habitat for aquatic life as well as water sources for wildlife. These landscape features are scenic and recreational amenities. The one pond in the Borough is located between Essex Court and Spring Lane on property owned by the Meadowood Estates Community Association.

The Perkasio Borough Zoning Ordinance requires that lakes and ponds be left as permanent open space and that no development, filling, piping or diverting shall be permitted.

Watercourses and Streams

There are two stream corridors in Perkasio. The principal stream corridor is the East Branch Perkiomen Creek which traverses the central southern portion of the Borough from east to west. There are also several tributaries which flow into the East Branch Perkiomen Creek. The other stream corridor is the final segment of Pleasant Spring Creek and is also located in the southern part of the Borough and flows into the East Branch Perkiomen Creek.

Watercourses and streams are important natural features, playing a role in stormwater management, erosion control and water quality. Riparian woodlands play a major role in maintaining the vitality of watercourses. They provide shade and organic matter to support aquatic organisms that are the base of the food web in many habitats. They help to stabilize stream banks, moderate flooding, and filter out pollutants from runoff. Such woodlands can also be an important component of the habitat of local animal populations. Riparian woodlands are found along the East Branch Perkiomen Creek, especially where the corridor traverses Lenape Park, and to a lesser extent along its tributaries. The Pleasant Spring Creek corridor has significant riparian woodlands along its extent in the Borough.

The Perkasio Borough Zoning Ordinance requires that watercourses and streams be left as permanent open space and that no development, filling, piping or diverting shall be

permitted. Furthermore, the Borough Stormwater Management Ordinance requires that the area up to 50 feet from top of streambank on either side of a stream shall be planted with buffer plantings.

Perkasie's greenways contain inherent natural resources (e.g., stream corridors, floodplains, steep slopes, and woodlands). While natural resources are protected under the current zoning ordinances, additional measures, such as riparian buffer requirements may be worth exploring to afford additional protection.

Steep Slopes

Topography can have a profound influence on development capacity, stormwater runoff, and site erodibility. Steep slopes are found along the ridge paralleling North Ridge Road in the northern part of the Borough, in the area of Menlo Park, and along some of the banks of the East Branch Perkiomen Creek and Pleasant Spring Creek. Steep slopes greater than 15 percent are shown in Figure 4, Land Resources.

Development on steep slopes accelerates erosion by removing or disturbing the established groundcover and topsoil. Removal of the vegetation destroys the groundcover that absorbs rainwater, anchors soil, and buffers or dissipates the impact of rainfall on topsoil. Erosion produces sediment that pollutes surface water. Over time, accumulated sediments narrow stream channels and fill ponds. This process restricts the capacity of waterways to handle flood flows and increases the incidence and severity of flooding.

The Perkasie Borough Zoning Ordinance restricts regrading or development in steep slope areas depending on the severity of the slope as shown in Table 7 below:

Table 7. Steep Slope Regulations

Slope	Allowable Disturbance
8 to 15 percent	No more than 40 percent
15 to 25 percent	No more than 30 percent
25 percent or greater	No more than 15 percent



Groundwater

A great majority of the Borough is served by public water, with the Perkasie Borough Authority (PBA) being the servicing authority. PBA water supplies are obtained entirely from groundwater sources. The authority operates two wells in Perkasie, five wells in East Rockhill Township, and a reservoir along Ridge Road in Perkasie. The wellhead sites in Perkasie and East Rockhill are protected by wellhead protection zones.



**FIGURE 4
PERKASIE BOROUGH
OPEN SPACE PLAN**

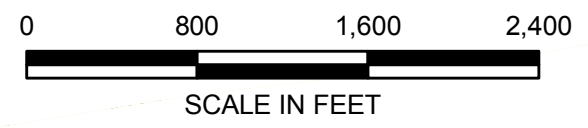


LAND RESOURCES

-  Woodlands
-  Steep Slopes (15% and Greater)

Geology

-  Lockatong Formation
-  Brunswick Formation



Source:
Steep Slopes - DVRPC Topographic Contours, 2005
Wooded Area - DVRPC Land Use Data, 2005
Geology - PA State Geological Map, 1980



Prepared by
Bucks County Planning Commission
Geographic Information Systems Section
2010

Geology affects future planning and land use decisions through impacts on water supply, topography, and soil characteristics. Groundwater supplies largely depend upon geology, surface characteristics, water use and seasonal precipitation. The capacity of these aquifers to transmit and store water is directly related to the specific physical and chemical properties of the underlain geologic formation. Geologic formations in the Borough are shown on Figure 4, Land Resources. The descriptions and water bearing characteristics of each are described below:

Brunswick Formation

The Brunswick Formation is composed of reddish-brown shale, siltstone, and mudstone, containing a few green and brown shale interbeds; red and dark-gray, interbedded argillites near base. This formation is highly fractured allowing a large volume of water storage and therefore relatively high-yielding wells. The Brunswick Formation underlies a majority of the Borough's land area.

Locketong Formation

The Locketong Formation is dark-gray to black, thick-bedded argillite containing a few zones of thin-bedded black shale. It may also have thin layers of impure limestone and calcareous shale. This formation has no primary porosity or permeability. Groundwater flows through tight, poorly connected fractures and fissures which results in relatively low yielding wells. This formation is found in bands that extend across the Borough.

Woodlands

Woodlands are areas, groves or stands of mature or largely mature trees. Woodlands provide shelter for wildlife, play an important role in the oxygen, carbon, and nitrogen cycles, and reduce erosion and sedimentation in the area's streams. The vegetative cover softens the impact of falling rain, facilitates groundwater recharge, and reduces the volume and rate of runoff. Woodlands also play a role in filtering air pollutants and in moderating the impacts of greenhouse gasses. Woodlands moderate environmental conditions, support wildlife, and provide recreational opportunities. Trees also provide an important scenic element in the landscape.

Woodland areas are limited within the Borough. These areas are primarily found along the stream corridors and in areas of steep slopes. Woodlands in the Borough are shown in Figure 4.

The Perkasio Borough Zoning Ordinance requires that during development at least 50 percent of woodland areas remain in open space and retain the original natural cover.

HISTORIC RESOURCES

Historic resources are essential in understanding an area's past settlement patterns and heritage. When protected and preserved, they can also make a significant contribution to the character of a community.

In 1992, the Bucks County Conservancy (now Heritage Conservancy) conducted a historic resource survey throughout the county. The following sites in the Borough were listed on the Bucks County Historic Register:

- The Hendricks Building on 7th and Market Streets
- Benfield Mill
- The Perkasio Railroad Station
- The Milliken House at 659 East Walnut Street

National Register of Historic Places

The National Historic Register is the official list of the nation's cultural resources, providing recognition that buildings or districts have historic, architectural, or archeological significance. The National Register does not place restrictions on the actions of private property owners, but has the effect of alerting landowners to its historic significance. Listing on the National Register does not in any way limit what a private property owner may do to a property.

Perkasie has one site listed on the National Register of Historic Places—the South Perkasio Covered Bridge. Built in 1832, the South Perkasio Covered Bridge once spanned Pleasant Spring Creek. Since 1958 the bridge has been located in Lenape Park and maintained by the Perkasio Historical Society.

