

The First Question --

How much land is already preserved?



Publicly Owned Land in Worcester

484 acres

Evansburg State Park	144 acres
Peter Wentz Farmstead	82 acres
Worcester Township	231 acres
Towamencin Township	27 acres

County-Owned Land in Worcester

Peter Wentz Farmstead

82 acres of
actively managed
colonial farm
in the center of
Worcester
Township



Worcester Township Lands

Township Parks – 90 acres

- Heebner Park
- Nike Park
- Mt. Kirk Park



Worcester Township Lands

Buildings – 18 acres



Community Hall Farmers Union Hall

Worcester Township Lands

Buildings – 18 acres



Township Building

Worcester Township Lands

Other open space – 123 acres

- **Lenhart Farm**
- **Future greenway corridor**
- **Open space in residential developments**

Preserved Privately Owned Land 358 acres



Preserved Privately Owned Land

Farms – 143 acres

- Harris – **54 acres** preserved in 2001
- Markley – **39 acres** preserved in 2001
- Scarlett – **50 acres** preserved in 2004

Preserved Privately Owned Land Open Space – 215 acres

Gerstemeier	32 acres preserved in 2002 and purchased by Merrymead Farm
Markel	61 acres preserved in 2001
Myers	107 acres preserved by donation in 2002
Schlotterer	17 acres preserved by donation in 2004

Homeowner Association Land

133 acres

Land owned by homeowner associations in residential developments

- Some is developed for active recreation
- Some is greenspace buffer

Total open space

# Publicly owned land	484 acres
# Privately owned preserved land	358 acres
# Homeowner association land	<u>133 acres</u>
	975 acres

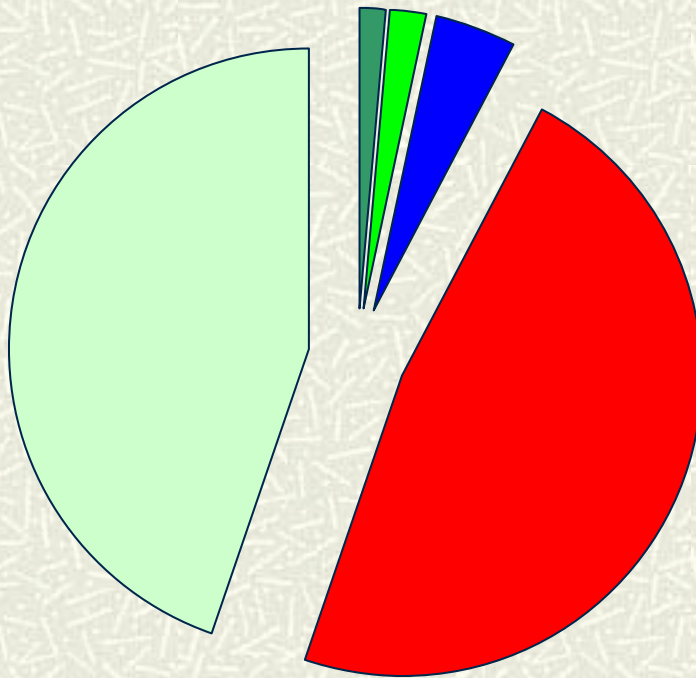
So, how much land is already protected?

**Total preserved &
publicly owned land = 975 acres**

**Total acreage
in Worcester = 10,743 acres**

Answer: Almost 10 percent

Land Uses in Worcester



- Preserved farms (143 acres)
- Preserved open space (215 acres)
- Publicly owned land (484 acres)
- Developed land (5100 acres)
- Undeveloped land (4831 acres)

But we still have a long way to go

The Next Question

How much land is already developed?

