

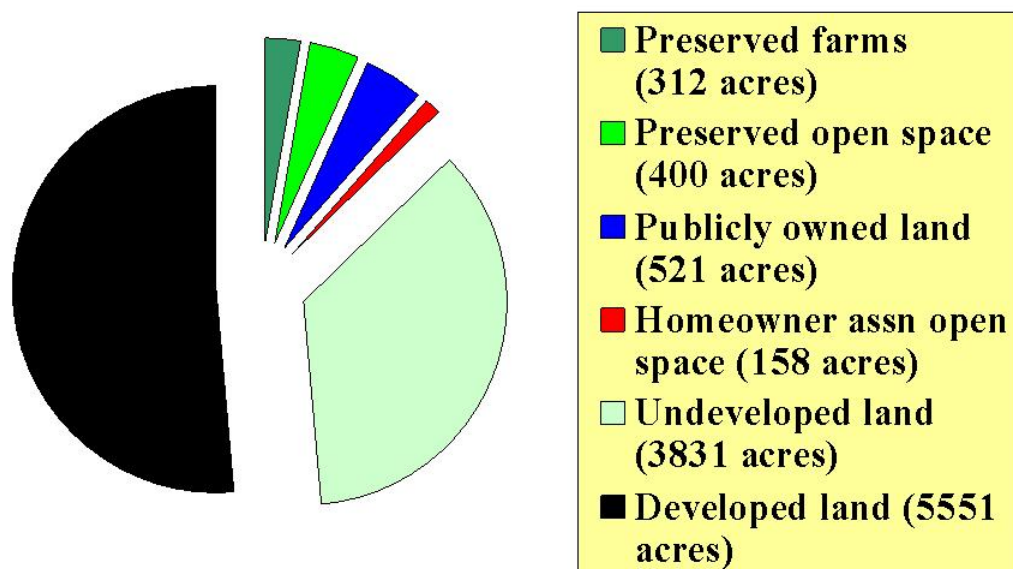
Open Space in Worcester Township

Quick Facts

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

Of these 10,773 acres, a little over 12 percent (1344 acres) are either permanently protected from development or owned by state, county, or local government and therefore not under immediate threat of development.

Land Use in Worcester



Total area in Worcester = approx 10,773 acres

Total preserved/protected land = 1,344 acres; 12.5%

- **870 acres** are privately owned land protected from development by conservation easements or deed restrictions:
 - **312 acres** – privately owned farmland protected by agricultural easements
 - **400 acres** – privately owned farmland or natural areas protected by conservation easements
 - **158 acres** – open space in residential developments owned by homeowners' associations and protected by deed restrictions

- **521 acres** are publicly owned (by the state, county, or local government)
 - 19 acres – North Penn U.S. Memorial Army Reserve Center (Dept. of the Army)
 - 144 acres – Commonwealth of Pennsylvania (Evansburg State Park)
 - 100 acres – Montgomery County (Peter Wentz Farmstead)
 - 27 acres – Towamencin Township (Fischer’s Park)
 - 231 acres – Worcester Township
 - 87 acres – Heebner Park (46 acres of which are permanently protected by a conservation easement)
 - 72 acres – Zacharias Creek greenway lands
 - 26 acres – neighborhood parks (Mt. Kirk, Sunnybrook, Nike)
 - 18 acres – buildings (Worcester Township administration building, Worcester Township Community Hall, Farmers Union Hall)
 - 28 acres – possible future parkland

- Approximately **5551 acres** are already developed.

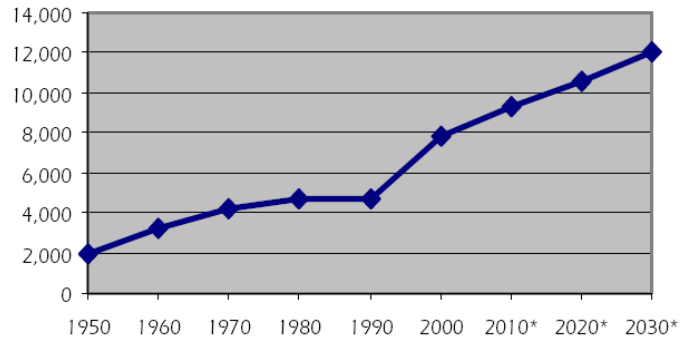
- The remaining **3831 acres** are unprotected. They are either vacant land, or they are “underdeveloped,” meaning there are some improvements on the land (house, barn, etc.) but many more homes or commercial buildings could be built, depending on the zoning. These properties are possible targets of development in the future, but they could also be protected as working farmland or privately owned open space. Here is a breakdown of the current usage of these acres:
 - Approximately 2970 acres -- farmland or forest enrolled in Act 319 (PA Clean & Green Act)
 - Approximately 200 acres -- industrial property (Visteon/Ford, Technitool)
 - Approximately 660 acres -- institutional property:
 - 108 acres -- public schools
 - 173 acres -- churches
 - 280 acres -- private recreational facilities (Variety Club, tennis clubs, golf courses)
 - 100 acres -- other institutions (Meadowood)

Growth Projections

- Worcester is projected to be among the fastest growing townships in Montgomery County over the next 10 years.

- In 2000, Worcester’s population was projected to grow from 7789 to 9580 over the next 10 years – that’s a 23% increase.

Year	Population	% Change
1950	1,939	
1960	3,250	68%
1970	4,243	31%
1980	4,661	10%
1990	4,686	1%
2000	7,789	66%
2010*	9,340	20%
2020*	10,530	13%
2030*	12,000	14%



Source: U.S. Census Bureau; Census of Population and Housing, 2000; DVRPC projections.

* Projected population

From Worcester Township Open Space Plan, 2006

- However, by 2005, Worcester's population was already estimated to be 8900 – a 15% increase in only 5 years!

The Pace of Development

- Since 2000, over 600 acres have been developed in Worcester, adding 416 new homes and 1121 new residents to our township.
- Plans are now on file for another 10 new developments in Worcester:
 - Another 500 acres could be developed.
 - Another 185 new homes could be built.
 - Almost 500 residents could be added to our population in the next few years!