The Perkasio Carousel

Although not listed on the Bucks County Historic Register or the National Register of Historic Places, the Perkasio Carousel is an important historical landmark in the Borough. Located in Menlo Park, the carousel was purchased in 1951 as a replacement for a carousel built in 1891. The carousel is housed in a building built in 1895. The carousel is operated and maintained by the Perkasio Historical Society.

INVENTORY OF VULNERABLE RESOURCES SUMMARY

Collectively, Perkasio's natural and historic resources shape its unique character and identity. Many of these resource areas are sensitive and are susceptible to degradation from insensitive adjacent growth and development. While it is unrealistic for the Borough to preserve and protect all of the vulnerable resources identified above, those that are the most important to the Borough can be targeted.

GREENWAY AND TRAIL LINKAGES

A comprehensive greenway network is often an assemblage of open space areas providing regional “green” infrastructure for surrounding communities. A greenway is a linear open space area established along either a natural corridor, such as a riverfront, stream valley, or ridgeline; or along an abandoned railroad right-of-way, a canal, scenic road, or other route. In addition to preserving natural resources, greenways may also provide safe, non-motorized transportation routes to schools, commercial centers, residential developments and park/recreational areas. Segments of a proposed greenway network can be designed to incorporate a multimodal trail system that accommodates different users such as bicyclists, hikers, and joggers. Linking together open space areas can create a unified greenway corridor that preserves natural resources and provides strategic trails connecting points of interest within the community and throughout the region.

As an active member in the Pennridge Area Coordinating Committee (PACC), Perkasio Borough is among the eight municipalities that developed the *Pennridge Area Greenway Plan* (2000). The plan evaluates the feasibility of developing a linear park throughout the Pennridge Area. Recommended greenway routes within the plan incorporate streams, existing trails, floodplains, on-road bike routes, and off-road linkages. Perkasio’s identified greenway routes are consistent with those identified in the *Pennridge Area Greenway Plan*.

Perkasio’s greenways are located along the floodplains of existing creeks and are intended to function as open space corridors that protect the inherent natural resources along these watercourses and provide access for trails as shown in Figure 5. Borough officials have been actively assembling the greenway and trail network through the acquisition of property and easements along designated routes as described below.

East Branch Perkiomen Greenway extends from Bedminster Township, where Deep Run branches from the Tohickon Creek to along the East Branch of the Perkiomen Creek, to townships in Montgomery County. Points of interest along the greenway corridor within Perkasio include: Kulp Memorial, Lenape, and Menlo parks. A significant portion of the Borough’s existing trail network is located within the East Branch Perkiomen Greenway, providing connections to the trail networks in Sellersville to the southwest and East Rockhill Township to the northeast. This multiuser trail is

comprised of asphalt and varies in width between 6 and 8 feet, accommodating bicycles, pedestrians, and joggers.

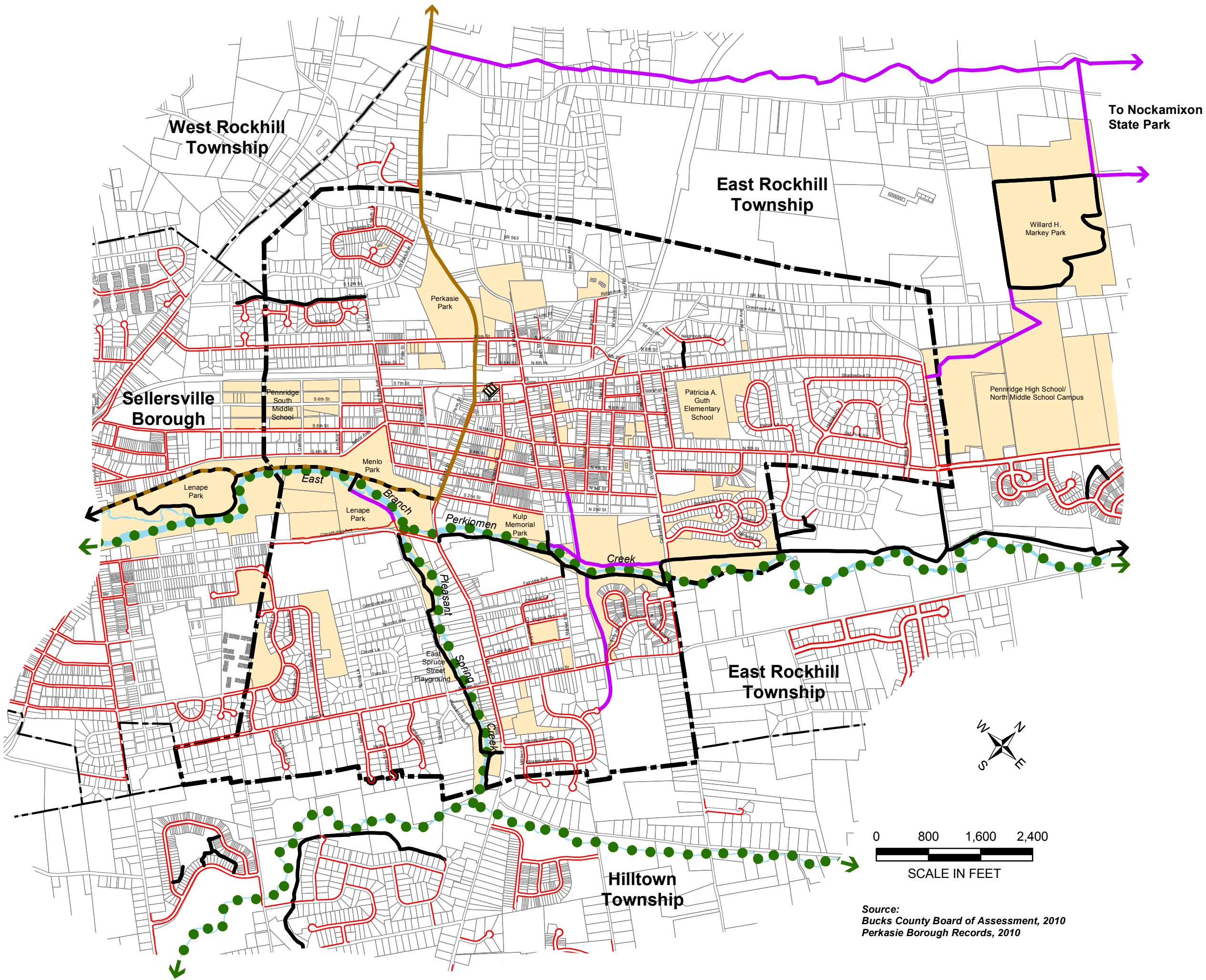
Pleasant Spring Creek Greenway extends from the East Branch of the Perkiomen Creek southeast to the Perkasio Borough/Hilltown Township border. The East Spruce Street Playground is located within this greenway. Over the years, Borough officials have worked diligently to obtain access easements through several private properties and developing this trail network. As a result, a continuous trail spans the length of the greenway, from Lenape Park southeast to the East Spruce Street Playground and continuing on to the border of Hilltown Township. This multiuser trail is generally 6 to 8 feet wide and can accommodate bicycle, pedestrians, and joggers. The opportunity exists for Hilltown to tie into Perkasio's trail network along the trail's terminus near the municipal border along East Walnut Street.

