

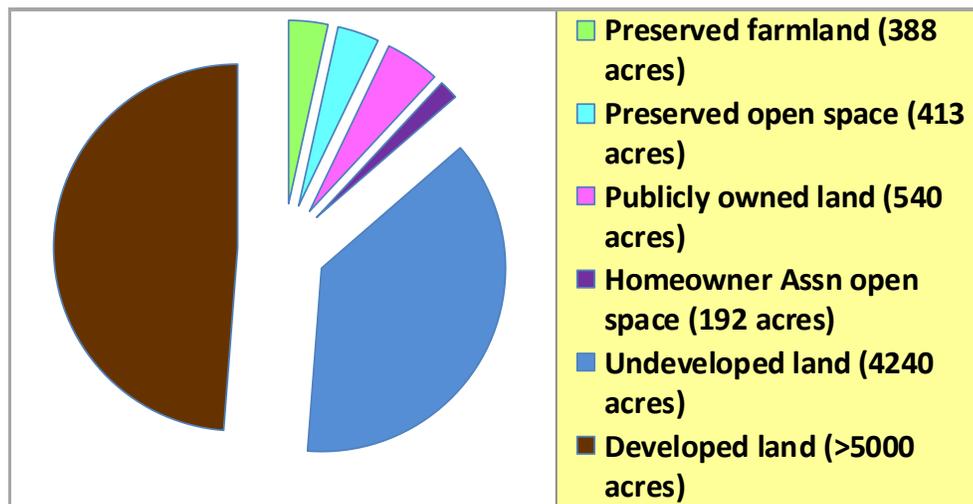
# Open Space in Worcester

## Quick Facts:

Worcester Township is 16 square miles in area, or about **10,773 acres**.

Of these 10,773 acres, a little over 14 percent (1532 acres) is either permanently protected from development or owned by federal, state, county, or local government and assumed not to be under immediate threat of development.

## Land Use in Worcester



- **993 acres** of privately owned lands protected from development by conservation easements or deed restrictions:
  - **388 acres** – privately owned farmland protected by agricultural easements
  - **413 acres** – privately owned land protected by conservation easements
  - **192 acres** – open space in residential developments owned by homeowners' associations and protected from development by deed restrictions
- **540 acres** of publicly owned land (federal, state, county or local government):
  - 19 acres – North Penn U.S. Army Reserve Base (Department of the Army)
  - 144 acres -- Evansburg State Park (Commonwealth of Pennsylvania)
  - 90 acres -- Peter Wentz Farmstead (Montgomery County)
  - 27 acres -- Fischer's Park (Towamencin Township)
  - 260 acres -- Worcester Township:
    - 87 acres -- Heebner Park (46 acres of which are permanently protected by a conservation easement)
    - 47 acres -- Zacharias Trail
    - 43 acres – Zacharias Creek greenway lands
    - 35 acres -- neighborhood parks (Mt.Kirk Park, Sunnybrook Park, Nike Park)

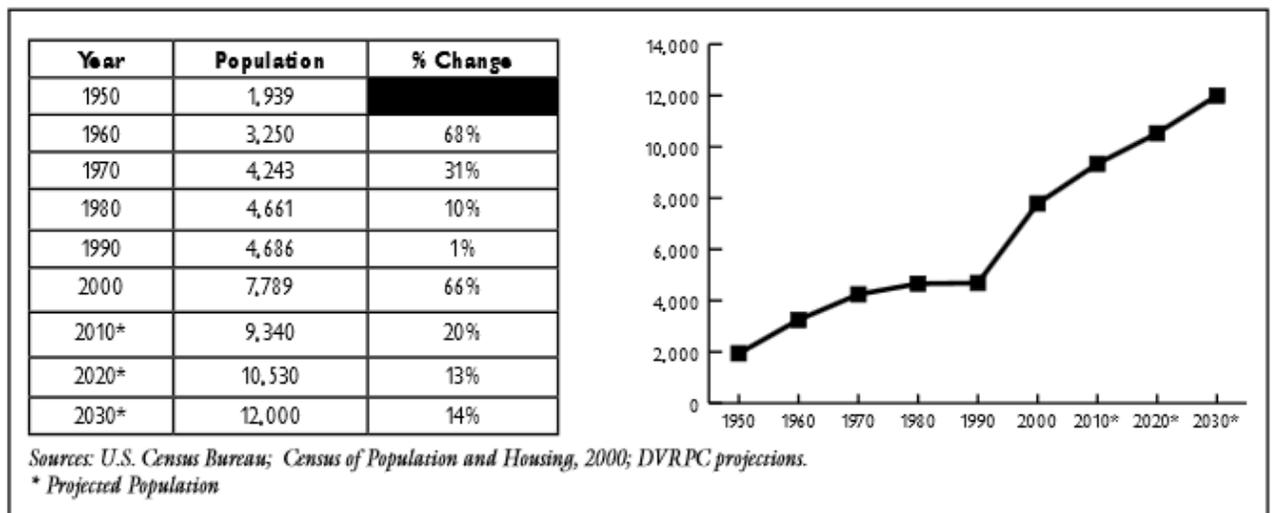
- 48 acres – other (administration buildings, sewage treatment plants, open space in residential developments)
- Over **5000 acres** in Worcester are already developed.
- The remaining **4240 acres** are unprotected. They could be woodlands or working farms, or they could be “underdeveloped” land, meaning there are some improvements on the land (house, barn, commercial building, etc.) but many more homes or commercial buildings could be built, depending on the zoning. These properties are possible targets of development in the future, but many of them could also qualify for protection as working farmland or privately owned open space. Here is a breakdown of the current usage of these acres:
  - Over **2700 acres** in agricultural use (from *Worcester Township Comprehensive Plan* (2008))
  - Approx. **110 acres** of industrial property (Visteon/Ford, Technitool)
  - Approx. **690 acres** of institutional property
    - 108 acres: schools (Worcester Elementary and Methacton High School)
    - 173 acres: churches
    - 295 acres: private recreational facilities (golf courses, Variety Club, tennis clubs)
    - 112 acres: other institutions (Meadowood)

## Growth Projections

During the **1990s**, Worcester’s population grew by 66%, one of the highest rates of population growth in Montgomery County.

From **2000 to 2010**, the township’s growth rate slowed to 25%, which still represents approximately 750 new homes built during that decade.

Between **2010 and 2020**, the Delaware Valley Regional Planning Commission estimates that Worcester’s population will grow another 13%, which represents over 400 more new homes.



## The Pace of Development

Since 2000, over 1000 acres have been developed in Worcester, adding 920 new homes and approximately 2450 residents to our township.

The 2013 *Land Use Assumptions Report*, part of the state-mandated *Road Sufficiency Analysis and Transportation Capital Improvement Plan*, estimates that 412 new homes will be built in Worcester between 2013 and 2023.

- Another 600 acres could be developed.
- Over 1100 residents could be added to our population in the next 10 years!