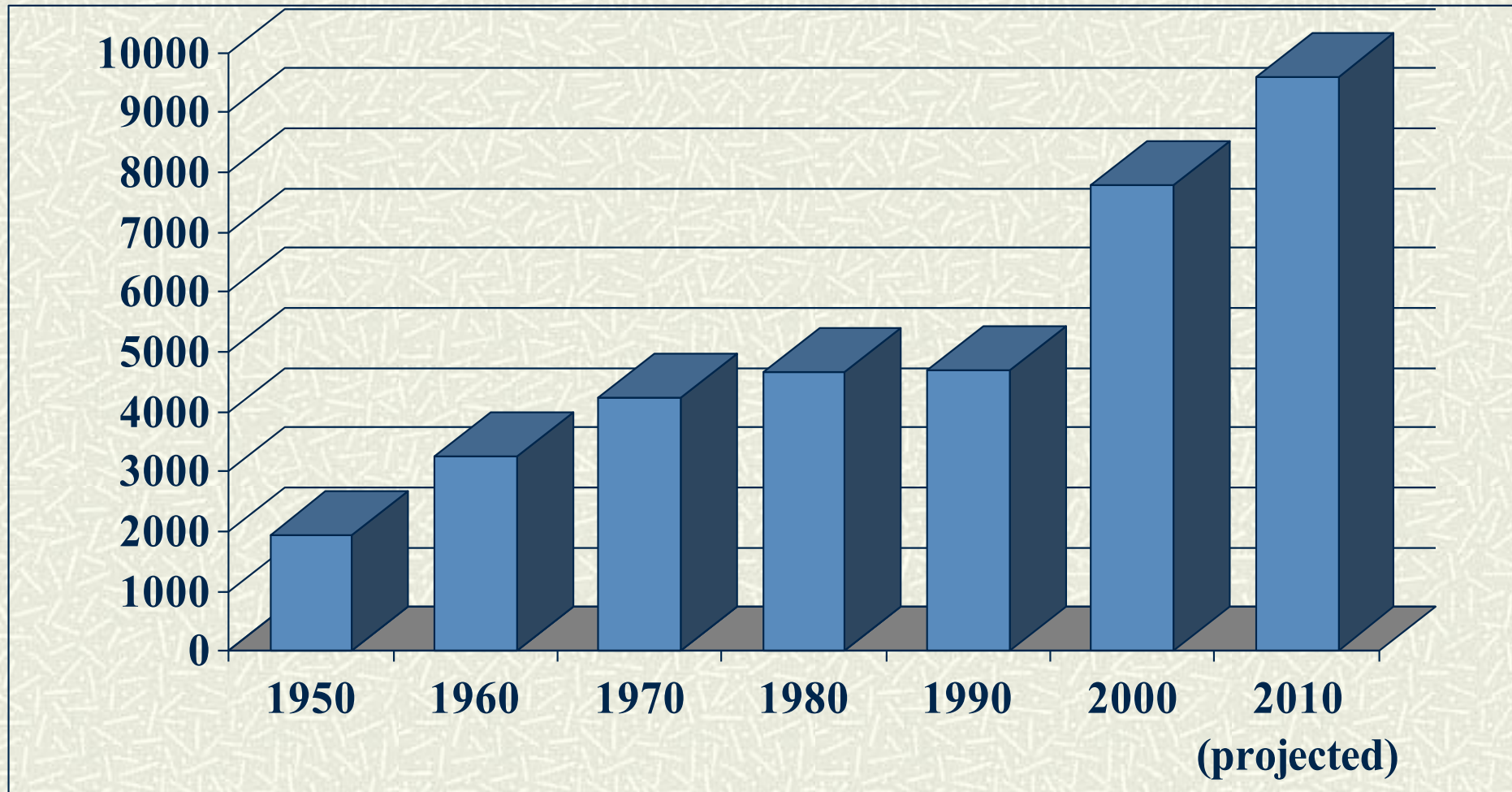


Watercolor by William Bourne

Fairview Village 80 years ago

The Pace of Growth

Population Growth in Worcester Township



Growth Projections

- # Worcester is projected to be among the fastest growing townships in Montgomery County over the next 10 years
- # From 2000 to 2010, Worcester's population is projected to grow from 7789 to 9580 – that's a 23 percent increase in 10 years!



**Let's look at the pace of
housing development in
Worcester over the past
5 years**

Is This Worcester's Future?



Since 2000, over 600 acres have been developed in Worcester, adding 416 new homes and 1121 new residents to our township.

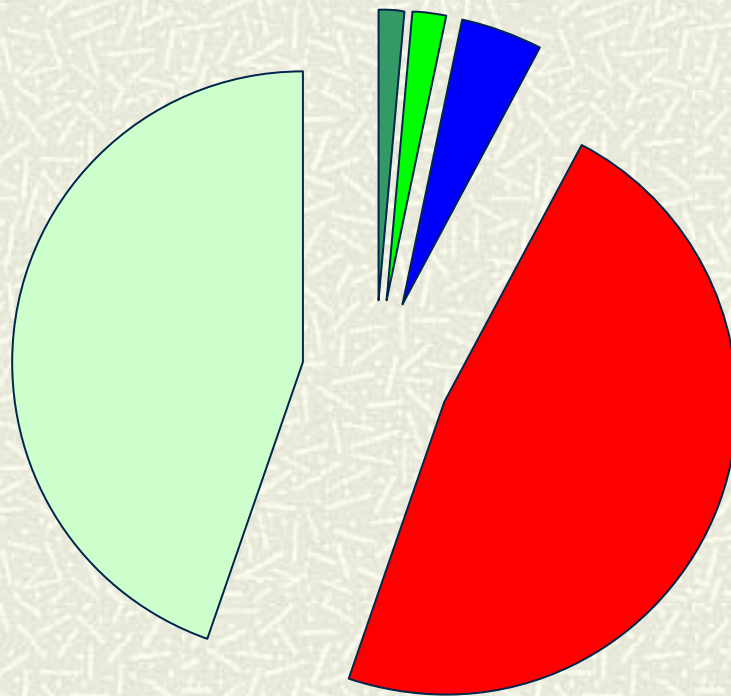
Proposed Development in Worcester

Plans are now on file for over a dozen new residential developments in Worcester.

- Another 492 acres could be developed.
- Another 396 new homes could be built.
- Another potential 1065 residents could be added to our population in the next few years.



What's Left To Work With?



- Preserved farms (143 acres)
- Preserved open space (215 acres)
- Publicly owned land (484 acres)
- Developed land (5100 acres)
- Undeveloped land (4831 acres)

Open, unprotected land in Worcester

■ Farmland

Act 319

■ Institutional & recreational land

Churches & Schools

Recreational

Other

■ Industrial land

Technitool

Visteon

Unprotected Farmland

3912 acres

Act 319 provides tax savings to owners of working farms and undeveloped fields & woodlands



Institutional & Recreational Land

672 acres

#	Schools (2)	108 acres
#	Churches (11)	173 acres
#	Private recreational facilities	
	Golf courses (2)	
	Philadelphia Variety Club	
	Frog Hollow Tennis Club	279 acres
#	Other	
	Meadowood	112 acres

Industrial Land

247 acres

- # 197 acres are currently developed as industrial property
 - Visteon (Ford Motor Co.)
 - Technitool
- # Another ~50 acres are zoned industrial but are not currently developed



Undeveloped Land in Worcester
4831 acres

Can this be preserved?