Perkasio's greenways contain inherent natural resources (e.g., stream corridors, floodplains, steep slopes, and woodlands). Natural resources are protected under the current zoning ordinances; however, additional measures, such as riparian buffer requirements may be worth exploring to afford additional protection.

The **Liberty Bell Trail (LBT)** is envisioned as a contemporary interpretation of the historic Liberty Bell trolley route which ran between Bethlehem and Philadelphia. Previously, the Regional Improvement Consortium, a collection of nonprofit businesses in the North Penn/Lansdale Area, secured federal funding to complete a feasibility study on this potential greenway. The project includes a recreational trail system along the trolley path, linking Bucks and Montgomery County communities to Norristown. The completed study recommends that each municipality within the study area implement their own segment of the designated greenway route.

The proposed alignment of the LBT corresponds to the existing trail within Lenape Park (within Sellersville and Perkasio boroughs) and continues northeast to Walnut Street. At this juncture, the existing sidewalks along Walnut Street can be utilized for this portion of the trail segment northwest up to its terminus at South 7th street. The trail is proposed to pass under the SEPTA rail line utilizing the existing tunnel under the tracks. Any trail on SEPTA lands would require their authorization and approval. Once on the northwestern side of the SEPTA tracks, the proposed trail continues northwest to West Park Avenue and then into East Rockhill Township. Presently, sidewalks and/or trails do not exist along the proposed LBT segment between South 7th Street and the border with East Rockhill Township.

**FIGURE 5
PERKASIE BOROUGH
OPEN SPACE PLAN**



GREENWAY AND TRAIL LINKAGES

- Floodplain Greenways
- Existing Sidewalks
- Existing Trails
- Proposed Trails
- Proposed Liberty Bell Trail Route
- Existing Trail/Proposed Liberty Bell Trail Route
- Points of Interest
- Borough Hall

Source:
Bucks County Board of Assessment, 2010
Perkasie Borough Records, 2010



Prepared by
Bucks County Planning Commission
Geographic Information Systems Section
2010

The proposed LBT route is located entirely on Borough-owned lands and rights-of-ways with the exception of the trail segments through SEPTA lands (as mentioned above) and Perkasio Park, which is a large private institutional use containing primarily summer cottages located on the northwestern side of South 9th Street. In years past, the owners of Perkasio Park had been contacted by Borough officials to determine if access could be provided through the site for a trail. At that time, the proximity of the trail to several of the cottages along the proposed trail route was thought to be an issue.

In order to complete the LBT route through Perkasio, Borough officials may wish to re-evaluate the feasibility of implementing this trail route while reducing potential impacts to the adjacent cottages. For instance, the provision of appropriate screen trees and/or grading with landscaped berms can be employed. Another option is to evaluate an alternative route, on a separate portion of the Perkasio Park site and/or on other strategically located parcel(s).

Once constructed, the LBT will not only provide valuable localized trail access between the northwestern portion of the Borough and its centrally located park system to the southeast but also access to the regional trail network.

The **Regional Connector Trail to Markey Park** is intended to provide a trail connection between Perkasio Borough and Willard Markey Park in East Rockhill Township. From Markey Park, East Rockhill proposes a trail along Three Mile Run Greenway that would ultimately connect to the existing trail system in Nockamixon State Park. (See Figure 5.)

During the redevelopment of the Pennridge High School/Middle School Campus, East Rockhill Township officials negotiated the provision of a trail easement on the School District's property. Perkasio Borough Council granted final approval for the Pennridge School Campus conditioned upon a note being provided on the plan stating that prior to the issuance of an occupancy permit for any part of the project, a municipal easement for a bike/hike path through the site be provided, with the location mutually determined by the school district, East Rockhill Township and Perkasio Borough. Additionally, the easement shall not terminate within Perkasio Borough on West Blooming Glen Drive near North 7th Street. Perkasio Borough and East Rockhill Township officials should work together with the school district for the implementation of this significant regional trail connector.

Sidewalks are used to provide safe and convenient pedestrian access throughout Perkasio Borough. Sidewalks augment the Borough's trail network by enhancing access from various points within the Borough to the multiuser trails with the Borough's parks and greenways. The subdivision and land development ordinance requires the

construction of sidewalks along all new residential streets where curbing is required. Sidewalks have been constructed throughout the Borough as shown in Figure 5.

Numerous sidewalks provide connections between Sellersville and Perkasio boroughs. The sidewalks along North 5th Street are the only sidewalks connecting Perkasio and East Rockhill Township to the northeast. Additionally, the sidewalk on the CVS Pharmacy site located on the corner of North 5th Street and West Blooming Glen Road, provides a connection to East Rockhill's trail located along Blooming Glen Road. To the southeast, there are no sidewalk connections between Perkasio and Hilltown Township with the exception of the sidewalks along the interior roads of the Stonycrest subdivision that straddles both municipalities.

Summary of Greenway and Trail Network

Perkasio is committed to establishing a Borough-wide park, trail, and greenway network that will connect points of interest within the Borough as well as the region. This greenway and trail network not only enhances the Borough's sensitive stream corridors but also provides a network of pedestrian and bicycle access throughout the Borough and the region. As shown on Figure 5, the Borough's greenway and trail network provides connections into surrounding community's bicycle routes, trails and sidewalks (when feasible).

In order to fully implement this greenway and trail network, Borough officials will continue to coordinate with property owners to provide appropriate access and conservation easements when feasible. If property donation is not possible, Borough officials will explore the available means to purchase public access easements from the respective property owners in order to implement a portion of the greenway and trail network.

ANALYSIS OF RESOURCES

FUTURE NEEDS AND PRIORITIES

Perkasie Borough has done an exemplary job developing their park and open space resources, creating a sense of place and improving the quality of life for its residents. The Borough's *Comprehensive Recreation, Park, and Open Space Plan* (1995) states that on a Borough-wide basis, there is adequate parkland to serve residents through the year 2010 (based upon national recreation standards).

The Borough's philosophy has been to concentrate their park and recreational facilities, making them centrally located and accessible to all residents. This has been accomplished through the provision of its three parks (Lenape, Menlo, and Kulp Memorial), the East Spruce Street Playground, and various Borough-owned greenway lands located along the two existing stream corridors. Each park contains its own active and passive park and recreational facilities to help satisfy a range of resident needs. Proactive planning and land acquisition can satisfy the future needs of Borough residents as recreational demand increases and needs change overtime.

For the purpose of this open space plan update, Borough officials have evaluated the park and open space resources and identified the following future needs and priorities:

- Augment existing park and greenway system;
- Provide a park to serve residents in the western portion of the Borough;
- Provide centrally located downtown civic space for community events;
- Implement an official trail network;
- Relocate the skate park.

After reviewing the vacant parcels throughout the Borough (shown in Figure 1: Land Use), strategically located parcels have been identified that are deemed worthy of preservation and acquisition due to their size, location, and potential to satisfy open space needs and priorities above.

The following discussion provides a brief description of these strategic parcels and the underlying priority that it will satisfy through its acquisition. The last two priorities

(i.e., implement official trail network and relocate the skate park) are discussed in the Improvement Projects section later in this chapter.

Perkasie Borough’s priority open space parcels for acquisition are shown in Table 8 below and Figure 6.

Table 8: Priority Open Space Parcels

Map Number	Tax Map Parcel Number	Acreage	Owner(s) Name
1	33-014-043	31.76	Kratz, Kenneth K. Marital Trust
2	33-13-14	6.61	King, Alfred T. Jr. & Donna J.
3*	33-010-145	7.83	Constitution Square LLC
4	33-010-148	0.70	Malpezzi, Theodore A.
5	33-002-045-001	7.68	Church Nazarene Perkasie
6	33-002-023	4.07	Roberts, Kurtis M & Valerie M
7*	33-002-007	6.05	Zavitsanos, Peter, James, Thomas & Geo.
8	33-005-025	1.58	Redevelopment Auth Bucks Co
9A*	33-005-471	0.23	Gwynedd Builders, Inc.
9B*	33-005-470	0.04	Gwynedd Builders, Inc.
9C*	33-005-469	0.12	S F Day Realty Corporation
10	33-003-021	19.13	Pennridge Development Enterprises Inc.
11	33-16-10	1.27	Jerry D. Kratz
12	33-16-22	0.71	Jerry D. Kratz
13	33-16-9	0.35	Jerry D. Kratz
14	33-011-029	1.74	Bader, Samuel H. & Jean Esther

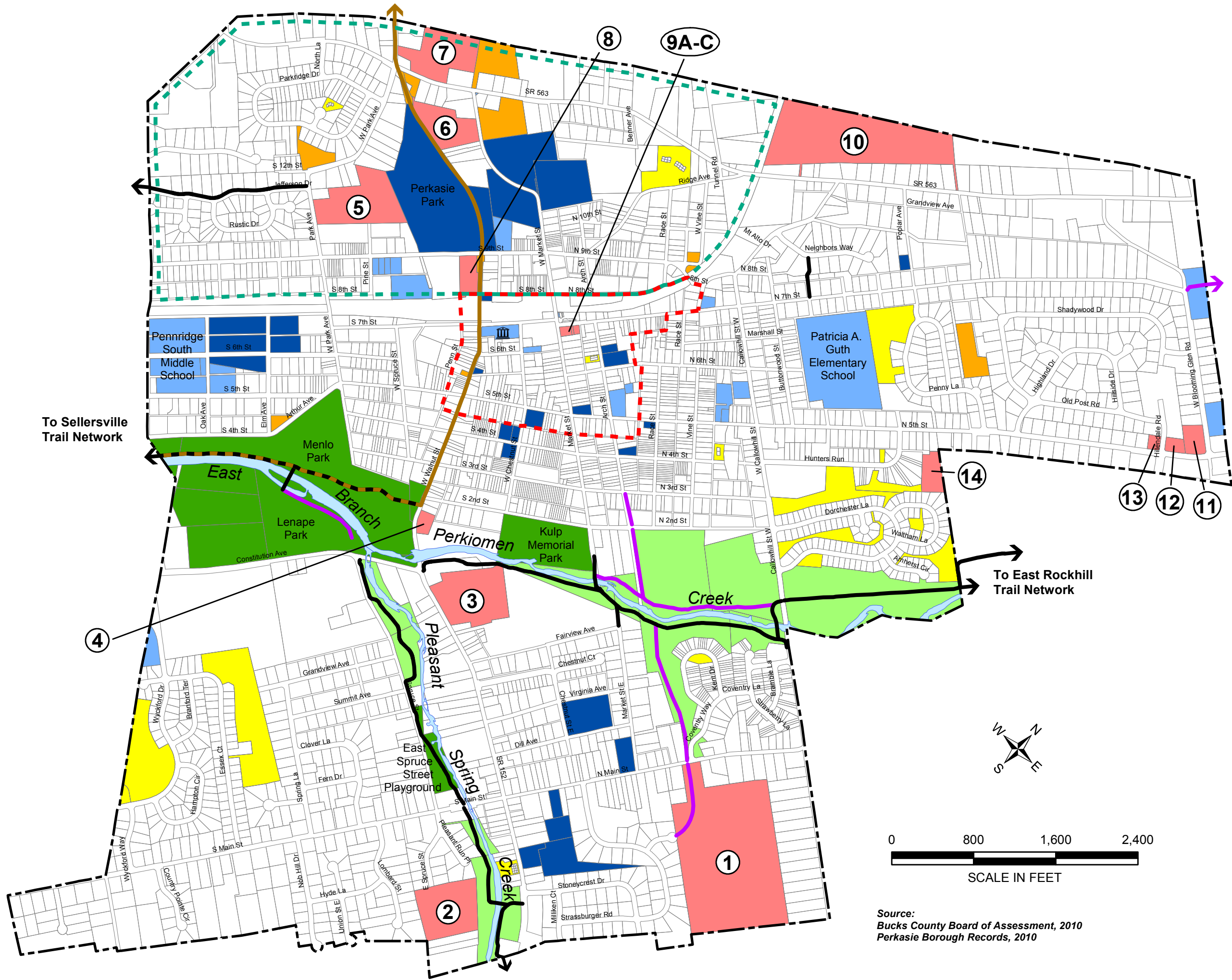
*Subdivision/land development plans related to these parcels have received conditional final plan approval.

As noted by asterisks in Table 8, subdivision/land development associated with various parcels included in this list have received conditional final plan approval. Given the current economic downturn, development of any one of these sites is not guaranteed. Therefore, these parcels will remain on the potential acquisition list until construction begins.

As recreational needs and demands evolve over time, Borough officials have and will continue to provide recreational facilities within the individual parks and greenways to respond to those changes. If land becomes available, consideration should be given to augment or expand the Borough’s existing park and greenway system. Acquisition of parcels adjacent to the existing Borough park and greenway system (identified as Map Numbers 1 through 4 in Figure 6) could facilitate the Borough’s priority to augment its current sizable and contiguous park and recreational holdings.

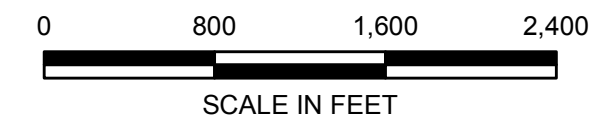
An observation that came to light during the development of this open space plan is the barrier that is created by the SEPTA railroad for residents living in the western portion

**FIGURE 6
PERKASIE BOROUGH
OPEN SPACE PLAN**



**OPEN SPACE
ACQUISITION PRIORITIES**

- 1 Priority Open Space Parcels (Refer to Table 8)
- Borough Park and Recreation
- Borough Greenways
- Other Borough Open Space
- Homeowners Association
- Public Government and Institutional
- Private Institutional
- Town Center Overlay District (Downtown Area)
- Western Quadrant
- Borough Hall
- Existing Trails
- Proposed Trails
- Proposed Liberty Bell Trail Route
- Existing Trail/Proposed Liberty Bell Trail Route



Source:
Bucks County Board of Assessment, 2010
Perkasie Borough Records, 2010

of the Borough. While access to the centrally located park system is convenient to most areas of the Borough, those living in the western quadrant have to contend with the fact that the railroad tracks pose a formidable physical barrier for those wishing to crossover to the other side to the parks. There are three feasible crossings—two at the existing road crossings (West Park Avenue and West Market Street) and the railroad tunnel under the tracks (at the terminus of Walnut Street). For this reason, several vacant parcels located in the western quadrant of the Borough (Map Numbers 5 through 8 in Figure 6) are targeted for acquisition.

As noted in the Borough's *Comprehensive Recreation, Park, and Open Space Plan* (1995), the Borough does not desire isolated mini-park or tot lot recreation facilities. However, the development of a neighborhood park³ would serve a larger resident population and subsequently provide greater economies of scale for its maintenance. As indicated in the *Comprehensive Recreation, Park, and Open Space Plan*, projected population levels suggest that there is a slight deficit of neighborhood parks through 2010. These strategically located open space parcels could be developed into a neighborhood park that is intended to provide close to home recreational opportunities for residents in the Borough's western quadrant.

The Borough is in need of a civic space to accommodate community events in the downtown area. Previously, owners of several properties containing a parking lot on the eastern corner of West Market Street and South 7th Street authorized access to this space for various borough community events. Hopefully, they will continue this gracious act. Nevertheless, the Borough would like to have more flexibility to accommodate civic events whenever they desire. Therefore, these properties (Map Numbers 9A through 9C in Figure 6) are targeted for this purpose. As discussed in the previous paragraph, a parcel (Map Number 8 in Figure 6) is located in the western quadrant of the Borough and abuts the Town Center Overlay District or downtown area. Due to its size (1.5 acres) and proximity to the downtown area as well as the proposed Liberty Bell Trail route, this parcel (Map Number 8) has been included as a priority.

The lot owner of the parcel identified as Map Number 13 in Figure 6 leases out the land as a community garden. Due to its popularity, the Borough would consider its acquisition so this parcel has been included on the priority list. Parcels identified as Map Numbers 11 and 12 in Figure 6 are included on this list due to the land area (collectively, about 2 acres) and the potential impact if these sites are developed

³ Neighborhood parks provide opportunities for active and passive recreation and may include athletic fields, basketball and tennis courts, playgrounds, and picnic areas.

commercially. The open space parcel (Map Number 14 in Figure 6) has been included due to its size (1.7 acres) and proximity to existing homeowners association lands. Lastly, the parcel identified as Map Number 10 in Figure 6 is included on the priority list due to its large size (19.13 acres) and the extensive woodlands/wildlife habitat that would benefit through its preservation.

PARCEL SCORING SYSTEM

To assist in prioritizing future land acquisitions, a weighted scoring system has been developed to determine a parcel's value based upon the Borough's established goals, objectives, and open space acquisition priorities identified in this plan. The individual factors in this scoring system have been weighted (or assigned point values) based upon their relative importance to the community. This scoring system can be used not only to evaluate the 14 parcels listed in Table 8, but also other non-listed parcels. For instance, if and when **any** parcel becomes available for acquisition, the parcel's relative value can be determined by the ultimate score that is achieved.

The Bucks County Municipal Open Space Program (MOSP) Guidelines encourage municipalities (particularly more urbanized communities) the reuse of underutilized and/or blighted properties. While not considered in the above vacant lands priority analysis, the acquisition of blighted parcels could be evaluated through the scoring system as well.

The following highlights the Borough's Parcel Scoring System. Figure 6 identifies various physical features including the Borough's Park and Greenway Network, the Downtown Area, and the Borough's Western Quadrant. Depending upon a parcel's proximity to these features, points are awarded as identified below:

I. Goals and Objectives of Open Space Plan (OSP)

- Parcel acquisition is consistent with OSP's goals and objectives = 1 points
- Parcel acquisition is not consistent with OSP's goals and objectives of the OSP = 0 points

II. Proximity to Vulnerable (Sensitive) Natural Resources ⁴

- Parcel contains one or more vulnerable resources = 3 points
- Parcel does not contain a vulnerable resource = 0 points

⁴Vulnerable resources include floodplains/alluvial soils, wetlands/hydric soils, watercourses/waterbodies, steep slopes (15 percent or greater), woodlands as shown on Figures 3 and 4. At least 10 percent of parcel must contain an identified vulnerable resource to be awarded points.

III. Proximity to Borough's Park and Greenway (Trail) Network

- Parcel is adjacent to the Borough's park, trail, and greenway network = 3 points
- Parcel is not adjacent to the Borough's park, trail, and greenway network = 0 points

IV. Proximity to Downtown Area ⁵

- Parcel is located within the Downtown Area = 3 points
- Parcel is adjacent (within 200 feet) to the Downtown Area = 2 point
- Parcel is not within or adjacent to the Downtown Area = 0 point

V. Proximity to Borough's Western Quadrant ⁶

- Parcel is located in western quadrant = 3 points
- Parcel is not located in western quadrant = 0 points

VI. Parcel Size and Potential Impact

- Parcel is greater than 1 acre = 2 points
- Parcel is between ½ acre and 1 acre = 1 points
- Parcel less than ½ acre = 0 point

VII. Other Factors

A. Preservation Options

- Means of preservation other than fee-simple acquisition = 1 point
- Fee-simple acquisition only = 0 points

B. Fair Market Value (FMV) of Property

- Owner will accept less than FMV for property = 3 points
- Owner will not accept less than FMV for the property = 0 points

C. State or County Funding for Preservation

- State or County funding available = 1 point
- State or County funding not available = 0 points

While not scientific, the scoring system does provide Borough officials with a sound basis for making decisions on future preservation and acquisition. It is designed to be dynamic and flexible—allowing for adjustments to the process should events or circumstances dictate.

⁵ The Downtown Area is defined by the limited of the Town Center Overlay District shown on Figure 6.

⁶ The western quadrant of the Borough is defined as those parcels that are located within the area northwest of Borough bounded by the SEPTA railroad tracks and the Sellersville Borough - East Rockhill Township municipal borders.

POTENTIAL IMPROVEMENT PROJECTS

When crafting the guidelines for the County's Municipal Open Space Program (MOSP), the 2008 Task Force recognized the need to broaden the scope of eligible projects. For those municipalities where available open space is limited, MOSP funds may be used for improvements. Funding requests for improvements will be evaluated by the County Open Space Review Board on a case-by-case basis. All improvement projects must enhance public access, utilization, and/or the identified conservation values of the land. Any proposed improvements that cause adverse impacts to the environment, scenic, or pre-existing park resources shall be deemed ineligible. All properties improved with MOSP funding must be owned by the municipal applicant and deed restricted to approved open space purposes. All improvement projects must comply with program requirements and implement the goals and recommendations of the municipality's local open space plan.

Perkasie possesses a significant amount of protected open space. As discussed in the Protected Park and Open Space Resources section, approximately 13 percent (about 214 acres) of the Borough's land area is permanently protected. If the priority open space parcels (Table 8) or other lands of value aren't available for acquisition, Borough officials may decide to pursue the use of their allocated funding for improvement purposes. For instance, new trail construction or park facilities may be the only available option for the use of MOSP funding.

A previously identified park and open space priority is the implementation of the Borough's official trail network. The Greenway and Trail Linkages section provides well-founded support for the acquisition of access easements and/or trail development if funding for this purpose is an option. Over the past decade, Borough officials have implemented a significant portion of the community-wide trail network with the exception of segments of the designated Liberty Bell Trail and other segments within Lenape Park and between North 2nd Street and North Main Street through Borough greenway lands. (See Figure 5.) Trails will "enhance public access, utilization, and/or the identified conservation values of the land" by providing additional passive recreational opportunities for Borough residents.

Another previously identified park and open space priority is the relocation of the existing skate park within Lenape Park. Borough officials want to move the skate park 'uphill' out of the 100-year floodplain while improving this park to include enhanced facilities and landscaping appeal. This may be an appropriate use of MOSP funding if parcel acquisition and access easement and/or trail construction is deemed infeasible.

TOOLS AND TECHNIQUES

Municipalities have an array of tools and techniques at their disposal for preserving land for open space, natural resource, historic, and scenic protection as well as for park and recreational purposes. This section details various ways of preserving open space and resource lands. Non-acquisition means include local ordinance provisions and mandatory dedication/fee-in-lieu contributions. Acquisition means include: fee simple purchase, lease, leaseback or resale, donation, and easements.

NON-ACQUISITION METHODS

Local Ordinance Provisions

The subdivision and land development ordinance and zoning ordinance contain means for providing park and recreation lands or preserving natural and open space resources. These provisions include use and district regulations, natural resource protection standards, site capacity calculations, and mandatory dedication and fee-in-lieu contributions.

Use and District Regulations

The zoning ordinance regulates permitted uses within the zoning districts and requires open space as part of cluster developments and performance subdivisions.

Natural Resource Protection Standards

The Borough zoning ordinance has established maximum, quantifiable encroachment standards based on the capacity of natural features to withstand the effects of clearing and grading. The natural resource protection standards are intended to protect the Borough's floodplains; floodplain soils; lakes, ponds, wetlands, and waters of the Commonwealth; natural retention areas, steep slopes; and woodlands. The intensity and location of buildings and site alterations are limited by these standards, which are intended to accommodate disruption with minimal impacts on the site and areas beyond its boundaries.

While natural resources are protected under the current zoning ordinance, additional measures, such as riparian buffer requirements may be worth exploring to afford additional protection.

Site Capacity Calculations

The zoning ordinance also requires a site capacity calculation, a procedure for site evaluation that limits the overall impacts of site development. Site capacity calculations are required to determine which areas of the site are most suited for development and at what density. Site capacity calculations serve the additional purpose of providing a calculated amount of required open space land.

Mandatory Dedication/Fee-in-lieu Contributions

The Municipalities Planning Code allows local government to mandate the dedication of recreation land to meet the recreation needs created by new development. A fee-in-lieu of dedication is also an option. Perkasio Borough's subdivision and land development has a provision that allows the Borough Council, during the development process, to require dedication or reservation of land for a park, playground, or other public facility if this area is shown in the Comprehensive Plan or community facilities plan.

Deed Restrictions

As part of the subdivision and land development process, the Borough and applicant can negotiate deed restrictions on all or portions of a property. The deed restricted area prohibits further development or subdivision.

ACQUISITION METHODS

Mechanisms used to acquire property rights are fee simple purchase, lease, leaseback, donation, and easements. The following is a brief overview of these options.

Fee Simple Purchase

Purchase of land in fee simple is the most direct technique of acquiring land for open space and recreation areas. The land is owned outright with all development rights included. The method is expensive but enables a community to use the land as it sees fit. Local governments can use many different revenue sources to purchase land, including general revenue funds, user fees, bond issues, and special fundraisers. Other county and state funding sources are also available for open space and recreational purposes, including the Bucks County Open Space Program and Community Conservation Partnerships Program (available through the Pennsylvania Department of Conservation and Natural Resources).

Lease

A lease is a conveyance and temporary possession/use of land for a prescribed period in return for rent or some other compensation. Lease agreements may or may not be

renewable and will be less than the landlord's term of ownership. The terms and conditions of a lease are contained in the lease agreement. The lease may provide for exclusive possession, responsibility for maintenance and insurance, and responsibility for liability. A lease may be appropriate in situations where the Borough would like to take advantage of existing private recreational facilities and make them available for public use. The Borough would not have to own the land, and payments would be lower than the cost of ownership.

Leaseback or Resale

Leaseback involves purchasing land in fee simple, placing use restrictions on it (such as residential development), and then leasing the property to an interested party. Leaseback allows a municipality to buy land for future use, before the price becomes prohibitive. Renting the land enables the municipality to recoup some or the entire purchase price of the land. Resale involves buying the land and selling it with deed restrictions placed upon it. Consequently, the municipality would maintain open space on the property while eliminating the expense of tax assessment and maintenance obligations.

Donation

Donation of land can be a gift of a parcel in fee simple or the gift of development rights or access. Land may be donated to local or county governments or to nonprofit organizations. Land donation makes the donor eligible for income tax deductions, which serve as an incentive for this type of acquisition. Due to the sporadic nature of donations from property owners, however, Borough officials should take advantage of other methods and options in order to satisfy municipal park and recreation needs.

Third Party Conservation Easements and County Agricultural Easements

Easements are specific property rights that are sold or donated by a property owner for the benefit of another party. Easement types include agricultural, conservation, access, façade, or scenic easements. For example, working with Bucks County's Agricultural Land Preservation Program and directly with property owners, Perkasio Borough can help landowners continue to retain private ownership while protecting farmland for agricultural use or retain the integrity of environmentally sensitive areas. Participation in this program would be limited to the Kratz property (TMP# 33-11-29) which is the only farm parcel identified in the Borough. The Borough may also buy an easement from a landowner to permit access along one of its designated greenway routes and allow certain prescribed recreational activities such as hiking and biking. A conservation easement involves purchasing rights to preserve natural features and prevent activity that would harm these features. Easements permit the Borough to meet open space and park and recreation objectives without actually owning the land.

GOVERNMENT ORGANIZATION AND FINANCING

Perkasie Borough is governed by a Mayor and a nine-member Borough Council, which includes three persons from each of the Borough's wards. The Borough employs a full-time Borough Manager, who is appointed by Borough Council and serves as Borough Secretary, to direct the day-to-day operations of the Borough. The Borough maintains administrative offices in the former First Union building at 620 West Chestnut Street. The Public Works and Police departments are located at the intersection of South 9th Street and Pine Street.

This plan is supported and will be implemented by the Borough Council utilizing both paid borough staff and volunteers from the Planning Commission and Parks and Recreation Board.

GOVERNMENT ORGANIZATION

VOLUNTEER COMMISSIONS AND BOARDS

Planning Commission

The Borough Planning Commission works in conjunction with other Borough boards, commissions, and committees in advising the Borough Council on all planning and zoning matters. Its seven members, appointed by Borough Council, serve staggered four-year terms. During the subdivision and land development review process, the Planning Commission provides recommendations to Borough Council on open space and recreation areas that are part of proposed plans. The Planning Commission also comments and offers recommendations to Borough Council with respect to the acquisition of open space.

Parks and Recreation Board

The Parks and Recreation Board is composed of seven members appointed by Borough Council to serve staggered three-year terms. The Borough Council also appoints two additional members for three year terms, one a youth delegate and the other an elder delegate.

The Parks and Recreation Board serves in an advisory capacity to and assists the Borough Council in planning, regulating, and maintaining parks, recreation facilities, and programs. The Board also assists with the implementation of any parks and

recreation plans that are approved by Borough Council. Where a proposed park, playground, or other public use is indicated on a proposed subdivision or land development plan, the Park and Recreation Board reviews the plan and submits recommendations to the Borough Council. Like the Planning Commission, the Park and Recreation Board comments and offers recommendations to Borough Council with respect to the acquisition of open space.

BOROUGH STAFF

Parks and Recreation Department

The Borough Parks and Recreation Department handles the day to day operations of the park system and the various recreational programs. The department is made up of one full-time employee; a director, and approximately 70 part-time seasonal employees at the Menlo Aquatic Center. The Borough also hires part-time employees to staff the various Borough sponsored recreation programs that take place throughout the year.

Public Works

The Borough Public Works Department is responsible for the maintenance of the Borough's recreation facilities including the bike path. The Public Works Department consists of a Director, a foreman, and nine full-time employees.

FINANCING

With the acquisition and development of park and recreational new facilities, expenditures for staffing and facility maintenance will increase. New programs at Borough parks may also require additional staffing and expenditures. Borough administration will continue to analyze the costs related to the staffing and maintenance of any planned or proposed park and recreation facility that may be reasonably acquired or developed within the fiscal year and will budget accordingly.

ACTION PLAN

The Borough Open Space committee established future needs and priorities for park and open space resources based upon the Borough's goals and objectives. These priorities, which were previously discussed in the Analysis of Resources section, are as follows:

- Augment the existing park and greenway system;
- Provide a park to serve residents in western portion of the Borough;
- Provide centrally located downtown civic space for community events;
- Implement an official trail network;
- Relocate the skate park.

The Open Space Acquisition Priorities (shown in Table 9 and Figure 6) identifies the approximate location of these top priorities. If and when a parcel, including parcels not identified in Table 8 and Figure 6, becomes available for acquisition it would then be scored using the Parcel Scoring System found in the Analysis of Resources section. A parcel's score would provide Borough officials with a sound basis for making decisions on future preservation and acquisition.

To implement the plan's goals and objectives, recommendations are provided below based upon the following factors: Natural Resources, Greenway and Trail Linkages, Analysis of Resources, and Government Organization and Financing. The entity or entities responsible for completing the task and an approximate time frame for action are provided. Timeframes are broken down into short term (0–1 year), mid-term (2–4 years), long term (5–8 years), and ongoing.

NATURAL RESOURCES

- Continue to enforce the natural resource protection standards of the zoning ordinance to ensure protection of the borough's vulnerable natural resources.

Entity Responsible: Borough Council, Planning Commission, Staff

Timeframe: Ongoing

- Examine the feasibility of providing riparian buffer requirements to provide additional protection of stream corridors.

Entity Responsible: Planning Commission, Borough Council

Timeframe: Short Term

- Promote public education of the landowners of Perkasio regarding their role and opportunities in the protection of significant environmental and historic resources and open space in the municipality.

Entity Responsible: Planning Commission, Park and Recreation Board, Borough Council, Staff

Timeframe: Ongoing

GREENWAY AND TRAIL LINKAGES

- Continue implementing the Borough’s greenway and trail network while ensuring these facilities are designed to provide safe measures for its users.

Entity Responsible: Park and Recreation Board, Borough Council

Timeframe: Ongoing

- Coordinate with property owners to provide strategic access and conservation easements (when feasible) that facilitate the Borough’s greenway and trail network.

Entity Responsible: Planning Commission, Borough Council

Timeframe: Ongoing

- Collaborate with East Rockhill Township and Pennridge School District officials in the planning and construction of the regional connector trail between Blooming Glen Road and Markey Park. (See Figure 5.)

Entity Responsible: Park and Recreation Board, Borough Council

Timeframe: Mid-Term

ANALYSIS OF RESOURCES

- Pursue acquisition of open space parcels from Table 8. When a parcel becomes available for acquisition, determine the parcels value and priority for acquisition by applying the Borough’s Parcel Scoring System.

Entity Responsible: Park and Recreation Board, Borough Council

Timeframe: Ongoing

- Acquire land using various strategies other than fee simple acquisition, including donation and easements.

Entity Responsible: Park and Recreation Board, Borough Council

Timeframe: Ongoing

- Identify potential improvement projects (e.g., trail construction, skate park relocation) and potential funding sources for their implementation.

Entity Responsible: Park and Recreation Board, Borough Council

Timeframe: Ongoing

- Amend the mandatory dedication provisions of the Subdivision and Land Development Ordinance to align with the fair market value of property in the Borough of Perkasio and to further define the criteria for land that the municipality will accept as recreation land.

Entity Responsible: Planning Commission, Borough Council

Timeframe: Short Term

GOVERNMENT ORGANIZATION AND FINANCING

- Work with other organizations in the development of facilities to maximize the use of public and quasi-public buildings or recreation space.

Entity Responsible: Park and Recreation Board, Borough Council

Timeframe: Ongoing

- Continue to analyze the costs related to the staffing and maintenance of any planned or proposed park and recreation facility that may be reasonably acquired or developed within the budget year.

Entity Responsible: Park and Recreation Board, Borough Council, Staff

Timeframe: Ongoing

APPENDIX A. LAND USE DEFINITIONS

Single-Family Residential—Consists of properties with single-family detached and one- or two-unit dwellings on lots less than 5 acres. This category also includes mobile home parks.

Multifamily Residential—Includes properties with 3 or more attached dwelling units. This category includes independent living units.

Commercial—Includes (but is not limited to), wholesale and retail trade establishments finance and insurance real estate, and hotels.

Mixed Use—Consists of structures with both commercial (retail, office) and residential uses in the same structure.

Public Government and Institutional—Includes properties owned by government or quasi-public entities (Perkasie Borough and Perkasie Borough Authority). It does not include Borough park and recreation lands. All private, parochial and public schools are also included. This category includes medium- to long-term housing accommodations, such as retirement complexes, assisted living facilities, continuing care retirement communities, and nursing homes.

Private Institutional—Includes churches, cemeteries, and fraternal organizations.

Manufacturing—Consists of heavy manufacturing industries, and painting and advertising industries, as well as building and landscaping material extraction.

Public Parks, Recreation, and Protected Open Space—Consists of government-owned (state, county, municipal) park, recreation, and open space lands.

Private Parks, Recreation, and Protected Open Space—Includes deed-restricted land or common open space areas associated with residential developments (homeowner's association lands). Includes land preserved by conservation organizations.

Transportation and Utilities—Primarily consists of utility installations and right-of-ways, terminal facilities, automobile parking, and stormwater management basins. Calculations for roadway acreage are also included.

Agricultural—Based upon an analysis of 2005 orthographic aerial photos, consists of land that is 20 acres or greater where at least one-third of the parcel exhibits agricultural or farm-related characteristics such as stables, orchards, and active or fallow fields. This category may also include residential dwelling units and farm related structures on the same lot.

Vacant—Includes parcels without dwelling units or buildings containing nonresidential uses but may include structures such as barns, stables, sheds, etc.

APPENDIX B. PROPERTY STATUS REPORTS

Property Status Report

Property Name: Lenape Park (vacant field)

Municipality: Perkasie

Property Owner Name: Borough of Perkasie

Tax Map Parcel#(s): 33-4-96

Date of Visit: 10/19/09

Are there any changes in the property? (e.g. construction, dredging or filling, trails, timber harvest, evidence of trespass, trash, flooding, fire, etc.) Attach current photos with sites marked on a map.

Windmill constructed on open space as electric wind power demonstration project.

Are these changes consistent with the terms and conditions of the easement?

Yes

Any changes/improvements planned for property by municipality?

None at present

RECOMMENDED ACTIONS:

Monitor name and affiliation _____

Signature of monitor _____

Property Status Report

Property Name: Lenape Park (Skatepark & Pavillion)

Municipality: Perkasie

Property Owner Name: Borough of Perkasie

Tax Map Parcel#(s): 33-4-95

Date of Visit: 10/19/09

Are there any changes in the property? (e.g. construction, dredging or filling, trails, timber harvest, evidence of trespass, trash, flooding, fire, etc.) Attach current photos with sites marked on a map.

Skatepark, driveway, parking area, and pavilion were constructed. In 2007, some skatepark equipment was moved to driveway area.

Are these changes consistent with the terms and conditions of the easement?

Yes

Any changes/improvements planned for property by municipality?

Skatepark equipment is planned to be moved back into its original location with some future enhancements contemplated.

RECOMMENDED ACTIONS:

Monitor name and affiliation _____

Signature of monitor _____

Property Status Report

Property Name: Lenape Park (Spruce Creek Bike Path)

Municipality: Perkasie

Property Owner Name: Borough of Perkasie

Tax Map Parcel#(s): 33-9-56

Date of Visit: 10/19/09

Are there any changes in the property? (e.g. construction, dredging or filling, trails, timber harvest, evidence of trespass, trash, flooding, fire, etc.) Attach current photos with sites marked on a map.

No changes since bike path was installed.

Are these changes consistent with the terms and conditions of the easement?

Yes - NA

Any changes/improvements planned for property by municipality?

None

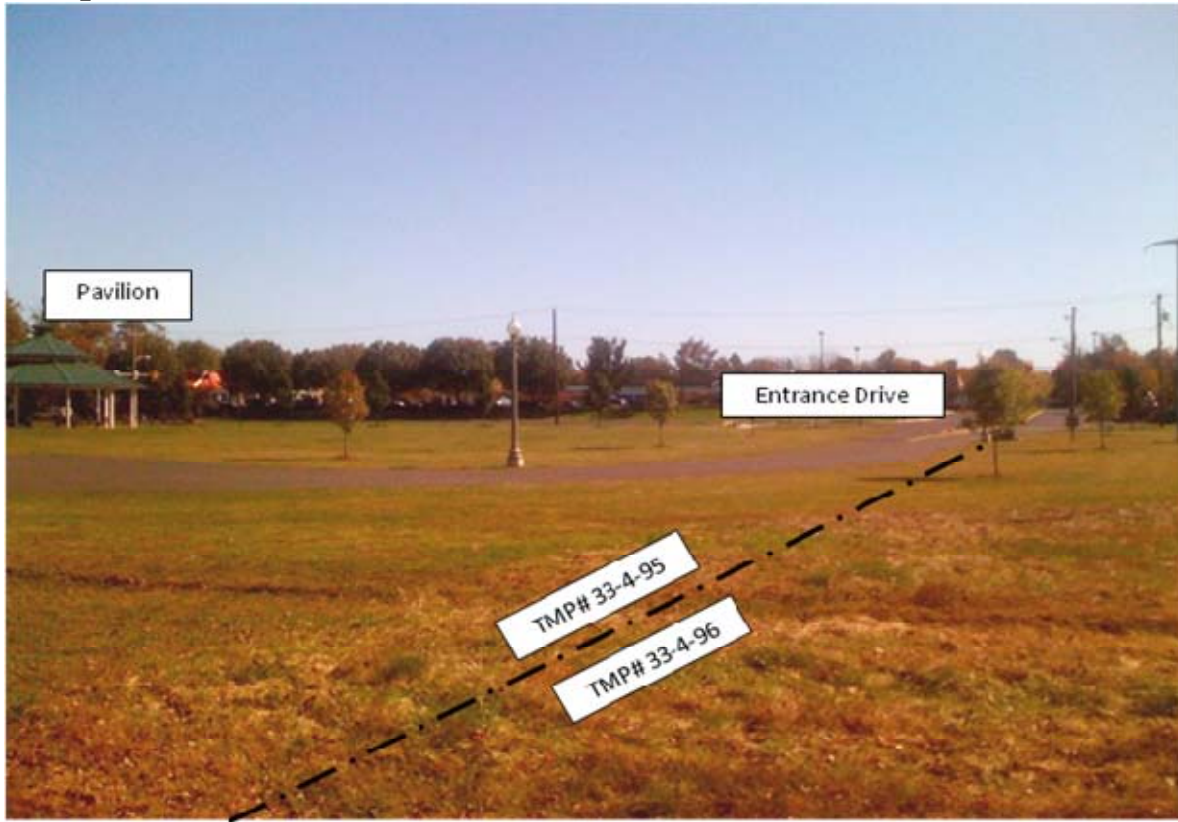
RECOMMENDED ACTIONS:

Monitor name and affiliation _____
Signature of monitor _____

Pleasant Spring Creek Greenway (1999)



Lenape Park Extension (2001)



Lenape Park Extension (2001)



APPENDIX C. MUNICIPAL RESOLUTION

Resolution for Municipal Open Space Plan Updated Adoption

Borough of Perkasio, Bucks County, PA

Resolution #2010-9

WHEREAS, the Borough Council of the Borough of Perkasio recognizes that the Borough contains open space and natural areas that contribute to the quality of life and economic health of our community which are worthy of preservation; and

WHEREAS, the Bucks County Commissioners have renewed funding of the Bucks County Open Space Program through a referendum overwhelmingly passed by voters on November 6, 2007, the purpose of which is to protect in perpetuity those natural resource areas and farmlands deemed essential to preserve the unique character of Bucks County; and

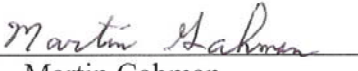
WHEREAS, the Borough of Perkasio wishes to participate in the Municipal Grant Program; and

NOW, THEREFORE, the Borough Council of the Borough of Perkasio, Bucks County, Pennsylvania hereby resolves that the Borough Open Space Plan, dated April 19, 2010, prepared in compliance with the Municipal Open Space Plan Guidelines distributed by the Bucks County Open Space Program, has been discussed at a public meeting and is hereby adopted in its entirety in the form attached hereto, as the official Open Space Plan of the Borough of Perkasio; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution to be attached to, and made part of said Open Space Plan, and furthermore that the Borough of Perkasio intends to take actions as appropriate to implement the goals of the Open Space Plan.

This Resolution has been duly prepared and adopted by the Borough Council of Borough of Perkasio in public meeting held this 19th day of April, 2010.

ATTEST: 
Daniel P. Olpere
Borough Secretary/Manager

By: 
Martin Gahman
Council President

